MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, November 18, 2020, at or after 6:30 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
Don Duncan, Commissioner
Terry Fehrmann, 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 November 18, 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.

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.

Meetings may be viewed online by clicking the link: http://maranaaz.swagit.com/live

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 no later than 12:00 p.m. (noon) on the day of the meeting to be included.

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 October 28, 2020 Meeting Minutes

B. Public Hearings

1. **PCM2010-001: A request for a recommendation to the Town Council for approval of an amendment to Marana Town Code Title 17 (Land Development) revising Section 17-5-3 (Subdivision requirements), subparagraph B.9 (recreational area) of the Marana Town Code**, revising the Town's subdivision requirements for private and common on-site recreation areas, and adopting the Town of Marana Subdivision Recreational Area Design Manual. (Anita McNamara)

C. Commission Action

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

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

2. **PRV1909-003 Preliminary Plat for Joplin Estates**. A request for a recommendation to the Marana Town Council for approval of the Preliminary Plat for Joplin Estates, Lots 1 through 185, and Common Areas "A" (Open Space, Drainage), "B" (Open Space, Drainage, Utilities) and "C-1" - "C-9" (Open Space, Drainage, Recreation) located east of Interstate 10, approximately a half-mile south of Linda Vista Boulevard. (Brian D. Varney)

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

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

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: 11/18/2020

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: November 18, 2020

Subject: **Approval of the October 28, 2020 Meeting Minutes**

Attachments

October 28, 2020 Draft Minutes

MARANA PLANNING COMMISSION

REGULAR COMMISSION MEETING

October 28, 2020, at or after 6:30 P.M.

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

SUMMARY MINUTES

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CALL TO ORDER

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

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE

ROLL CALL

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

CALL TO THE PUBLIC

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

APPROVAL OF AGENDA

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

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of September 30, 2020. *Motion to approve by Commissioner Tyson, seconded by Commissioner Miller. Motion passed unanimously, 6-0.*

PUBLIC HEARINGS

1. CUP2009-001. National Self-Storage at Continental Reserve. A request for approval of a Conditional Use Permit (CUP) and a recommendation to the Town Council to approve the CUP to allow a self-storage facility at 8611 N. Continental Reserve Loop and approval of the National Self Storage Silverbell Road Corridor Overlay District design review application, located on the west side of Continental Reserve Loop, 250 feet south of Silverbell Road. (Cynthia Ross)

Cynthia Ross, Senior Planner, provided an overview of the project. Below is a summary of the presentation.

- The subject property is 1.42 acres.
- The property is located in both the Pima Farms North Specific Plan; Villas at Sombrero Peak and the Silverbell Road Corridor Overlay District.
- Self-storage facilities are allowed in both the Pima Farms North Specific Plan and the Silverbell Road Corridor Overlay District, with approval of a conditional use permit.
- The criteria for approval in the Pima Farms North Specific Plan is compliance with the Village Core Commercial Development Standards and Overlay District.
- The criteria for approval in the Silverbell Road Corridor Overlay District is compliance with the set design standards outlined in Title 24.01 of the Land Development Code. The Code requires submittal of a design package, including a traffic statement, for staff review and approval prior to Planning Commission approval.
- The site plan indicates the entry of the building facing south and positioned as far north on the site as possible in order to provide a 150' separation from the building to the homes to the south.
- The proposed building height is 28'.
- All building lighting and parking fixtures will be downward-directed.
- All 2nd floor windows facing south and west will be fully opaque.

Ms. Ross stated this public hearing was properly noticed and staff received two letters of opposition to the conditional use permit.

Chairman Schnee opened the Public Hearing.

Nancy Philipp – representing Sierra Ridge HOA – was opposed to the project. She voiced concerns with regard to the safety of the residents of Sierra Ridge, the Rattlesnake Ridge Elementary students, as well as the Continental Reserve residents, referencing the anticipated increase in daily traffic to and from the facility. She also requested a formal traffic study be done prior to approval of the conditional use permit.

Chairman Schnee closed the Public Hearing.

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Ms. Ross clarified that a traffic statement has been officially submitted but will not be approved until a development plan is submitted. Further noting a traffic statement is required as part of a development plan package.

Lexy Wellot – Planning Center – indicated that a conditional use permit is required by the Pima Farms North Specific Plan, as well as the Silverbell Corridor Overlay District.

This request is for a 76,065 sq. ft. self-storage facility; two stories above ground and a third below ground. The maximum building height will be 28'. Units will range in size from 25 sq. ft. to 300 sq. ft. There will be no outdoor storage or truck rentals. The hours of operation: daily, 6:00 am to 10:00 pm; business office hours, Mon-Fri 9:00 am to 6:00 pm and Sat 10:00 am to 4:00 pm. The facility will have 24-hour surveillance, both interior and exterior. The second story windows on the southern and eastern elevations of the building will be fully opaque. Two National Self-Storage signs will be located on the north and north-eastern elevations of the building. The signs will not be visible to the residents to the south. All lighting will be downward-directed.

Prior to the specific plan amendment application submittal, Ms. Wellot noted a letter was sent to the 7 adjacent property owners, as well as the surrounding community, to discuss the proposed project. To date, none of the property owners have responded to the offer to meet.

On August 13th a virtual meeting was hosted to discuss the proposed specific plan amendment a All property owners within 300' of the property were invited. 11 property owners participated.

On October 6th, an in-person meeting was also held on the subject property to discuss the proposal. All property owners within 300' of the subject property, as well as the adjacent associations and virtual meeting attendees were notified. 4 individuals participated, all of which expressed general support for the project.

Ms. Wellot addressed the following concerns from the neighborhood meetings:

- Land Use Compatibility – the land use to the north, west, and east of the site is designated commercial; Quik Mart, The Watermark, Home Plate, and Pima Federal Credit Union. This project is appropriate, based on the zoning designations that surround it.

- Building Design – the building elevations are consistent with Continental Reserve and Continental Ranch. The building is positioned as far away from the residences to the south as possible and falls in line with the Watermark retirement facility.

- Traffic – a traffic statement was prepared for this development. The total daily trips were estimated at 115 (57 entering, 57 exiting.) National Self Storage pulled numbers from their existing facility in Dove Mountain from January 1, 2020 – August 17, 2020. Those numbers indicate an average of 47 trips per day, so the anticipated trips at this location will be far less than 115 per day.

- Crime – comparing to the facility in Dove Mountain, there have been only 3 calls made to the Marana Police Department at that facility since opening.

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Vice Chair Hill asked what the impact would be if the hours of operation were changed from 6:00 am – 10:00 pm to 7:00 am – 9: 00 pm.

Travis Marr – National Self Storage – stated the hours of 6:00 am – 10:00 pm have been the companies' standard access hours, but he would be open to reevaluate the access hours for this location.

Commissioner Duncan asked if it would be feasible to adjust the traffic pattern to the west side of the covered loading area and exit to the east, thereby eliminating any light intrusion on any nearby homes.

Mr. Marr stated they could address that issue.

Chairman Schnee was in favor of the 28' building height, the proposed setback and the fact that there would be no outdoor storage. He reiterated changing the hours of operation to 7:00 am – 9:00 pm. **Chairman Schnee** felt the project would be a nice addition to the community and the building design would blend in with the surrounding area.

No other comments were offered by Commission.

Motion to approve with added conditions: to change the daily hours of operation from 6:00 am – 10:00 pm to 7:00 am – 9:00 pm and adjust the traffic pattern; requiring vehicles to enter from the west side of the covered loading area and exit to the east onto Continental Reserve Loop by Commissioner Duncan, seconded by Vice Chair Hill. Motion passed unanimously, 6-0.

2. CUP2010-001 QuikTrip Highway Sign. A request for approval of a conditional use permit allowing for the development of a shared freestanding interstate sign located at the northwest corner of I-10 and Tangerine Rd. (Justin Currie)

Justin Currie, Senior Planner, provided an overview of the project. Below is a summary of the presentation.

- The proposal is for a 60' freestanding interstate sign, with 285 sq. ft. of signage.
- The location is on the northwest corner of Tangerine Road and I-10.
- The zoning is "F – Specific Plan" (Tangerine Commerce Park Specific Plan - comprised of 494 acres.)
- The project site is 2.1 acres and currently has an approved development plan, along with an approved building permit.
- Per Town Code: Code allows for a freestanding interstate sign upon approval of a conditional use permit by the Planning Commission.

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

Chairman Schnee had no issues with the request.

No comments were offered by the Commission.

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

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3. PCZ2010-001: Amendments to the Continental Ranch Specific Plan; Chapter V. Development Regulations; Chapter VII. Specific Plan Implementation. Recommendation to the Town Council for approval of amendments to the Continental Ranch Specific Plan modifying development regulations pertaining to Congregate Care Housing and revising the procedures for approval of a site plan. (Brian Varney)

Addressing the Commission, **Brian Varney, Senior Planner**, stated the following:

Development Regulation Amendments A23 Studios, representing Greystar, is requesting an amendment to the Continental Ranch Specific Plan to revise the development standards within the Commercial and Freeway Commercial land use designations as they apply to congregate care housing specifically pertaining to the minimum lot area, the minimum density, and the minimum parking requirements. Current development standards within the plan are suitable for typical multi-family residential, but congregate care housing operates under a different model. Senior living communities are much smaller; usually having only one or two person occupancy. They rely on more communal living spaces. Fewer residents per residential unit typically drive, so the parking is proposed to be calculated in Chapter 17.9 of the Marana Town Code. If approved, the proposed amendment would result in the following revisions to the standards in the Continental Ranch Specific Plan.

Chapter V. Development Regulations:

- Section **V.F.2.c)1)**: Commercial Site Development Standards; Freeway Commercial Use; Property Development Standards - Residential.

  The standard [**Minimum lot area per dwelling unit (duplex or multiple): 2,000 square feet'**] would no longer apply to Congregate Care Housing.
- Section **V.F.2.c)2):** Commercial Site Development Standards; Freeway Commercial Use; Property Development Standards - Residential.

  The standard [**Density: The minimum gross land area per dwelling unit shall be 2,000 square feet**] would no longer apply to Congregate Care Housing.
- Section **V.F.2.c)7):** Commercial Site Development Standards; Freeway Commercial Use; Property Development Standards - Residential.

  The standard [**Parking: A minimum of one and one-half onsite parking spaces (including garage, carport, and/or driveway) for each dwelling unit shall be provided**] would no longer apply to Congregate Care Housing, and the standards within Chapter 17-9 (Parking) of the Marana Land Development Code would apply.

Approval of Procedure Amendment The second component of this amendment consists of proposed revisions to Chapter 7: Specific Plan Implementation. Typically development plans are reviewed and approved by staff administratively and don't require any further action by Planning Commission or Town Council Currently the Continental Ranch Specific Plan requires that development plans are not only approved by staff, but also by Planning Commission, which creates an extra step for the applicant.

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Staff is proposing the following revisions to Chapter VII. Specific Plan Implementation D. Site Plan Review Procedures:

Upon determination that the site plan complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the Planning Staff shall ~~prepare a staff report with recommendations which shall be submitted along with the site plan to the Planning Commission at the earliest possible regular meeting. The Planning Commission shall~~ approve, conditionally approve, or if not consistent with the Specific Plan, modify or deny the site plan.

Revisions

Revisions that are minor in nature or reasonable extensions other than those applied as a condition of approval shall be submitted for review and approval administratively

~~Mandatory Findings for Approval of a Site Plan~~

~~The Planning Commission shall make the following written findings before approval or conditionally approving any Site Plan.~~

1. ~~The proposed project is compatible with other projects with the Specific Plan area.~~
2. ~~The plan will not have an adverse impact on the public health, safety, interest, convenience or general welfare.~~
3. ~~The Site Plan is compatible with the regulations and design guidelines of the Continental Ranch Specific plan and the Site plan conforms to the General Plan and implementing ordinances.~~

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Frank Cassidy noted that one of the troubling things about having a procedure that brings a development plan to a public body is that it gives the impression that the public body has authority to act on it. In reality, they don't have authority. Reviewing and approving development plans is a ministerial act (administrative.) In reviewing the development plan, staff checks to make sure all of the legal requirements under the code are met. Frank Cassidy highly recommended eliminating of all the rezoning conditions that have required development plans to come to the Commission.

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

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

4. PCZ2009-001 Marana Air Commerce Park Rezoning. A request for a recommendation to the Town Council for approval to rezone approximately 63.8 acres of land from C (Large Lot Zone) and AG (Agricultural) to HI (Heavy Industry). The property is generally located at 11246 W. Avra Valley Road approximately 0.70 miles east of the intersection of Avra Valley and Sandario Roads in a portion of Section 3 and 10, Township 12S, Range 12E. (Anita McNamara)

Anita McNamara, Senior Planner/Long-Range Planner, provided an overview of the project. Below is a summary of the presentation.

- Subject property: Marana Airport, located on Avra Valley Road approximately 0.70 miles east of the intersection of Avra Valley and Sandario Roads.
- The subject property is owned by the Town of Marana.
- The project is 63.8 acres.
- The 2040 General Plan land use designation is "Employment" with two airport safety zones: "Runway Protection Zone" and "Approach Restriction Area."
- The existing zoning consists of Large Lot "C" and Agricultural "AG" and FEMA Floodplain "AO" Zone.
- The requested rezoning is Heavy Industrial (HI).
- The allowed uses:
  - Manufacturing
  - Wholesaling/Warehousing
  - Services
  - Commercial

Because the project is adjacent to an airport there are FAA restrictions that relate to:

- Height
- Uses - restricting uses that create dust, smoke, plumes
- Materials – restricting materials that produce glare, after images and flash blindness

Future development will require final platting. The final plat will facilitate sale of the land. There is also a public right-of-way dedication along the western boundary; Airport Commerce Drive.

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

Chairman Schnee noted the 24 conditions in the staff report. He had no concerns with the rezone and the proximity to the Marana Airport.

No further comments were offered by the Commission.

Motion to approve by Vice Chair Hill, seconded by Commissioner Tyson. Motion passed unanimously, 6-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

ADJOURNMENT

DRAFT

Chairman Schnee asked for a motion to adjourn the meeting. *Commissioner Duncan, moved and Commissioner Fehrmann second the motion to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 7:37 p.m.*

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on October 28, 2020. I further certify that a quorum was present.

Terri Byler, Commission Secretary

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Planning Commission - Regular Meeting

Meeting Date: 11/18/2020

To: Planning Commission

From: Anita McNamara, Long-Range Planner

Date: November 18, 2020

Strategic Plan Focus Area:
Recreation

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

Subject: **PCM2010-001: A request for a recommendation to the Town Council for approval of an amendment to Marana Town Code Title 17 (Land Development) revising Section 17-5-3 (Subdivision requirements), subparagraph B.9 (recreational area) of the Marana Town Code**, revising the Town's subdivision requirements for private and common on-site recreation areas, and adopting the Town of Marana Subdivision Recreational Area Design Manual. (Anita McNamara)

Discussion:

As directed by the Mayor and Town Council at the October 29, 2019 study session, staff has been working to revise the current standards for private subdivision recreational area requirements. The current Town Code requirement is 185 square feet per single family unit, which was considered too low as compared to other jurisdictions in Pima County.

Earlier this year, before COVID-19 led to the stay-at-home order and restrictions on group gatherings, staff conducted extensive outreach meetings with stakeholders. This outreach process consisted of one-on-one meetings with home builders and developer representatives, meetings with other jurisdictions, and focus group meetings with Southern Arizona Home Builders Association (SAHBA), home builders, and developer representatives. During the outreach process, staff continually heard a preference from stakeholders that Pima County's requirements and design manual are easy to understand and predictable, and provide the ability to pay full in-lieu fee for all lots, or a combination of land and in-lieu fees. Unlike the Town, however, Pima County does not have park impact fees.

At the Council meeting on April 21, 2020, staff provided a status update to the Town Council regarding the progress of stakeholder outreach and of the draft code and design manual. The proposed code changes were discussed, which included revisions to the minimum square footage requirement per unit, using a sliding scale based on zoning, creating an a la carte park amenity menu and creating credits for natural undisturbed open space (NUOS), trail connections and use of drainage basins. The Mayor and Council agreed that minimum standards need to be established in the code, but these standards should not be overly regulatory to allow for differences in development, such as demographics.

To address these points, Planning staff worked with the Parks Department and the Legal Department to revise the draft code language and design manual. Highlights include a change to the applicability section by reducing the subdivision size threshold from 50 to 30 units when recreation areas are required, creating an a la carte park amenity points system, and adding a reference in the ordinance to the new design manual. The minimum square footage per unit requirement for private park space is based on the average lot size instead of zoning district at this time as we anticipate changes to the zoning district designations in the near future. The draft also contains provisions for an in-lieu option that allows a

developer to satisfy the recreational area requirements by entering into a development agreement approved by the Town Council.

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

If approved, existing Section 17-5-3.B.9 of the Town Code will be deleted and replaced with the new version of the section. Both the existing section and the proposed new section are included in the Commission packet.

Staff Recommendation:

Staff recommends that the Planning Commission forward the proposed amendment revising subparagraph B.9 (Recreational Area) of the Town Code Chapter 17-5 (Subdivisions), Section 17-5-3 (Subdivision Requirements) and the Town of Marana Subdivision Recreational Design Manual, to the Town Council with a recommendation for approval.

Suggested Motion:

I move to recommend to the Town Council approval of PCM2010-001, revising subparagraph B.9 (Recreational Area) of the Town Code Chapter 17-5 (Subdivisions), Section 17-5-3 (Subdivision Requirements) and adopting the Town of Marana Subdivision Recreational Design Manual.

Attachments

Current Town Code 17-5-3 B.9

Code Amendment

Design Manual

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

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

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

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

9. Recreational area.

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

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

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

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

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

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

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

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

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

Amendments to Marana Town Code section 17-5-3 subparagraph B.9 (Recreational area)

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

9. Recreational area.

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

b. Area:

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

a) Apartment or condominium: 100 square feet per unit

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

c) Single-family residential:

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

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

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

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

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

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

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

c. Location:

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

ii. Neighborhoods shall be designed around recreational areas and open spaces. Recreational areas shall not be located on remnants of

land remaining upon completion of the lotting layout of the subdivision.

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

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

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

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

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

ii. Known archeological and historical sites.

f. Construction timing:

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

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

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

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

Town of Marana

Subdivision Recreational Area Design Manual

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MARANA AZ



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

September 2020

Subdivision Recreational Area Design Manual

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1. Introduction

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

2. Purpose

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

3. Summary of Marana Subdivision Recreation Requirements

A. Applicability

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

B. In-Lieu Option timing and notation

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

C. Pre-submittal meeting

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

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

D. RAP submittal

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

E. RAP approval

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

F. The Minimum Recreational Area

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

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

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

G. Golf courses

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

H. Regional trails

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

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I. Construction timing

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

4. The Recreation Area Plan (RAP)

A. General

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

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

B. Submittal and review process

The following steps describe the RAP approval process:

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

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

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

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

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

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

C. Elements to be included in the RAP

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

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

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

iii. A concept drawing of the proposed subdivision.

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

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

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

1. The Minimum Recreational Area need not consist of a single recreational area, as long as each individual recreational area is large enough to be functional.
2. The land area of proposed and existing paved and unpaved trails and retention basins may satisfy up to 50% of the Minimum Recreational Area if developed for recreational purposes upon compliance with all of the following:

a. Trails must connect to existing or planned trails and recreational areas adjacent to the subdivision and to trails, paths, sidewalks, and recreational areas within the subdivision.

b. Each retention basin must:

i. Comply with standards established by the Marana Parks and Recreation Department for uses and facilities located in retention basins and flood-prone areas.

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

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

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

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

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

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

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

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

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

5. Features by size of recreational area

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

A. All recreational areas

All recreational areas must include, at a minimum:

i. A bench and picnic table

ii. A pet waste station

iii. A trash receptacle

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

v. A shade structure

vi. A bicycle rack (four-bicycle capacity)

B. Amenities by recreation area size

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

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

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C. Passive amenities

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

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

D. Active amenities

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

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

E. Enhanced amenities

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

i. Community room
ii. Fitness room

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iii. Comfort station

iv. Splash pad

v. Skate/wheel park

vi. Swimming pool

F. Alternative recreational areas

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

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

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

6. Landscape plan

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

7. In-Lieu Option

A. Overview

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

B. Procedure

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

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

8. Contact information

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

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Planning Commission - Regular Meeting

Meeting Date: 11/18/2020

To: Planning Commission

From: Brian Varney, Senior Planner

Date: November 18, 2020

Strategic Plan Focus Area:
Not Applicable

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

Discussion:

Request
Perry Engineering, requests a waiver from the requirement to underground existing electrical utilities adjacent to the proposed Joplin Estates residential subdivision located east of Interstate 10, approximately one-half mile south of Linda Vista Boulevard. Per Section 17-5-3.B.12 of the Marana Town Code, electric power (except electrical transmission lines carrying 48 kV or more) shall be located underground except where the subdivider can show the Planning Commission that underground installation is not feasible.

Waiver
The applicant is requesting a waiver from the requirement to underground approximately 650 feet of existing 13.8kV electrical power line at one location, adjacent to the southeast boundary of the proposed residential development, due to the following conditions:

1. The existing overhead line runs along the southeast property boundary of a portion of the proposed Joplin Estates site adjacent to existing residential development.
2. The three utility poles and associated lines subject to this request do not serve the Joplin Estates project, but rather, serve two residential properties immediately east of the Joplin Estates.
3. Per the design by Tucson Electric Power (TEP), the property owner of the Joplin Estates subdivision will be removing and placing the overhead utility lines underground that currently cross, and affect, the Joplin Estates property.
4. Placing underground the three poles and lines associated with this request would require removal and replacement of property fences constructed by the property owners to the east currently served by the existing electrical facilities. Mature trees and vegetation would also be destroyed in the relocation process.
5. The applicant understands from TEP that undergounding the three poles and lines would require installation of new underground service panels at the existing structures and obtaining new easements from the property owners in order to accommodate the new service and transformer placement. Easement and access acquisition is out of the applicant's, and his client's, control, therefore, unpredictable.
6. An access easement already exists along the common property line allowing TEP full access for the maintenance of the existing overhead line.

Staff Recommendation:

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

Suggested Motion:

I move to approve PCM2011-001, a request to waive the subdivision requirement to place underground existing electrical utilities adjacent to the proposed Joplin Estates residential development, as indicated in the attached exhibits.

Attachments

PCM2011-001 JE Utility Waiver Letter

Area Location Map

Subdivision Wavier Area Map

PCM2011-001 JE Utility Waiver Map Exhibit

PCM2011-001 JE Utility Waiver Application

November 2, 2020

PERRY ENGINEERING

VIA EMAIL: bvarney@maranaaz.gov

Brian Varney
Town of Marana Planner
11555 W. Civic Center Drive
Marana, AZ 85653

Re: Overhead Utility Line Waiver for Joplin Estates, PRV1909-003

Dear Brian:

The developer for Joplin Estates is requesting a waiver of the utility line undergrounding requirements along the southeast perimeter of its Joplin Estates subdivision, Town of Marana Activity No. PRV1909-003.

Per 17-5-3.B.12 of the Marana Town Code, electric power (except those lines carrying 48 kV or more) shall be located underground except where undergrounding the lines is not feasible. Currently, there is one existing overhead power line that is to remain that is running along the property's east perimeter. The majority of the overhead power lines surrounding the project are to be removed per TEP's design. We are seeking relief from the undergrounding requirement for this 13.8 kV power line.

The overhead line runs along the edge of the east common property line between our project site and the residential neighbors. Indeed, several of the poles and lines are located on the common property line. While it appears the line at some points runs in the project's parcel, it is not a part of the project site. In fact, between the homes of Joplin Estates and the power line, there is 61 feet, including an existing 30 ft. utility and access easement and a 31 ft. buffer yard and channel.

The line's sole purpose is to serve two homes located on two parcels just east of the project site. It does not serve this project. The residential neighbors have constructed a fence within the existing 30 ft. utility and access easement. In fact, at some points, the neighbors' fence encroaches on our project's parcel. Undergrounding of the line would require removal and replacement of the neighbors' fence. In addition, there are mature trees and desert vegetation located within the existing easement and along the property line that would be destroyed by the undergrounding requirement.

Finally, it is understood from TEP that undergrounding the lines would require the installation of new underground service panels at the existing structures and obtaining new easements from the adjacent property owners in order to accommodate the new service and transformer placement. These requirements are unpredictable in nature as easement and access acquisition is out of my client's control. A utility and access easement already exists along the common property line that allows TEP full access for the maintenance of the overhead line.

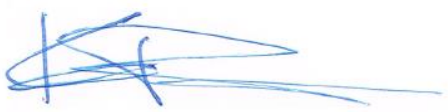
Undergrounding the single overhead line that serves only the two neighboring homes requires destruction and replacement of the neighbors' fence and acquiring new easements and access from the neighbors. It seems illogical and unfeasible to require my client to underground the line that benefits only the two neighboring homes.

Attached is an exhibit depicting the overhead line that is the subject of this waiver.

We appreciate your time and consideration. Please let us know if you have any questions or need additional information.

Sincerely,

PERRY ENGINEERING, LLC



Kenneth D. Perry, PE
Principal

Town of Marana Planning

PRV1909-003 Joplin Estates



Legend

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

Notes

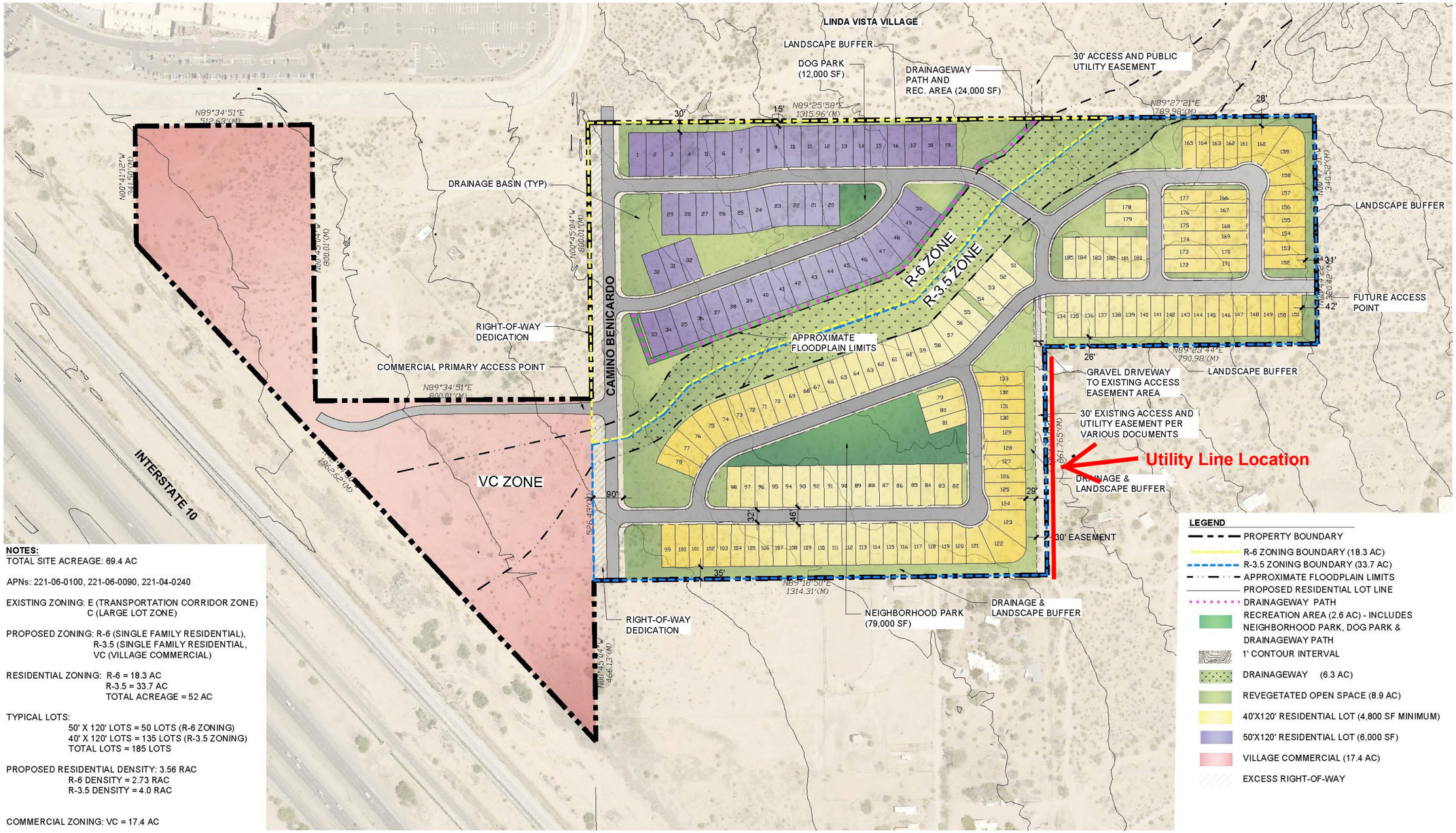
0.6 0 0.28 0.6 Miles

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

Exhibit III.C.4: Conceptual Land Use Plan



NOTES:
TOTAL SITE ACREAGE: 69.4 AC

APNs: 221-06-0100, 221-06-0090, 221-04-0240

EXISTING ZONING: E (TRANSPORTATION CORRIDOR ZONE)
C (LARGE LOT ZONE)

PROPOSED ZONING: R-6 (SINGLE FAMILY RESIDENTIAL),
R-3.5 (SINGLE FAMILY RESIDENTIAL,
VC (VILLAGE COMMERCIAL)

RESIDENTIAL ZONING: R-6 = 18.3 AC
R-3.5 = 33.7 AC
TOTAL ACREAGE = 52 AC

TYPICAL LOTS:
50' X 120' LOTS = 50 LOTS (R-6 ZONING)
40' X 120' LOTS = 135 LOTS (R-3.5 ZONING)
TOTAL LOTS = 185 LOTS

PROPOSED RESIDENTIAL DENSITY: 3.56 RAC
R-6 DENSITY = 2.73 RAC
R-3.5 DENSITY = 4.0 RAC

COMMERCIAL ZONING: VC = 17.4 AC

LEGEND
- PROPERTY BOUNDARY
- R-6 ZONING BOUNDARY (18.3 AC)
- R-3.5 ZONING BOUNDARY (33.7 AC)
- APPROXIMATE FLOODPLAIN LIMITS
- PROPOSED RESIDENTIAL LOT LINE
- DRAINAGEWAY PATH
- RECREATION AREA (2.6 AC) - INCLUDES NEIGHBORHOOD PARK, DOG PARK & DRAINAGEWAY PATH
- 1' CONTOUR INTERVAL
- DRAINAGEWAY (6.3 AC)
- REVEGETATED OPEN SPACE (8.9 AC)
- 40'X120' RESIDENTIAL LOT (4,800 SF MINIMUM)
- 50'X120' RESIDENTIAL LOT (6,000 SF)
- VILLAGE COMMERCIAL (17.4 AC)
- EXCESS RIGHT-OF-WAY

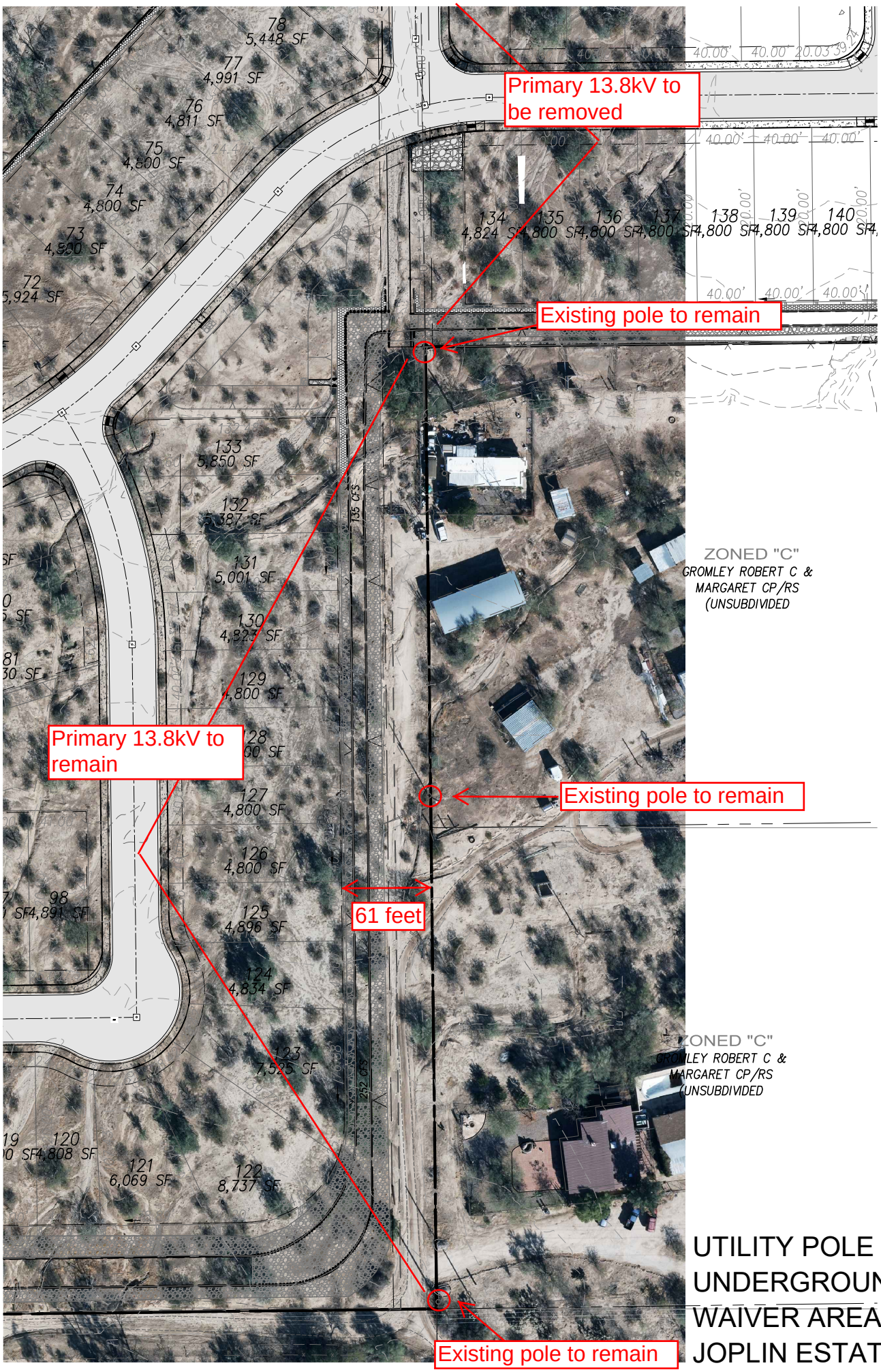
THE ILLUSTRATION IS A CONCEPTION BASED UPON LAND USES PERMITTED WHEN THE RENDERING WAS MADE AND IS MEANT TO SERVE ONLY AS A GENERAL GUIDE AND WILL DIFFER TO SOME EXTENT IF AND WHEN COMPLETED. THIS ILLUSTRATION IS NOT TO SCALE AND SHOULD NOT BE RELIED UPON TO ESTABLISH THE RELATIVE LOCATIONS OF, OR DISTANCES BETWEEN, ANY DEPICTED FACILITIES. ALL PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND THERE IS NO GUARANTEE THAT THE ILLUSTRATED CONCEPT WILL BE ACCOMPLISHED. NOTHING SHOWN HERE SHALL OBLIGATE THE OWNERS TO DEVELOP THE LAND AS SHOWN.

0' 120' 240' NORTH

PROJECT:SFC-02 DATE:06/13/19
FILE NAME: SFC-02_CLUP_20190522.DWG

PERRY ENGINEERING

THE PLANNING CENTER a division of TPC Group, Inc.



UTILITY POLE UNDERGROUNDING WAIVER AREA
JOPLIN ESTATES
PRV1909-003

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: Utility Line Waiver

PROJECT INFORMATION

Project Name: Joplin Estates	
Description of Project: SFR Subdivision	Number of Lots: 185
Parcel No.(s): 221-06-0100 & 221-06-004C	Gross Area (Acres): 52
Project Address: 9190 N Camino Benicardo, Tucson 85742	
Ref. Project No.: PRV1909-003	

CONTACT INFORMATION

Owner: Joplin Estates LLC	Contact Name: Doron Sears		
Address: 6340 N Campbell Ave	City: Tucson	State: AZ	Zip: 85718
Email: doron@searsfinancial.net	Phone No.: (520) 529-8217		
Applicant: Perry Engineering	Contact Name: Kenneth Perry		
Address: 501 W Wetmore Rd	City: Tucson	State: AZ	Zip: 85705
Email: kperry@perryengineering.net	Phone No.: (520) 620-9870		
Consultant/Engineer: Perry Engineering	Contact Name: Kenneth Perry		
Address: 501 W Wetmore 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.)

Ken Perry		11/5/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No. PCM2011-001 **Date Received** 11/5/2020

Revision Date 03/29/2019

Planning Commission - Regular Meeting

Meeting Date: 11/18/2020

To: Planning Commission

From: Brian Varney, Senior Planner

Date: November 18, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **PRV1909-003 Preliminary Plat for Joplin Estates**. A request for a recommendation to the Marana Town Council for approval of the Preliminary Plat for Joplin Estates, Lots 1 through 185, and Common Areas "A" (Open Space, Drainage), "B" (Open Space, Drainage, Utilities) and "C-1" - "C-9" (Open Space, Drainage, Recreation) located east of Interstate 10, approximately a half-mile south of Linda Vista Boulevard. (Brian D. Varney)

Discussion:

Request
Perry Engineering, representing Joplin Estates, LLC, is requesting a recommendation to the Marana Town Council for approval of the Preliminary Plat for Joplin Estates, Lots 1-185 and Common Areas "A" (Open Space and Drainage), "B" (Open Space, Drainage, and Utilities), and "C-1" through "C-9" (Open Space, Drainage, and Recreation) on 52 acres of land generally located east of Interstate 10 approximately one-half mile south of Linda Vista Blvd.

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

The rezoning ordinance allows for the property to be developed for single-family residential use with a minimum lot size of 4,800 square feet within the R-3.5 zoned area and a minimum lot size of 6,000 square feet within the R-6 zoned area. The preliminary plat proposes a total of 185 residential lots. Approximately 33.71 acres of the site consists of R-3.5 zoning (lots 51-185), and 18.29 acres of land consisting of R-6 zoning (lots 1-50). Within the R-3.5 zoned area, the minimum lot size proposed is 4,800 square feet, the largest lot is 9,059 square feet, and the average lot size is 5,008 square feet. Within the R-6 zoned area, the minimum lot size proposed is 6,000 square feet, the largest lot is 7,039 square feet, and the average lot size is 6,171 square feet. The gross density within the R-3.5 zoning area is 4.00 residence per acre (RAC) and there is a 2.73 RAC within the R-6 zoning area. All lots will be subject the Town's Residential Design Standards.

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

In addition to the active recreation area, the development will provide a 12,000 square foot dog park that will include a ramada-covered picnic table, additional picnic tables, a pet waste station, and a dual drinking fountain for both dogs and people.

Access and Traffic Circulation

Three points of access will be provided directly from Camino Benicardo. Camino Benicardo will be constructed by the property owner prior to, or during, the development of this subdivision. The right-of-way at a width of 90 feet will be dedicated for Camino Benicardo along this project's frontage by the final plat. The proposed plat proposes a total of 1.63 miles of new public streets.

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.

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-3.5 (single-family residential) and R-6 (single-family residential), as approved by Marana Ordinance No. 2019.010. The proposed plat is in substantial conformance with Marana Ordinance No. 2019.010, 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 Traditional Neighborhood (TN), which supports a density range of 2.0 du/ac to 18.0 du/ac. The preliminary plat proposes a density of 4.00 du/ac in the R-3.5 zone and 2.73 du/ac in the R-6 zone, 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. 2019.010, 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. 2019.010, 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 PRV1909-003, Preliminary Plat for Joplin Estates, Lots 1-185 and Common Areas "A", "B", and "C-1" - "C-9".

Attachments

PRV1909-003 JE PP

PRV1909-003 JE PP NDP

PRV1909-003 JE PP Map

PRV1909-003 JE PP App

PRELIMINARY PLAT

FOR

JOPLIN ESTATES

LOTS 1–185

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

GENERAL NOTES:

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

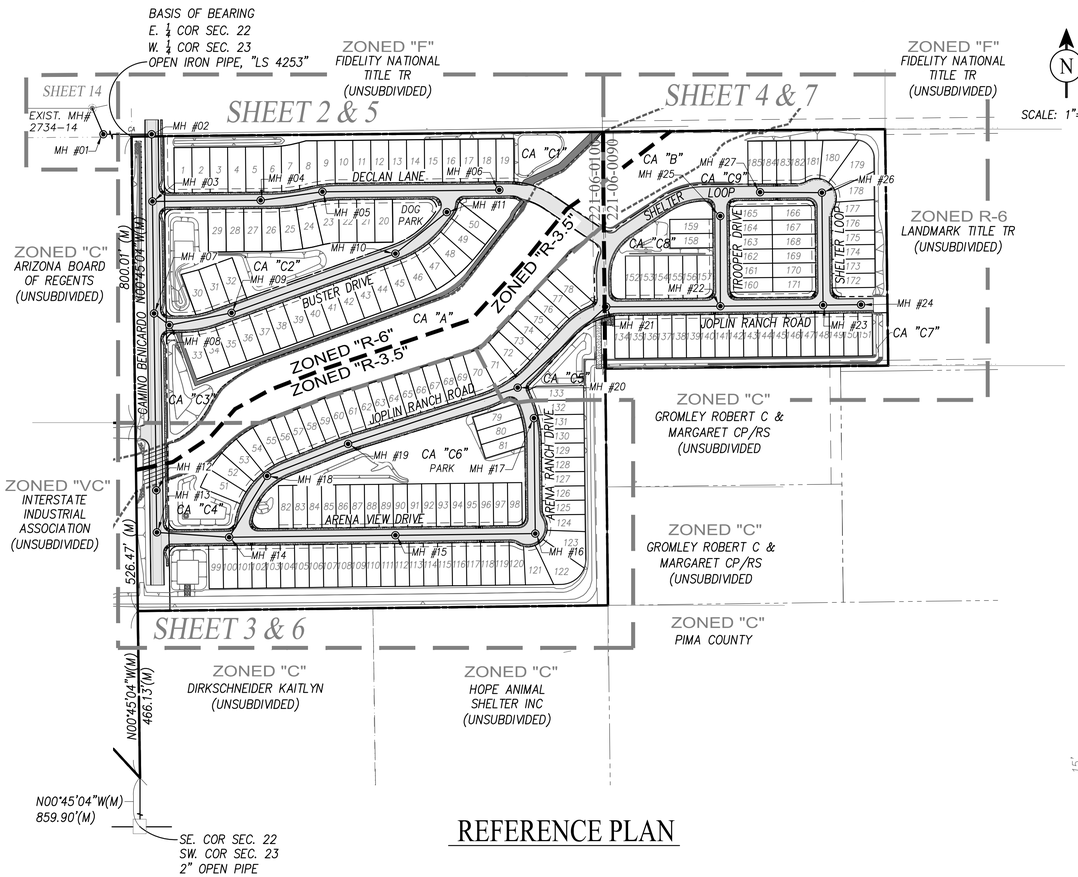
FRONT YARD SETBACK	* (R–3.5)=10', ** (R–6)=16'
REAR YARD SETBACK	* (R–3.5)=10', ** (R–6)=20'
GARAGE SETBACK:	20'
SIDE YARD SETBACK:	5'
SIDE STREET SETBACKS:	10'
BUILDING SEPARATION:	10'

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

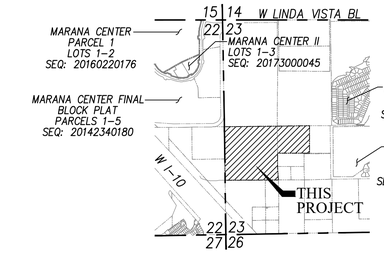
* R–3.5 FRONT AND REAR SETBACK REDUCTION OPTIONS:
THE REQUIRED FRONT YARD (SETBACK) WHERE FRONT ENTRY GARAGES ARE RECESSED TEN FEET OR MORE FROM THE LIVABLE PORTION OF THE DWELLING, FRONT SETBACKS MAY BE REDUCED TO TEN FEET, EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO AN ABUTTING STREET, IN WHICH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

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

30. UTILITY EASEMENTS ALLOW FOR THE INSTALLATION AND MAINTENANCE OF BOTH PUBLIC AND PRIVATE UTILITIES.
31. PRIVATE COMMON AREAS ALLOW FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UNDERGROUND UTILITIES.
32. ON–SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.
33. THE REQUIRED OFF–SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.
34. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991–140, AS AMENDED). WHEN A PROPERTY OWNERS' ASSOCIATION IS TO BE FORMED AND WHEN ALL OR A PORTION OF THE INVOLVED SEWERS ARE PRIVATE.
35. CONSTRUCTION AUTHORIZATION FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.
36. NO PERMITS SHALL BE ISSUED FOR ANY PERMANENT STRUCTURES TO BE BUILT WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON WITHOUT SEPARATE WRITTEN AUTHORIZATION FROM THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
37. ALL LANDSCAPING WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES CONTAINED WITHIN THE CURRENT ADOPTED REGIONAL WASTEWATER RECLAMATION DEPARTMENT DESIGN STANDARDS.
38. SEE LANDSCAPE PLANS FOR INSTALLATION, LOCATION AND MATERIAL OF ALL IRRIGATION SLEEVES.
39. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS OF WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION.
40. ALL SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND PERMITTING PROCESS THROUGH THE TOWN OF MARANA, AND WILL BE IN CONFORMANCE WITH THE TOWN OF MARANA LAND DEVELOPMENT CODE.
41. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT. ON–SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.
42. ALL ON–SITE SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
43. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT, WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
44. FIRE FLOW FOR THE RESIDENTIAL LOTS WITHIN THIS PROJECT SHALL BE A MINIMUM OF 1000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 2 HOURS. FIRE FLOW FOR THE COMMERCIAL BLOCKS WITHIN THIS PROJECT SHALL BE A MINIMUM OF 1500 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 2 HOURS. FIRE HYDRANTS SHALL BE LOCATED WITH AN AVERAGE SPACING NO GREATER THAN 500 FEET AND NO GREATER DISTANCE THAN 250 FEET FROM ANY POINT ON A STREET OR FIRE APPARATUS ACCESS ROAD TO A FIRE HYDRANT. BLUE REFLECTIVE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT.
45. FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON SITE.ALL WEATHER ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS.
47. THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS BASED UPON ALTA AND BOUNDARY/DESIGN SURVEYS PERFORMED BY ALTA ARIZONA. JOB, NO. 18–005, DATED FEB. 7, 2018 AND JOB NO. 18–164, DATED MAY 4, 2018.
48. THE CONTRACTOR SHALL SUBMIT TO THE TOWN OF MARANA A TRAFFIC CONTROL PLAN FOR EACH PHASE OF THE WORK A MINIMUM OF SEVEN (7) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY. THE CONTRACTOR SHALL HAVE ON SITE, AT ALL TIMES, TRAFFIC CONTROL PLANS ACCEPTED (STAMPED) BY THE TOWN OF MARANA FOR ALL WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT OF WAY.
49. THE CONTRACTOR SHALL OBTAIN A TOWN OF MARANA RIGHT OF WAY PERMIT AND SCHEDULE A PRE–CONSTRUCTION CONFERENCE WITH THE TOWN OF MARANA RIGHT OF WAY INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.
50. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A TOWN OF MARANA BUSINESS LICENSE PRIOR TO COMMENCEMENT OF ANY WORK.
51. TWO COPIES OF A STORMWATER POLLUTION PREVENTION PLAN AND REVIEW FEES SHALL BE SUBMITTED TO THE TOWN OF MARANA PRIOR TO ISSUANCE OF A GRADING PERMIT.
52. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENT ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
53. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH, GRAFFITI RESISTANT MATERIALS.
54. SIDEWALKS LOCATED OUTSIDE OF THE PUBLIC RIGHTS–OF–WAY ARE NOT THE TOWN OF MARANA'S RESPONSIBILITY.
55. THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE PROJECT CIVIL ENGINEER OF RECORD WRITTEN AND SEALED PROFESSIONAL ENGINEER CERTIFICATION THAT THE EARTHWORK GRADING (INCLUDING BUILDING PADS AND ROADWAY SUBGRADE), PAVING, AND MATERIALS HAVE BEEN INSTALLED AND CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
56. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48 KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.



REFERENCE PLAN



VICINITY MAP

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

LEGEND

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

LOT CALCULATIONS

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

ACCEPTED:

BY: P.E.

MARANA TOWN ENGINEER / DEVELOPMENT ENGINEER — DATE

MARANA DEVELOPMENT SERVICES DIRECTOR — DATE

NORTHWEST FIRE DISTRICT — DATE

SHEET INDEX

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

ENGINEER'S ESTIMATED EARTHWORKS QUANTITIES

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

ASSUMPTIONS:
20% SHRINK ON FILL AREAS

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

OWNER/DEVELOPER

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

ENGINEER

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

ADMINISTRATIVE ADDRESS

9190 N. CAMINO BENICARDO,
TUCSON, AZ 85742

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

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

PRV1909–003
PCZ1810–001
P19WS00046

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

COVER SHEET
PRELIMINARY PLAT
FOR
JOPLIN ESTATES – LOTS 1–185

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

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

SCALE: 1"=200' OCTOBER, 2020

F:\Perry Engineering\15019 – Interstate Industrial\Preliminary Plat\0_Cover Sheet_C1.dwg Plotted: Oct 23, 2020 – 11:32am Cole
USE OF THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

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

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SEE SHEET 14

PRV-1707-001

PROJECT BOUNDARY

N89°25'58"E 1315.96'(M)

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

CAMINO BENICARDO (NEW PUBLIC STREET) 80' R.O.W.

DECLAN LANE (NEW PUBLIC STREET) 80' R.O.W.

BUSTER DRIVE (PUBLIC STREET) 80' R.O.W.

90' R.O.W.

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

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

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

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

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

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

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

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

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

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

BASIN 1
C.A. "C3"
1.43 AC
62,496 SF

BASIN 1.2

BASIN 1.3
C.A. "C2"
1.66 AC
72,523 SF

BASIN 6
C.A. "C1"
1.17 AC
50,761 SF

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

DOG PARK
12,000 SF (27)

Q100=1599CFS

THALWEG

SCALE: 1"=40'
0 40 80

SEE SHEET 4

SEE SHEET 3

MATCH LINE - SEE SHEET 3

SEE SEWER TABLE, SHEET 4

KEYNOTES

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

EASEMENT KEYNOTES

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

A/2 SEPARATION @ PIPES
NTS

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

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

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

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

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

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

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EASEMENT KEYNOTES

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

SEE SEWER TABLE, SHEET 4

SEE BELOW LEFT

SEE ABOVE LEFT

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

SCALE: 1"=40'

0 40 80 Feet

CAMINO BENICARDO (NEW PUBLIC STREET)

JOPLIN RANCH ROAD (NEW PUBLIC STREET)

ARENA VIEW DRIVE (NEW PUBLIC STREET)

ARENA RANCH DRIVE (NEW PUBLIC STREET)

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

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

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

BASIN 2.7

C.A. "C5"

C.A. "C5"

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

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

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

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

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

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

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

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

ZONED "C" DIRKSCHNEIDER KAITLYN (UNSUBDIVIDED)

ZONED "C" HOPE ANIMAL SHELTER INC (UNSUBDIVIDED)

90.00' ROW

N89°18'50"E 1314.31'(M)

N00°40'48"W 1323.53'(M)

661.765'(M)

N00°45'04"W 526.47'(M)

KEYNOTES

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

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

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

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PRV1909-003
PCZ1810-001
P19WS00046

SITE AND UTILITY PLAN

PRELIMINARY PLAT FOR JOPLIN ESTATES - LOTS 1-185

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

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

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

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

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

KEYNOTES

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

EASEMENT KEYNOTES

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

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 3

SCALE: 1"=40'

0 40 80

SITE AND UTILITY PLAN

PRELIMINARY PLAT FOR JOPLIN ESTATES - LOTS 1-185

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

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

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

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

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PCZ1810-001
P19WS00046

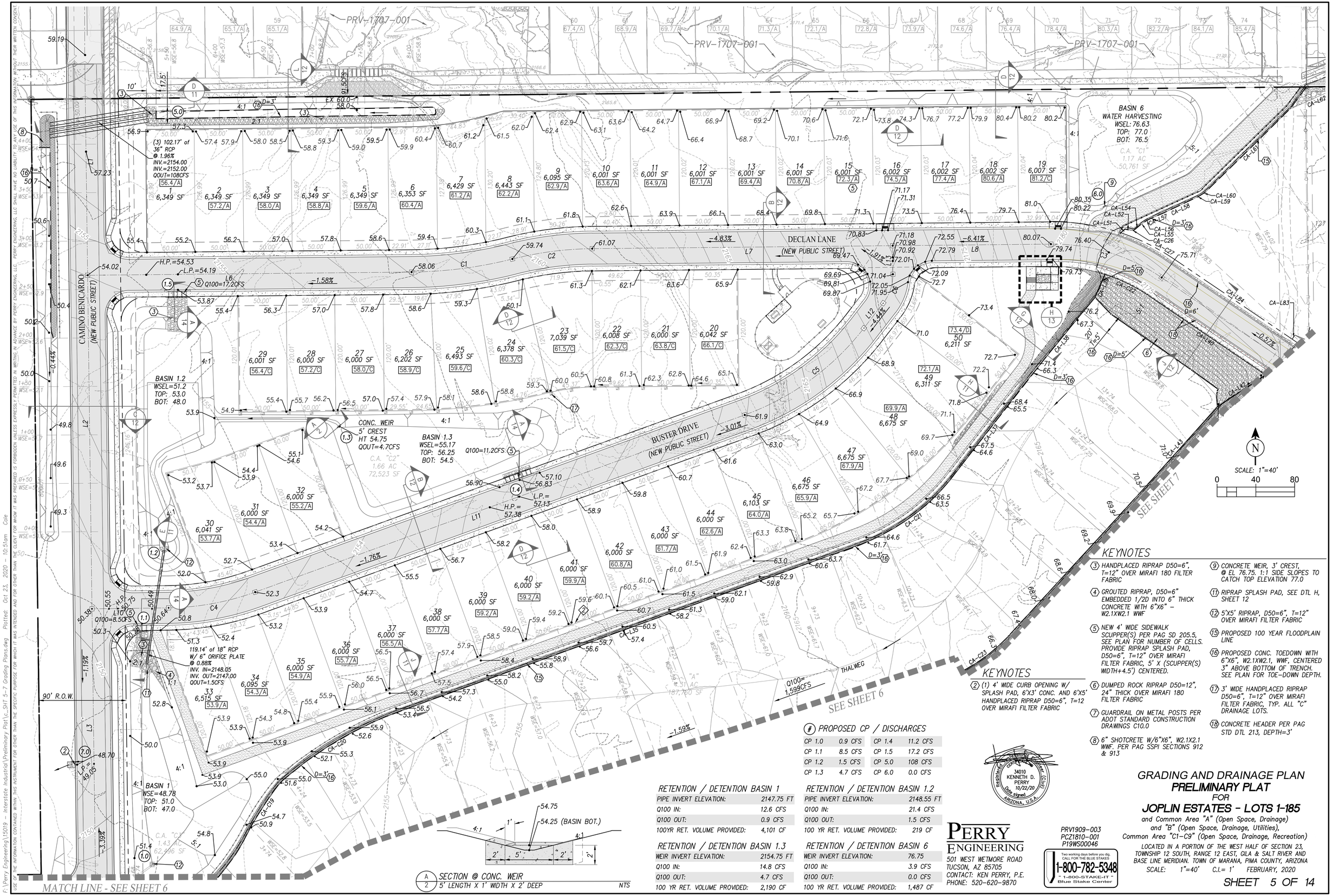
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KEYNOTES

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

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

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

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

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

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

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

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

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

(15) PROPOSED 100 YEAR FLOODPLAIN LINE

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

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

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

KEYNOTES

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

(#) PROPOSED CP / DISCHARGES

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

RETENTION / DETENTION BASIN 1

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

RETENTION / DETENTION BASIN 1.2

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

RETENTION / DETENTION BASIN 1.3

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

RETENTION / DETENTION BASIN 6

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

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

34010 KENNETH D. PERRY 10/22/20 Date Signed
Registered Professional Engineer (Civil) CERTIFICATE NO. 34010 ARIZONA, U.S.A.

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
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FOR
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and Common Area "A" (Open Space, Drainage) and "B" (Open Space, Drainage, Utilities), Common Area "C1-C9" (Open Space, Drainage, Recreation)

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

KEYNOTES

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

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

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

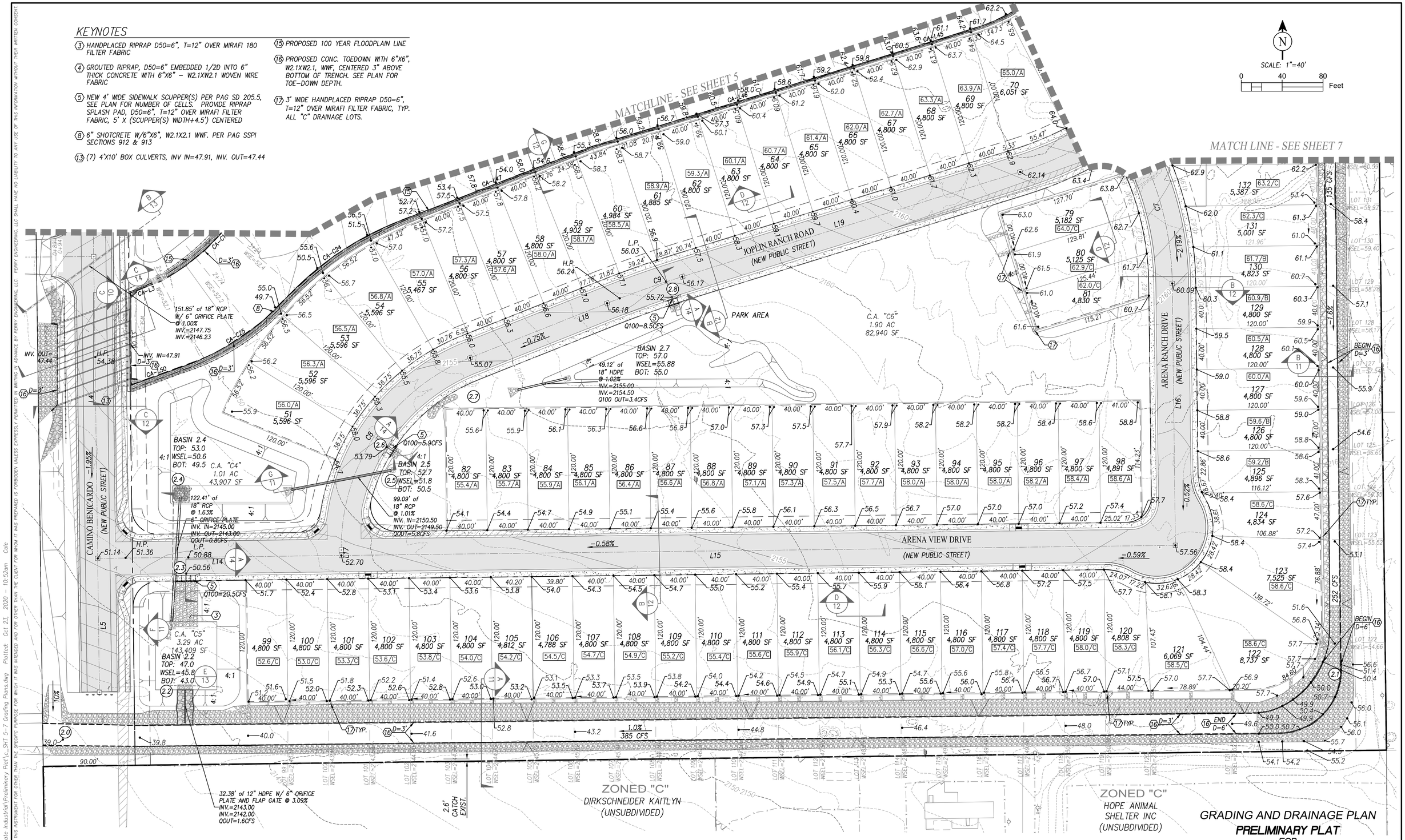
(8) 6" SHOTCRETE W/6"X6", W2.1X2.1 WWF. PER PAG SSPI SECTIONS 912 & 913

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

(15) PROPOSED 100 YEAR FLOODPLAIN LINE

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

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



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

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

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

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

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

34010 KENNETH D. PERRY 07/13/20 Expires 09/30/2021 Registered Professional Engineer (Civil) ARIZONA, U.S.A.

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

PRV1909-003
PCZ1810-001
P19WS00046

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

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

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

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

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KEYNOTES

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

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

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

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

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

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

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

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

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

(15) PROPOSED 100 YEAR FLOODPLAIN LINE

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

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

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

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

(#) PROPOSED CP / DISCHARGES

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

N

SCALE: 1"=40'

0 40 80 Feet

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 6

DECLAN DRIVE (NEW PUBLIC STREET) -0.57%

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

TROOPER DRIVE (NEW PUBLIC STREET)

SHELTER LOOP (NEW PUBLIC STREET)

JOPLIN RANCH ROAD (NEW PUBLIC STREET)

BASIN 3.5
WSEL=74.0
TOP: 75.0
BOT: 73.0

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

BASIN 3.2
WSEL=65.3
TOP: 67.0
BOT: 63.0

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

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

TOP=87.6
INV.=80.0

TOP=83.0
INV.=80.0

Q100=26.4CFS

H.P.=68.51

135 CFS

46.9CFS

7 CFS

"C8", 0.08 AC, 3,394 SF

"C8", 0.53 AC, 23,145 SF

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

"C7", 0.13 AC, 5,914 SF

RETENTION / DETENTION BASIN 3.0

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

RETENTION / DETENTION BASIN 3.2

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

RETENTION / DETENTION BASIN 3.5

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

PERRY ENGINEERING
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TUCSON, AZ 85705
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PHONE: 520-620-9870

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

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P19WS00046

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GRADING AND DRAINAGE PLAN
PRELIMINARY PLAT
FOR
JOPLIN ESTATES - LOTS 1-185

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

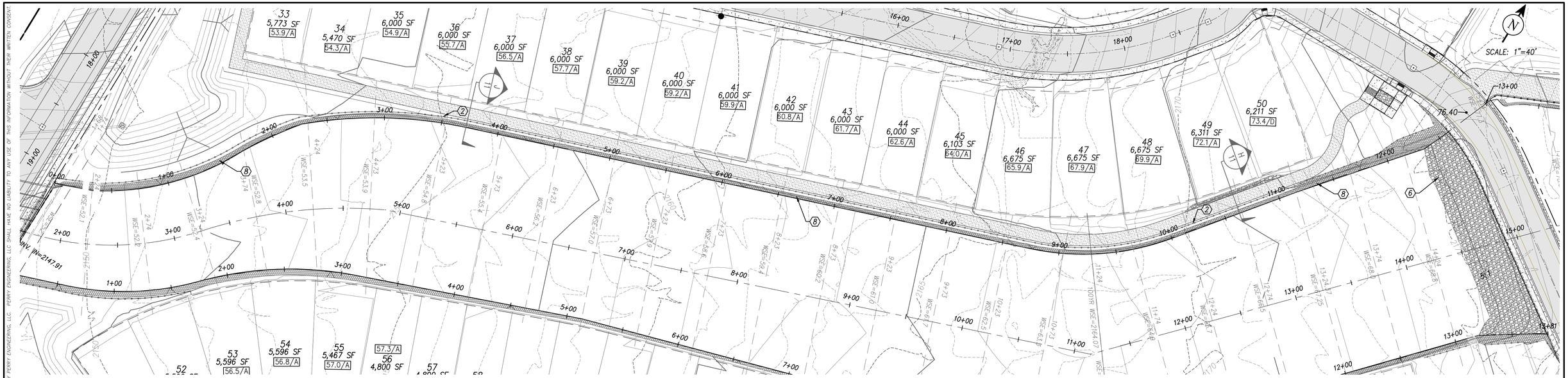
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SCALE: 1"=40' C.I.= 1' FEBRUARY, 2020

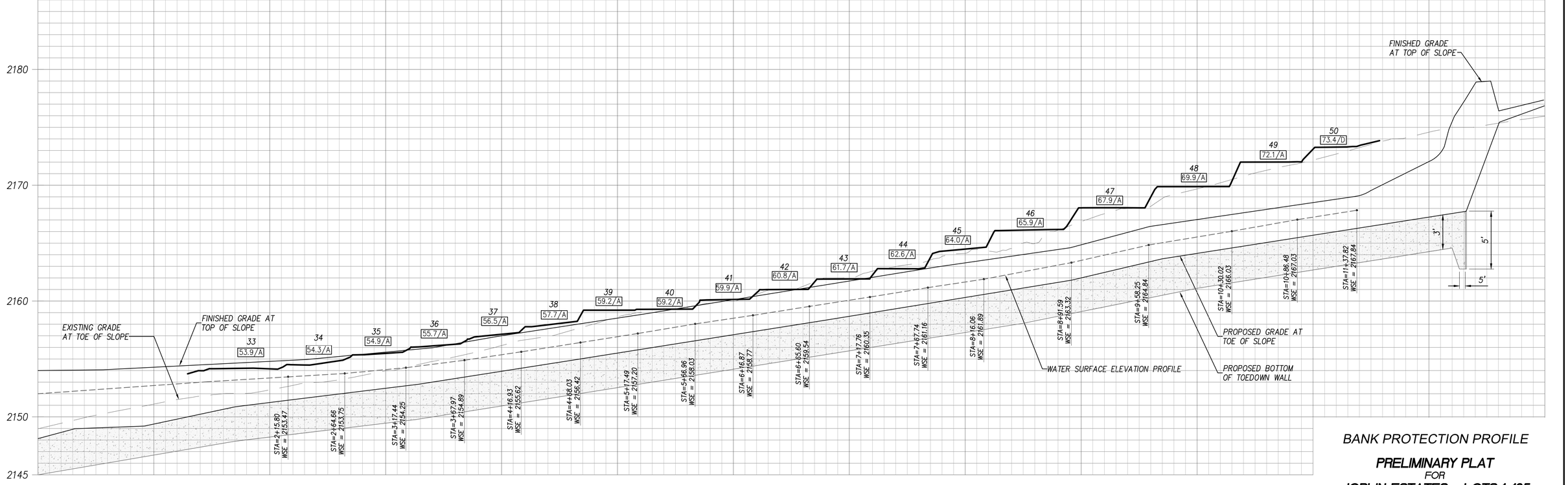
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BANK PROTECTION PROFILE – NORTH SIDE
ALIGNMENT IS ALONG TOE OF SLOPE ALONG BANK



KEYNOTES

(2) PROPOSED HANDRAIL PER PAG SD 105

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

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

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

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

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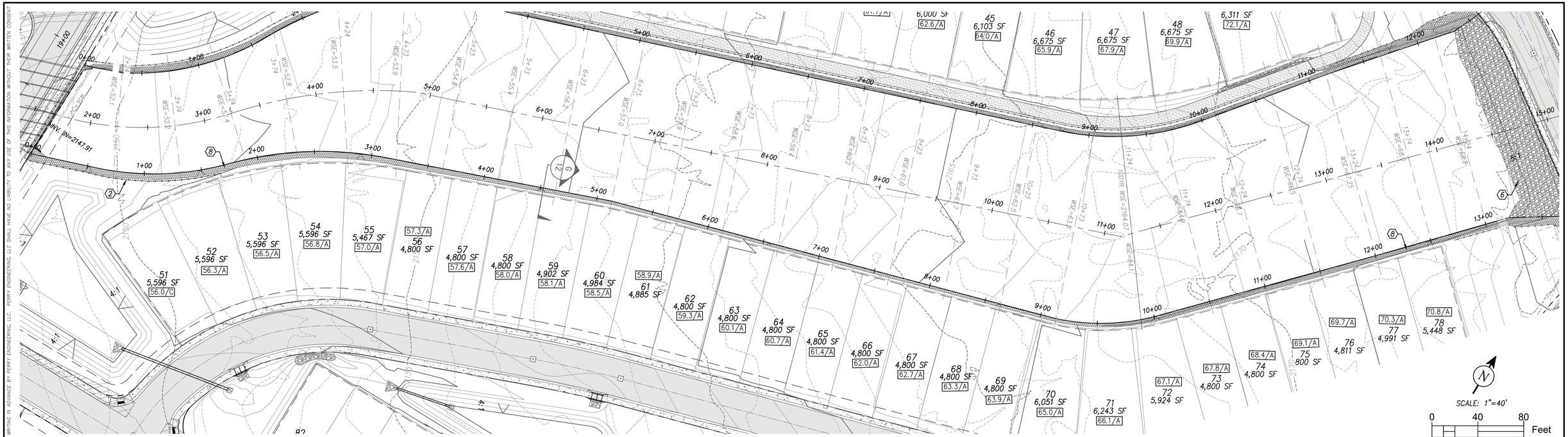
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BANK PROTECTION PROFILE

PRELIMINARY PLAT
FOR
JOPLIN ESTATES - LOTS 1-185
and Common Area "A" (Open Space, Drainage)
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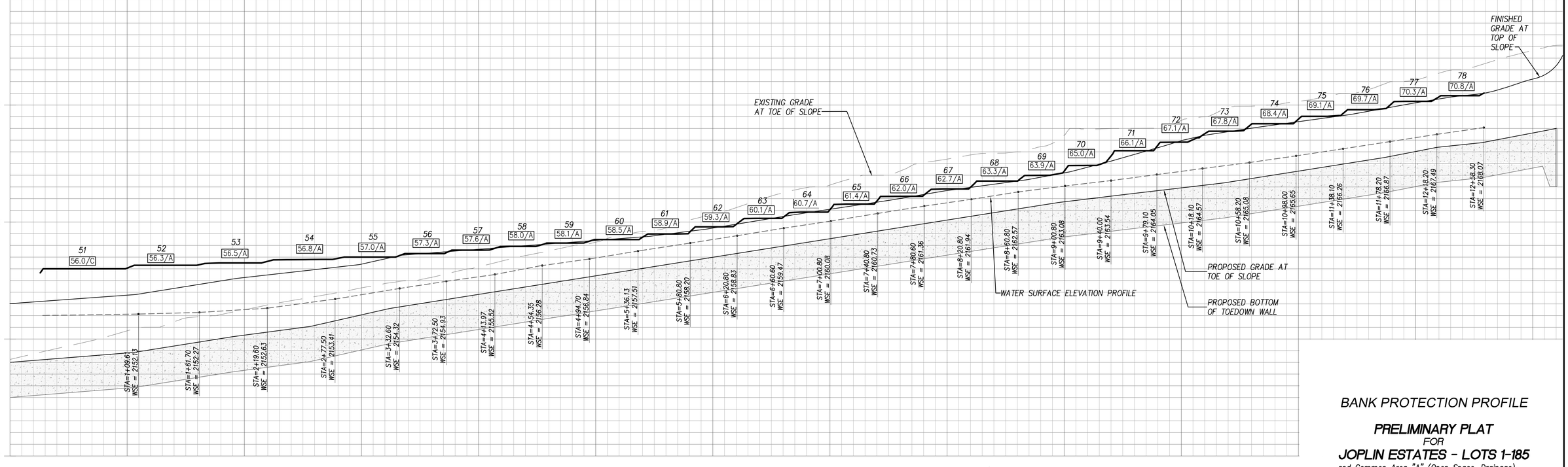
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BANK PROTECTION PROFILE – SOUTH SIDE

ALIGNMENT IS ALONG TOE OF SLOPE ALONG BANK



KEYNOTES

(2) PROPOSED HANDRAIL PER PAG SD 105

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

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

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

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
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BANK PROTECTION PROFILE

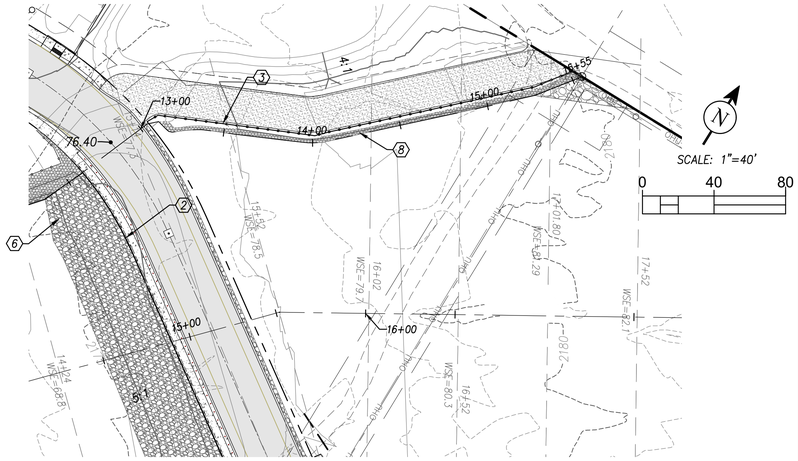
PRELIMINARY PLAT FOR JOPLIN ESTATES - LOTS 1-185

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

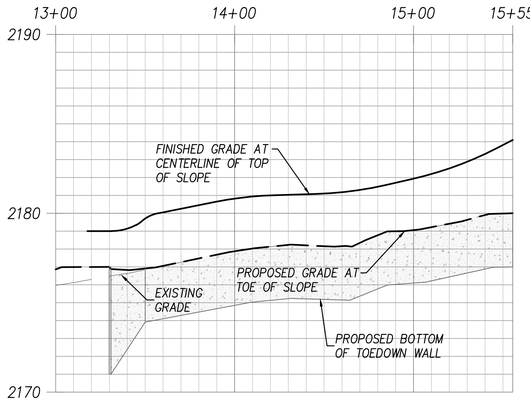
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BANK PROTECTION PROFILE – NORTH SIDE
ALIGNMENT IS ALONG TOE OF SLOPE ALONG BANK



KEYNOTES

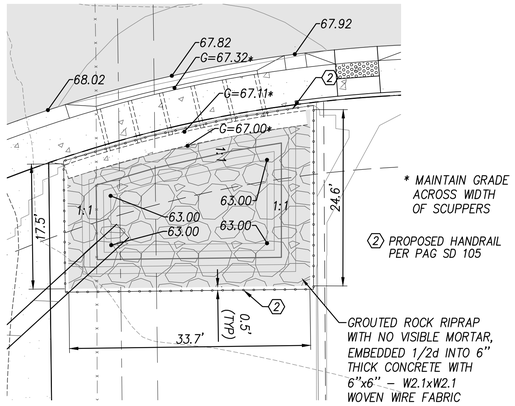
(2) PROPOSED GUARDRAIL PER ADOT STANDARD CONST. DRAWINGS C10.0

(3) PROPOSED HANDRAIL PER PAG SD 105

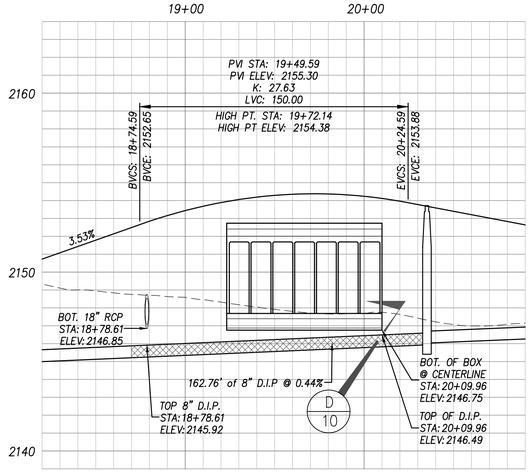
(6) 24", D50=12" THICK RIPRAP OVER MIRAFI 180 FILTER FABRIC

(8) 1:1 SHOTCRETE SLOPE/EROSION PROTECTION, SEE DETAIL G, SHEET 12

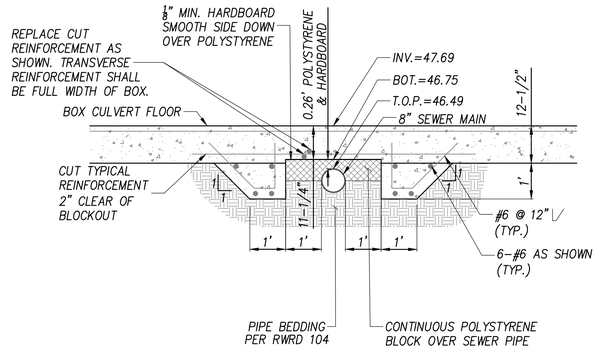
A/10 CAMINO BENICARDO
BANK PROTECTION PLAN AND PROFILE – UPSTREAM FROM CROSSING
SCALE 1"=40'



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



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



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

CL LINE TABLE

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

CL LINE TABLE

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

CL CURVE TABLE

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

C.A. "A" & "B" LINE TABLE

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

C.A. "A" & "B" LINE TABLE

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

C.A. "A" & "B" CURVE TABLE

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

REZONING NOTES: (ORDINANCE NO. 2019-010)

1. COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE TOWN'S CODES AND ORDINANCES CURRENT AT THE TIME OF ANY SUBSEQUENT DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, REQUIREMENTS FOR PUBLIC IMPROVEMENTS AND PAYMENT OF APPLICATION FEES AND APPLICABLE DEVELOPMENT IMPACT FEES.
2. ANY PRELIMINARY PLAT OR DEVELOPMENT PLAN FOR ANY PORTION OF THE REZONING AREA SHALL BE IN GENERAL CONFORMANCE WITH THE CONCEPTUAL LAND USE PLAN PRESENTED TO, AND APPROVED BY, THE TOWN COUNCIL AS PART OF THIS REZONING.
3. A MASTER DRAINAGE STUDY MUST BE SUBMITTED BY THE PROPERTY OWNERS AND ACCEPTED BY THE TOWN ENGINEER PRIOR TO TOWN APPROVAL OF A PRELIMINARY PLAT OR DEVELOPMENT PLAN FOR ANY PORTION OF THE REZONING AREA.
4. A WATER INFRASTRUCTURE AND PHASING PLAN (WIP) MUST BE SUBMITTED BY THE PROPERTY OWNERS AND ACCEPTED BY THE MARANA WATER DEPARTMENT (THE "WATER PROVIDER") PRIOR TO APPROVAL OF A PRELIMINARY PLAT FOR ANY PORTION OF THE REZONING AREA. THE WIP SHALL IDENTIFY ALL ON–SITE AND OFF–SITE WATER FACILITIES NEEDED TO SERVE THE PROPOSED DEVELOPMENT. THE WIP SHALL INCLUDE ALL INFORMATION REQUIRED BY THE WATER PROVIDER, SUCH AS (BUT NOT LIMITED TO) ANALYSIS OF WATER USE AND FIRE FLOW REQUIREMENTS, AND WELL SOURCE, RESERVOIR, AND BOOSTER STATION INFRASTRUCTURE NEEDED TO SERVE THE PROPOSED DEVELOPMENT. IF THE WATER PROVIDER REQUIRES A WATER SERVICE AGREEMENT AS A CONDITION OF SERVICE TO THE PROPOSED DEVELOPMENT, THE PROPERTY OWNERS MUST ENTER INTO A WATER SERVICE AGREEMENT WITH THE WATER PROVIDER CONSISTENT WITH THE ACCEPTED WIP.
5. A MASTER SEWER PLAN MUST BE SUBMITTED BY THE PROPERTY OWNERS AND ACCEPTED BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (THE "WASTEWATER UTILITY") PRIOR TO THE APPROVAL OF ANY FINAL PLAT OR DEVELOPMENT PLAN FOR THE REZONING AREA. THE MASTER SEWER PLAN SHALL IDENTIFY ALL ON–SITE AND OFF–SITE WASTEWATER FACILITIES NEEDED TO SERVE THE PROPOSED DEVELOPMENT, AND SHALL INCLUDE ALL INFORMATION REQUIRED BY THE WASTEWATER UTILITY. IF THE WASTEWATER UTILITY REQUIRES A SEWER SERVICE AGREEMENT AS A CONDITION OF SERVICE TO THE PROPOSED DEVELOPMENT, THE PROPERTY OWNERS MUST ENTER INTO A SEWER SERVICE AGREEMENT WITH THE WASTEWATER UTILITY CONSISTENT WITH THE ACCEPTED MASTER SEWER PLAN.
6. THE PROPERTY OWNERS MUST DESIGN AND CONSTRUCT ANY ROADWAY, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS, AND DEDICATE OR ACQUIRE ANY PROPERTY RIGHTS ASSOCIATED WITH THOSE IMPROVEMENTS, THAT THE TOWN REQUIRES BASED ON THE DATA AND FINDINGS OF THE ACCEPTED TRAFFIC IMPACT ANALYSIS, THE ACCEPTED MASTER DRAINAGE STUDY, THE ACCEPTED WIP, THE ACCEPTED MASTER SEWER PLAN, AND OTHER STUDIES APPROVED IN CONNECTION WITH THE APPROVAL OF A PRELIMINARY PLAT OR DEVELOPMENT PLAN FOR ANY PORTION OF THE REZONING AREA.
7. THE FINAL DESIGN OF ALL STREETS AND CIRCULATION FACILITIES, INCLUDING GATED ACCESS (IF APPLICABLE) AND EMERGENCY ACCESS, MUST BE ACCEPTED BY THE NORTHWEST FIRE DISTRICT PRIOR TO TOWN COUNCIL CONSIDERATION OF A FINAL PLAT FOR ANY PORTION OF THE REZONING AREA.
8. THE MAXIMUM NUMBER OF RESIDENTIAL LOTS WITHIN THE REZONING AREA SHALL NOT EXCEED 185.
9. THE MINIMUM LOT SIZE ALLOWED WITHIN THE PORTION OF THE REZONING AREA BEING REZONED BY THIS ORDINANCE TO R–3.5 (SINGLE–FAMILY RESIDENTIAL) ZONE SHALL BE 4,800 SQUARE FEET. THE MINIMUM LOT SIZE ALLOWED WITHIN THE PORTION OF THE REZONING AREA BEING REZONED BY THIS ORDINANCE TO R–6 (SINGLE–FAMILY RESIDENTIAL) ZONE SHALL BE 6,000 SQUARE FEET.
10. NO APPROVAL, PERMIT OR AUTHORIZATION BY THE TOWN OF MARANA AUTHORIZES VIOLATION OF ANY FEDERAL OR STATE LAW OR REGULATION OR RELIEVES THE PROPERTY OWNERS FROM RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS, INCLUDING THE ENDANGERED SPECIES ACT AND THE CLEAN WATER ACT. THE PROPERTY OWNERS SHOULD RETAIN APPROPRIATE EXPERTS AND CONSULT APPROPRIATE FEDERAL AND STATE AGENCIES TO DETERMINE ANY ACTION NECESSARY TO ASSURE COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.
11. THE PROPERTY OWNERS SHALL TRANSFER TO MARANA, BY THE APPROPRIATE ARIZONA DEPARTMENT OF WATER RESOURCES FORM, THOSE WATER RIGHTS BEING IGR, TYPE I OR TYPE II FOR THE TOWN PROVIDING DESIGNATION OF ASSURED WATER SUPPLY AND WATER SERVICE TO THE REZONING AREA. IF TYPE I OR TYPE II IS NEEDED ON THE REZONING AREA, THE TOWN AND THE PROPERTY OWNERS SHALL ARRIVE AT AN AGREEABLE SOLUTION TO THE USE OF THOSE WATER RIGHTS APPURTENANT TO THE AFFECTED PORTION OF THE REZONING AREA.
12. PRIOR TO THE ISSUANCE OF ANY GRADING PERMITS, THE PROPERTY OWNERS SHALL SUBMIT EVIDENCE TO THE TOWN THAT ALL FEDERAL PERMIT REQUIREMENTS HAVE BEEN MET THROUGH THE CORPS OF ENGINEERS AND THE STATE HISTORIC PRESERVATION OFFICE, IF FEDERAL PERMITS ARE REQUIRED FOR THE DEVELOPMENT OF THE REZONING AREA.
13. THE PROPERTY OWNERS SHALL NOT CAUSE ANY LOT SPLIT OF ANY KIND WITHOUT THE WRITTEN CONSENT OF THE TOWN OF MARANA.
14. NO SUBDIVISION PLAT OR DEVELOPMET PLAN SHALL BE APPROVED FOR ANY PORTION OF THE REZONING AREA UNTIL THE PUBLIC RIGHT–OF–WAY OF CAMINO BENICARDO HAS BEEN DEDICATED THROUGH THE LINDA VISTA VILLAGE AT CASCADA PROPERTY, ESTABLISHING LEGAL PUBLIC ACCESS FROM THE REZONING AREA TO LINDA VISTA BOULEVARD.
15. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY STRUCTURE WITHIN THE REZONING AREA UNTIL SUBSTANTIAL COMPLETION OF CONSTRUCTION OF CAMINO BENICARDO THROUGH THE LINDA VISTA VILLAGE AT CASCADA PROPERTY, ESTABLISHING PAVED PUBLIC ACCESS FROM THE REZONING AREA TO LINDA VISTA BOULEVARD.
16. THE PROPERTY OWNERS SHALL DEDICATE RIGHT–OF–WAY AT A WIDTH OF 90 FEET FOR CAMINO BENICARDO WITH THE RECORDING OF THE FIRST FINAL SUBDIVISION PLAT. RIGHT–OF–WAY SHALL BE DEDICATED ALONG THE ENTIRE FRONTAGE OF THE RESIDENTIAL PORTION OF THE REZONING AREA AS SHOWN ON THE CONCEPTUAL LAND USE PLAN. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CAMINO BENICARDO ROADWAY ALONG THE FRONTAGE.

BANK PROTECTION, NOTES AND DETAILS

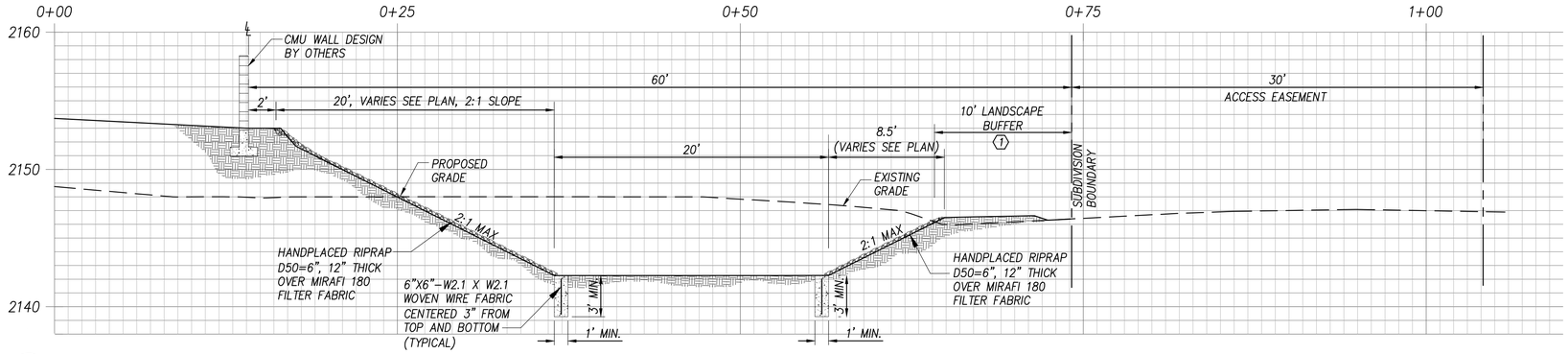
PRELIMINARY PLAT
FOR
JOPLIN ESTATES - LOTS 1-185
and Common Area "A" (Open Space, Drainage)
and "B" (Open Space, Drainage, Utilities),
Common Area "C1–C9" (Open Space, Drainage, Recreation)
LOCATED IN A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER AND BASE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

34010 KENNETH D. PERRY 10/22/20 Date signed ARIZONA, U.S.A.
PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520–620–9870

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P19WS00046

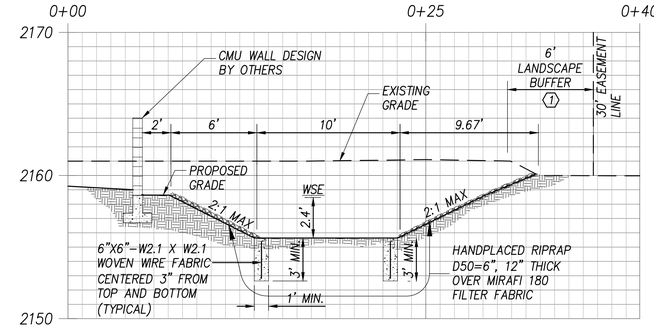
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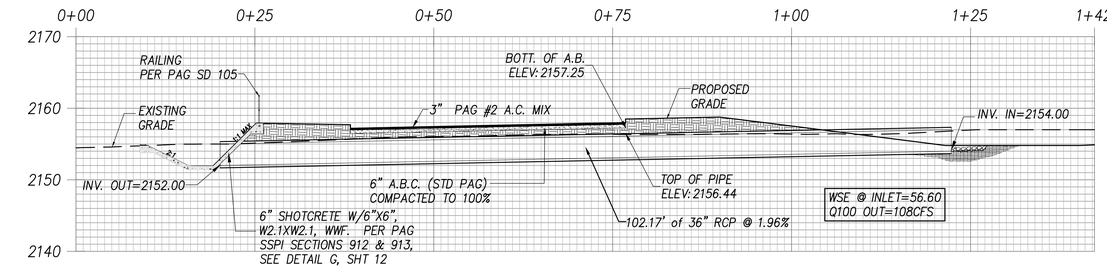
A 11 CHANNEL SECTION

SCALE: 1"=5'



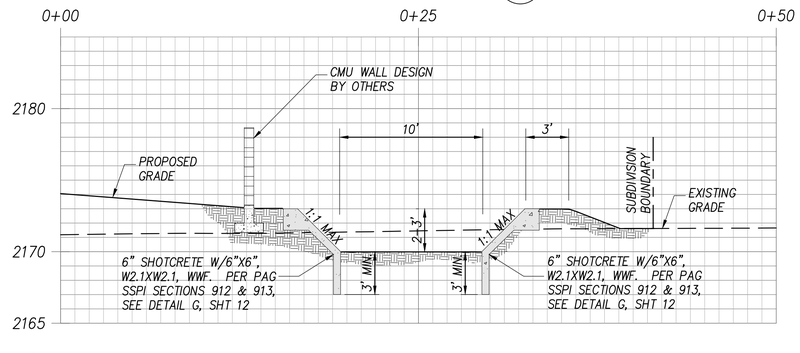
B 11 CHANNEL SECTION

SCALE: 1"=5'



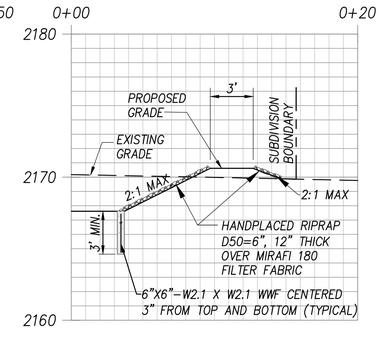
D 11 SECTION AT CENTER RCP (NORTH END OF CAMINO BENICARDO)

SCALE: 1"=10'



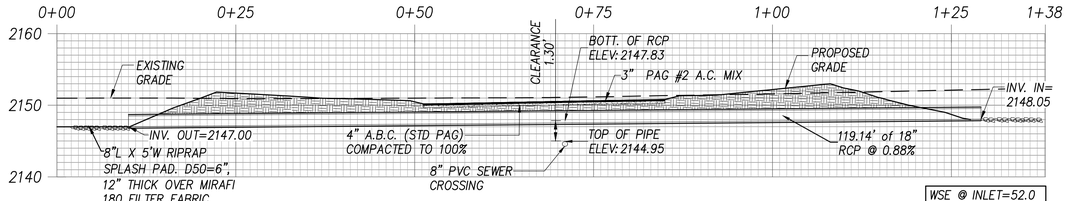
C 11 CHANNEL SECTION

SCALE: 1"=5'



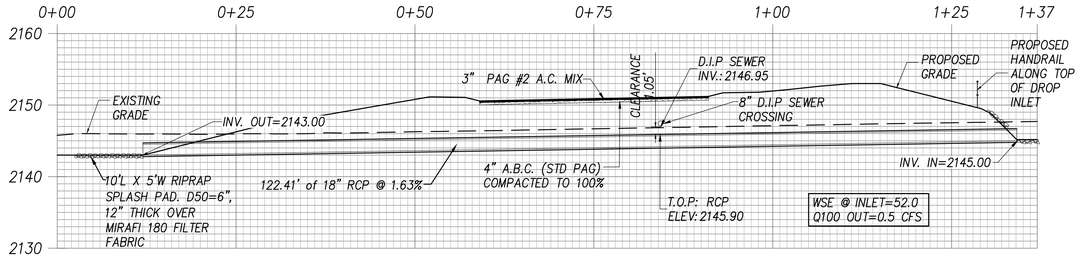
C.1 11 CHANNEL SECTION

SCALE: 1"=5'



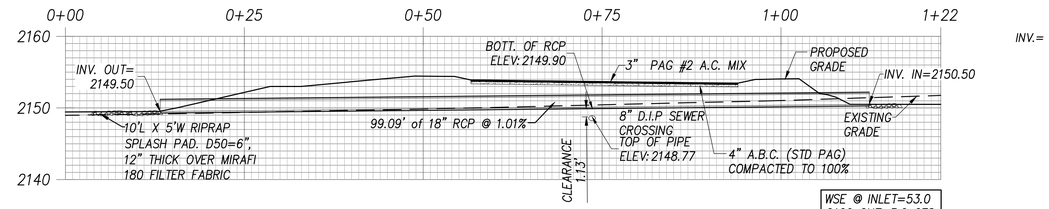
E 11 SECTION AT RCP – (FROM BASIN 1.2 TO 1.0)

SCALE: 1"=10'



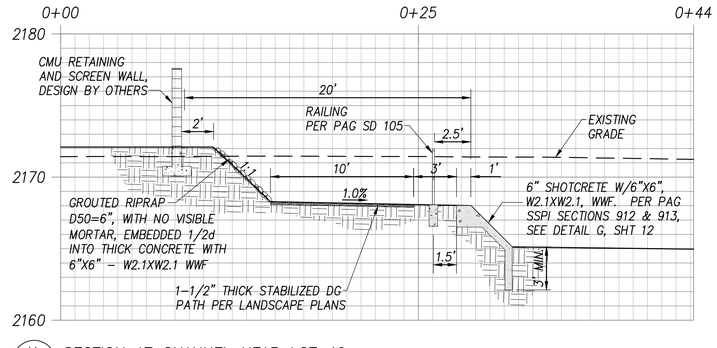
F 11 SECTION AT RCP CROSSING – (FROM BASIN 2.4 TO 2.2)

SCALE: 1"=10'



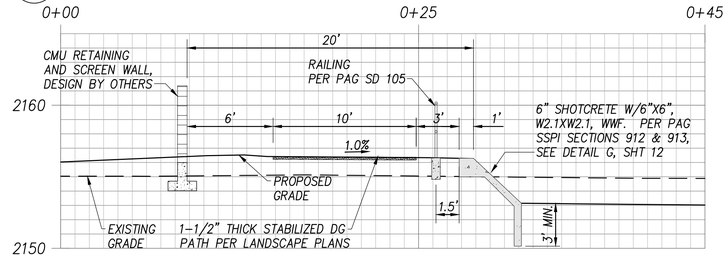
G 11 SECTION AT RCP – (CONVEYANCE INTO BASIN 2.4)

SCALE: 1"=10'



H 11 SECTION AT CHANNEL NEAR LOT 49

SCALE: 1"=5'



J 11 SECTION AT CHANNEL NEAR LOT 37

SCALE: 1"=5'

KEYNOTES

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

SECTIONS AND DETAILS

PRELIMINARY PLAT FOR JOPLIN ESTATES - LOTS 1-185

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

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

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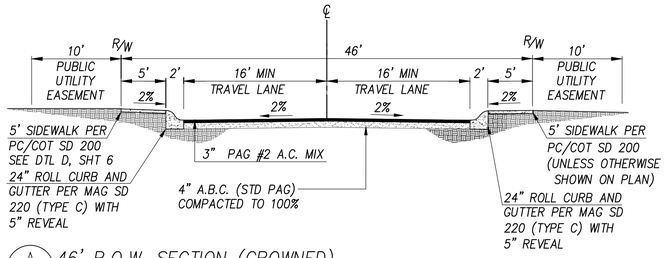
Registered Professional Engineer, Civil
34010
KENNETH D. PERRY
10-22-20
Date Signed
ARIZONA, U.S.A.

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

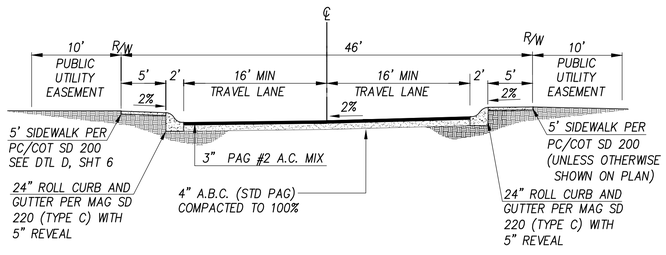
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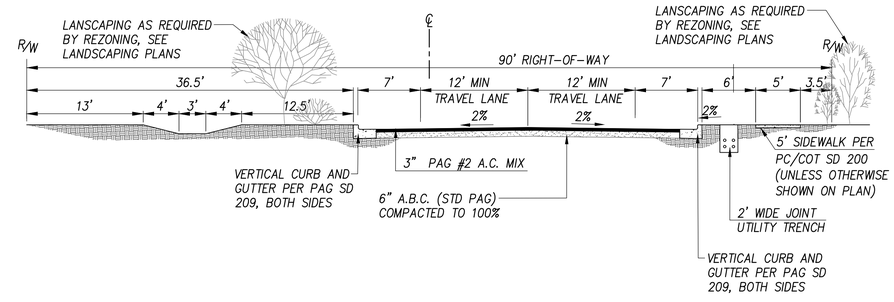
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A 12 — 46' R.O.W. SECTION (CROWNED)
MODIFIED PER TYPICAL TOWN OF MARANA ROAD SECTION DETAIL #100-1 — NTS

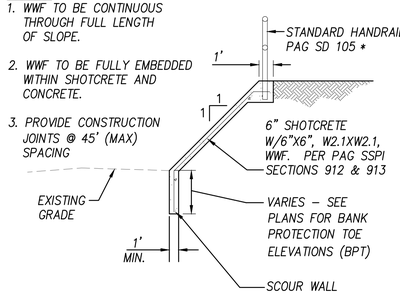


B 12 — 46' R.O.W. SECTION (SUPERELEVATED)
MODIFIED PER TYPICAL TOWN OF MARANA ROAD SECTION DETAIL #100-1 — NTS

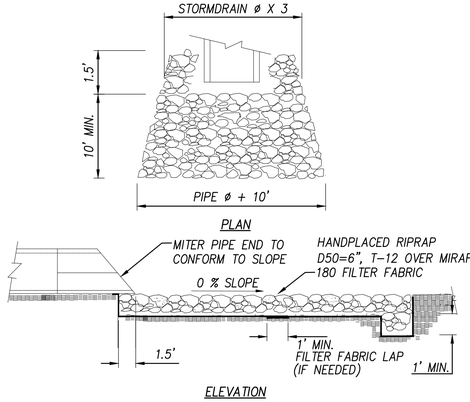


C 12 — 90' RIGHT-OF-WAY, ADJUSTED COLLECTOR STREET CROSS SECTION
REF: TOWN OF MARANA ROAD SECTION DETAIL #100-5 (60' R/W) — NTS

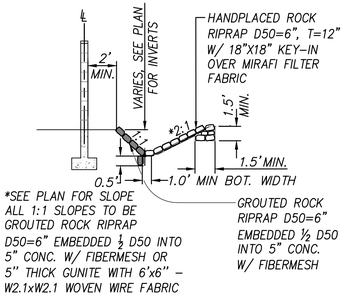
NOTES:
1. WWF TO BE CONTINUOUS THROUGH FULL LENGTH OF SLOPE.
2. WWF TO BE FULLY EMBEDDED WITHIN SHOTCRETE AND CONCRETE.
3. PROVIDE CONSTRUCTION JOINTS @ 45' (MAX) SPACING



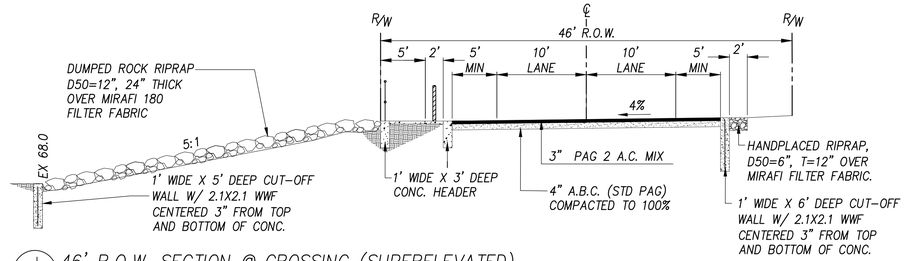
G 12 — EROSION WALL GRADING
* IN LIEU OF RAILING PROVIDE 2' OVERBUILD TO BACK WALL ALONG LOTS 53-78 — NTS



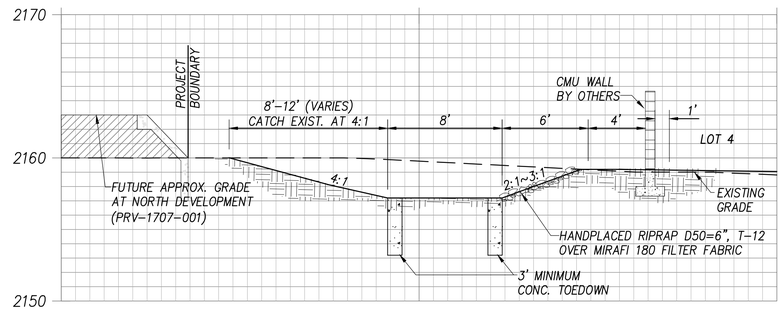
H 12 — TYPICAL BASIN OUTLET APRON
NTS



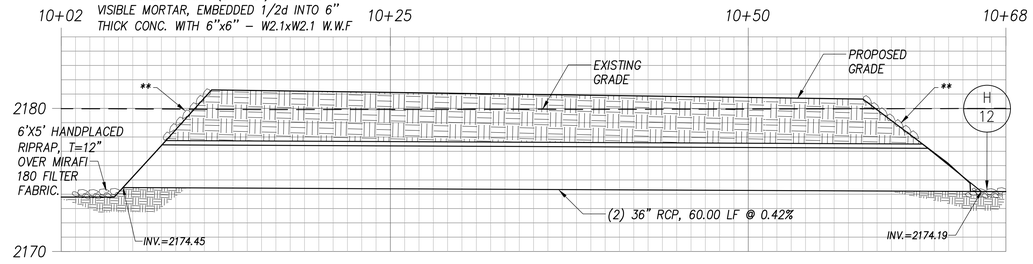
N 12 — SCREEN WALL GRADING
* WALL TO BE CENTERED ALONG INTERIOR PROPERTY LINES BETWEEN LOTS — NTS



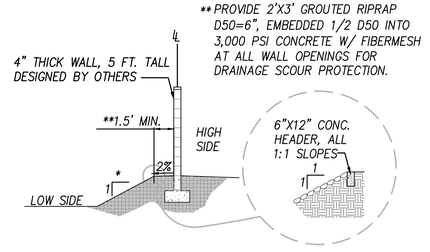
J 12 — 46' R.O.W. SECTION @ CROSSING (SUPERELEVATED)
REF: DIP SECTION DETAIL 100-6 — NTS



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



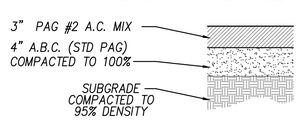
M 12 — 36" RCP CROSSING SECTION NEAR LOT 151
1"=5'



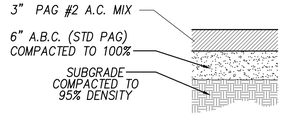
* SLOPE PROTECTION (ON COMPACTED SUBGRADE)
3:1 OR FLATTER = REVEGETATION
3:1 TO 2:1 = 12" THICK (D50=6") HANDPLACED ROCK RIPRAP OVER 180 MIRAFI FILTER FABRIC.
2:1 TO 1:1 = (D50=6") GROUTED ROCK RIPRAP WITH NO VISIBLE MORTAR, EMBEDDED 1/2d INTO 6" THICK CONCRETE WITH 6"x6" - W2.1xW2.1 WOVEN WIRE FABRIC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

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

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



E 12 — INTERIOR STREETS ASPHALT PAVEMENT SECTION
NTS



F 12 — CAMINO BENICARDO ASPHALT PAVEMENT SECTION
NTS

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

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
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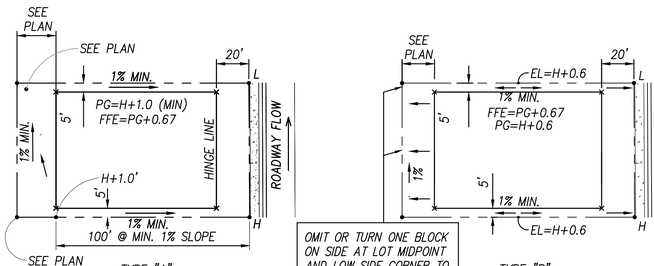
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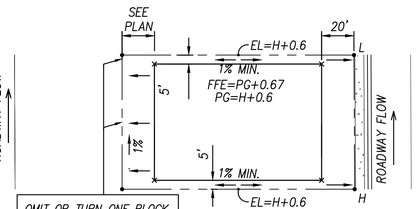
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SCALE: AS NOTED FEBRUARY, 2020

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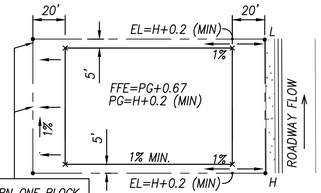


TYPE "A"
(FRONT DRAINING)



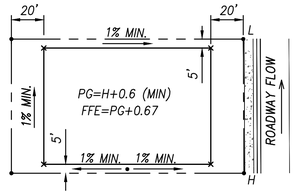
OMIT OR TURN ONE BLOCK ON SIDE AT LOT MIDPOINT AND LOW SIDE CORNER TO ALLOW DRAINAGE TO PASS.

TYPE "B"
(SPLIT DRAINING)



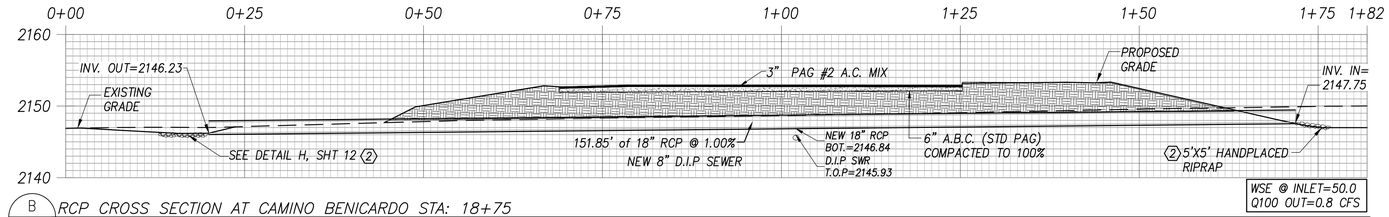
OMIT OR TURN ONE BLOCK ON SIDE AT LOT MIDPOINT AND LOW SIDE CORNER TO ALLOW DRAINAGE TO PASS.

TYPE "C"
(SPLIT DRAINING)

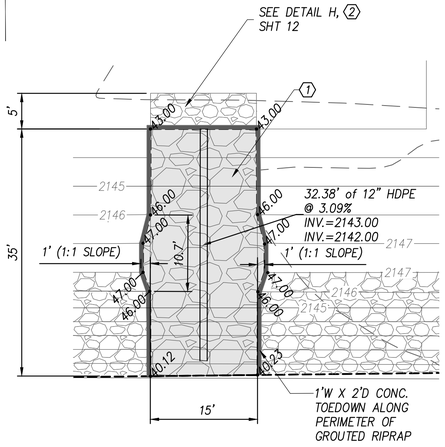


TYPE "D"
(FRONT DRAINING)

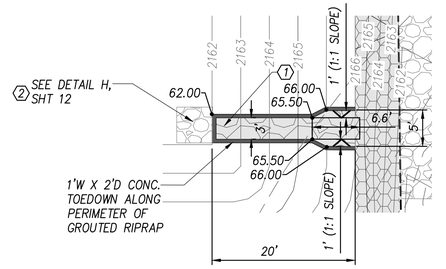
A / 13 TYPICAL LOT GRADING
* H = HIGHPOINT @ BACK OF SIDEWALK
NTS



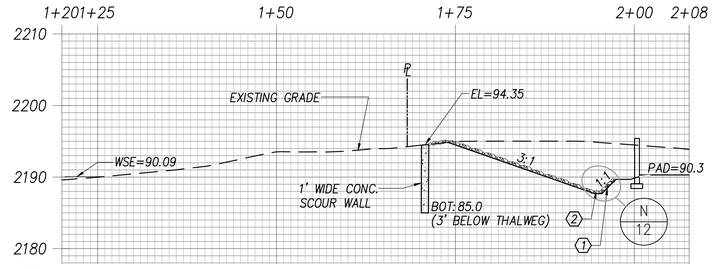
B / 13 RCP CROSS SECTION AT CAMINO BENICARDO STA: 18+75
1"=10'



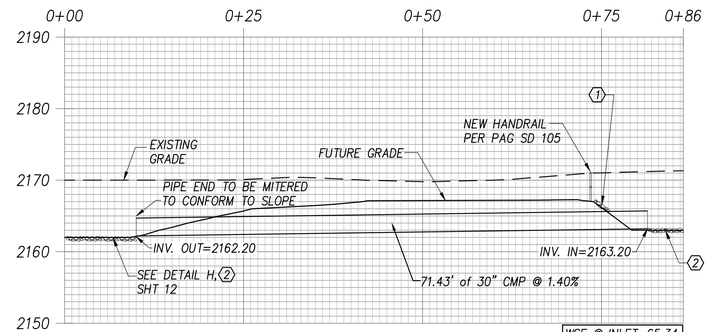
E / 13 BASIN 2.2 WEIR DETAIL
1"=10'



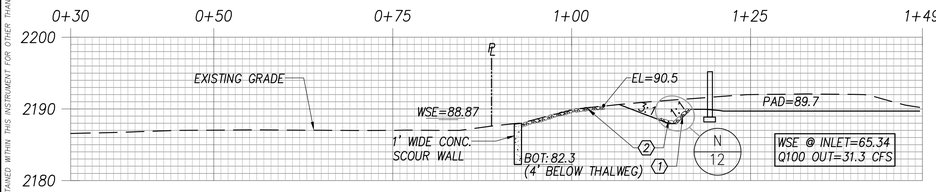
F / 13 BASIN 3.0 WEIR DETAIL
1"=10'



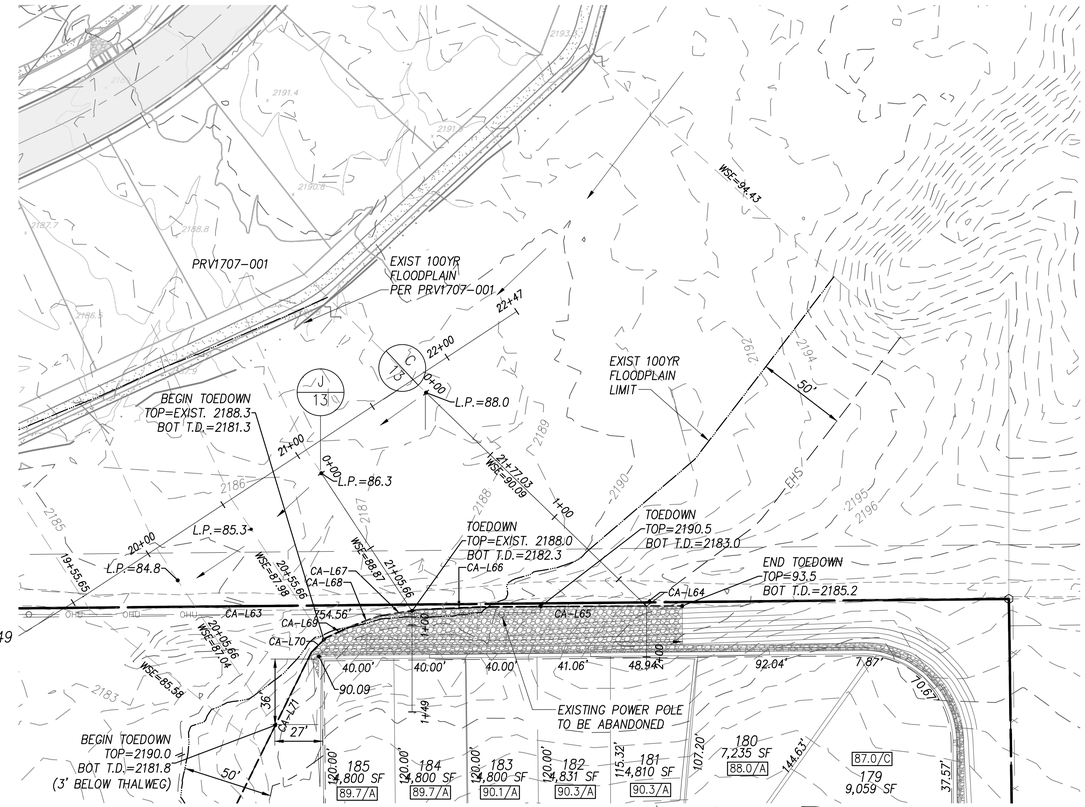
C / 13 SECTION AT LOT 181
1"=10'



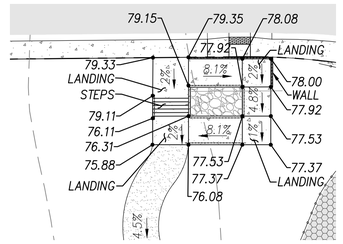
D / 13 CL CROSS SECTION OF CMP AT BASIN 3.2 INLET
1"=10'

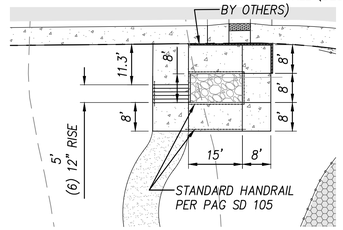


J / 13 SECTION AT LOT 184
1"=10'



G / 13 NORTHEAST GRADING AND TOEDOWN
SCALE 1"=40'





H / 13 GRADING AT RAMP
SCALE 1"=20'
SCALE 1"=20'

KEYNOTES

1. GROUTED ROCK RIPRAP (D50=6") WITH NO VISIBLE MORTAR, EMBEDDED 1/2d INTO 6" THICK CONCRETE WITH 6"x6" – W2.1xW2.1 WOVEN WIRE FABRIC
2. HANDPLACED RIPRAP D50=6", T=12" OVER MIRAFI 180 FILTER FABRIC
3. 6" SHOTCRETE W/6"X6", W2.1X2.1 WWF. PER PAG SSPI SECTIONS 912 & 913

SECTIONS AND DETAILS

PRELIMINARY PLAT FOR JOPLIN ESTATES - LOTS 1-185

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

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

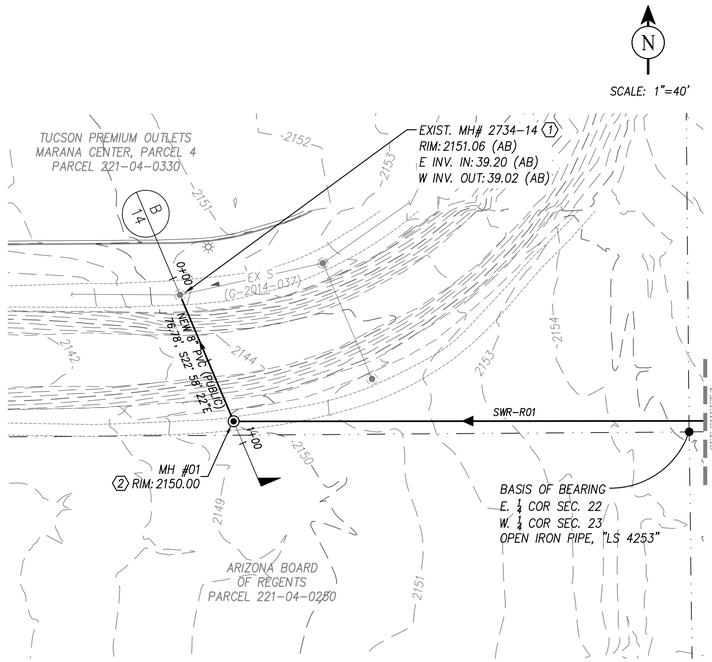
SCALE: AS NOTED FEBRUARY, 2020

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

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

PRV1909-003
PCZ1810-001

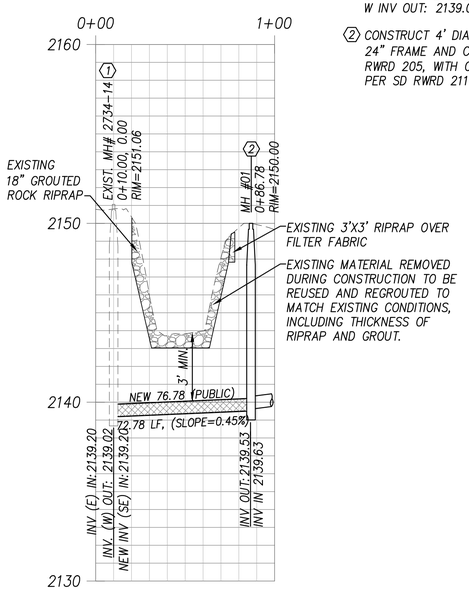
Two working days before you dig. CALL FOR THE BLUE STAKES
1-800-782-5348
1-800-STAKE-IT
Blue Stake Center



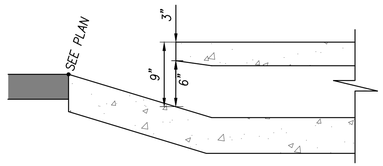
KEYNOTES

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

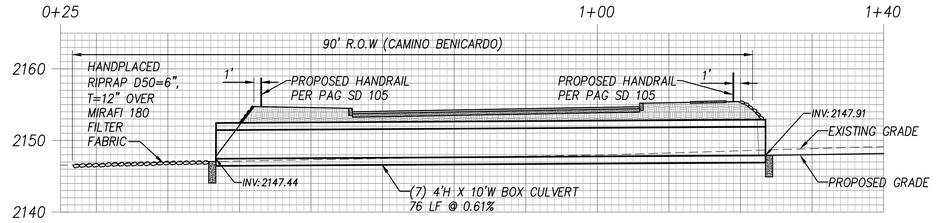
(2) CONSTRUCT 4' DIA MANHOLE W/ 24" FRAME AND COVER PER SD RWRD 205, WITH CONC. COLLAR PER SD RWRD 211



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



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



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

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

F:\Perry Engineering\15019 - Interstate Industrial\Preliminary Plat\1_Details_14 (with sewer plan).dwg Plotted: Oct 23, 2020 - 11:30am Cole

Professional Engineer Certificate No. 34010 (Civil) 34010 KENNETH D. PERRY 10-22-20 Date signed ARIZONA, U.S.A.

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

PRV1909-003
PCZ1810-001
P19WS00046

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

SECTION AND DETAILS PRELIMINARY PLAT FOR JOPLIN ESTATES - LOTS 1-185

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

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

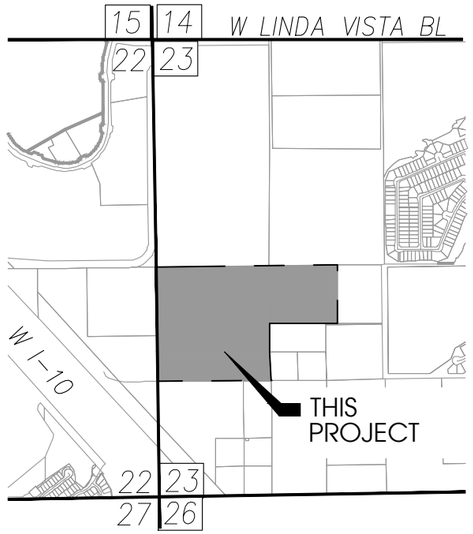
SCALE: AS NOTED OCTOBER, 2020

NEIGHBORHOOD DESIGN PLAN

JOPLIN ESTATES

TOWN OF MARANA

OCTOBER 23, 2020



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

LOCATION MAP

SCALE: 3" = 1 MILE

NORTH

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

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

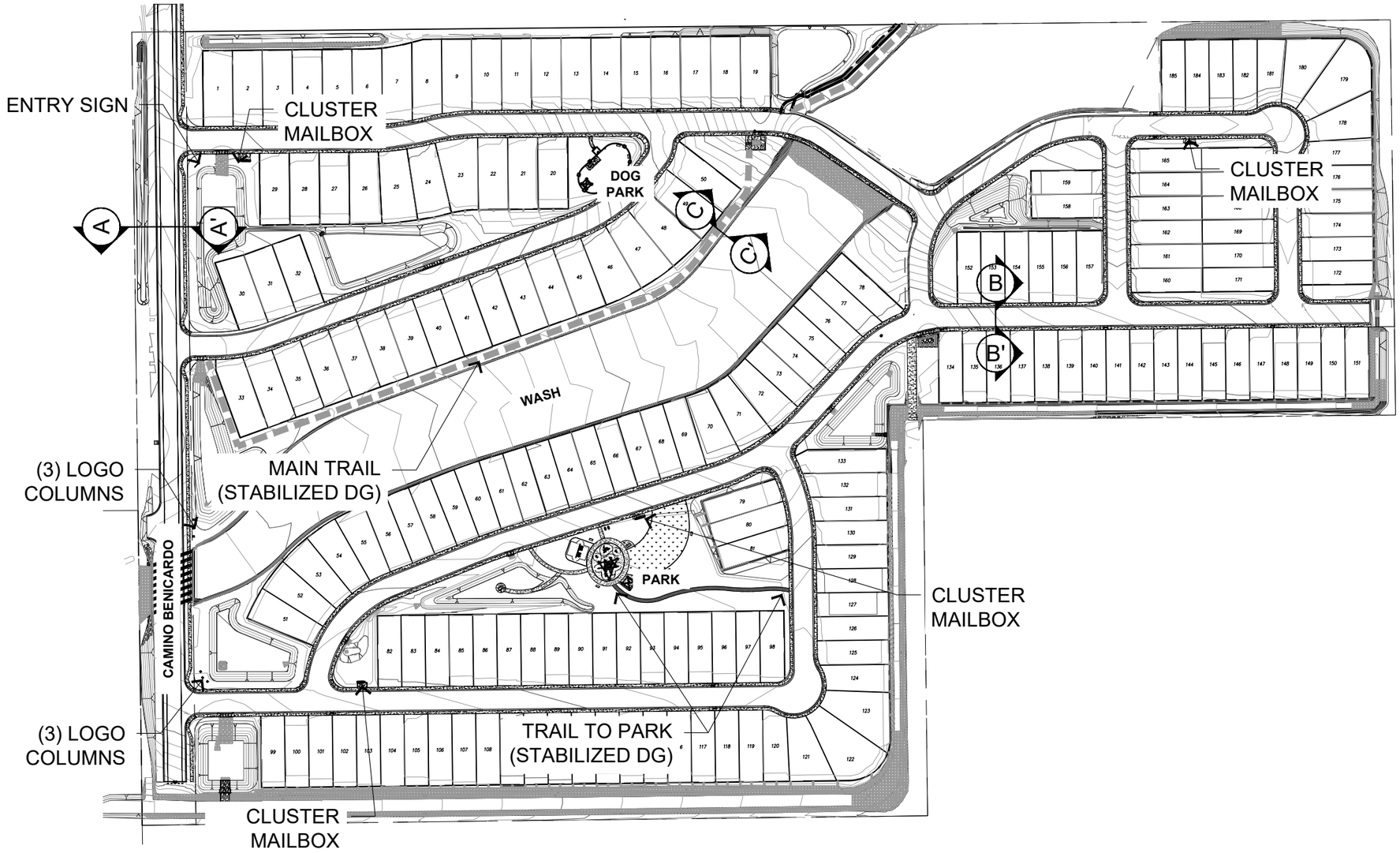
CASE NUMBER:
LPR1909-004

REFERENCE NUMBERS:
PRV1909-003
PCZ1801-001

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

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

PLAN: OVERALL



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

JOPLIN ESTATES

0' 100' 200'

SCALE: 1"-200'-0"

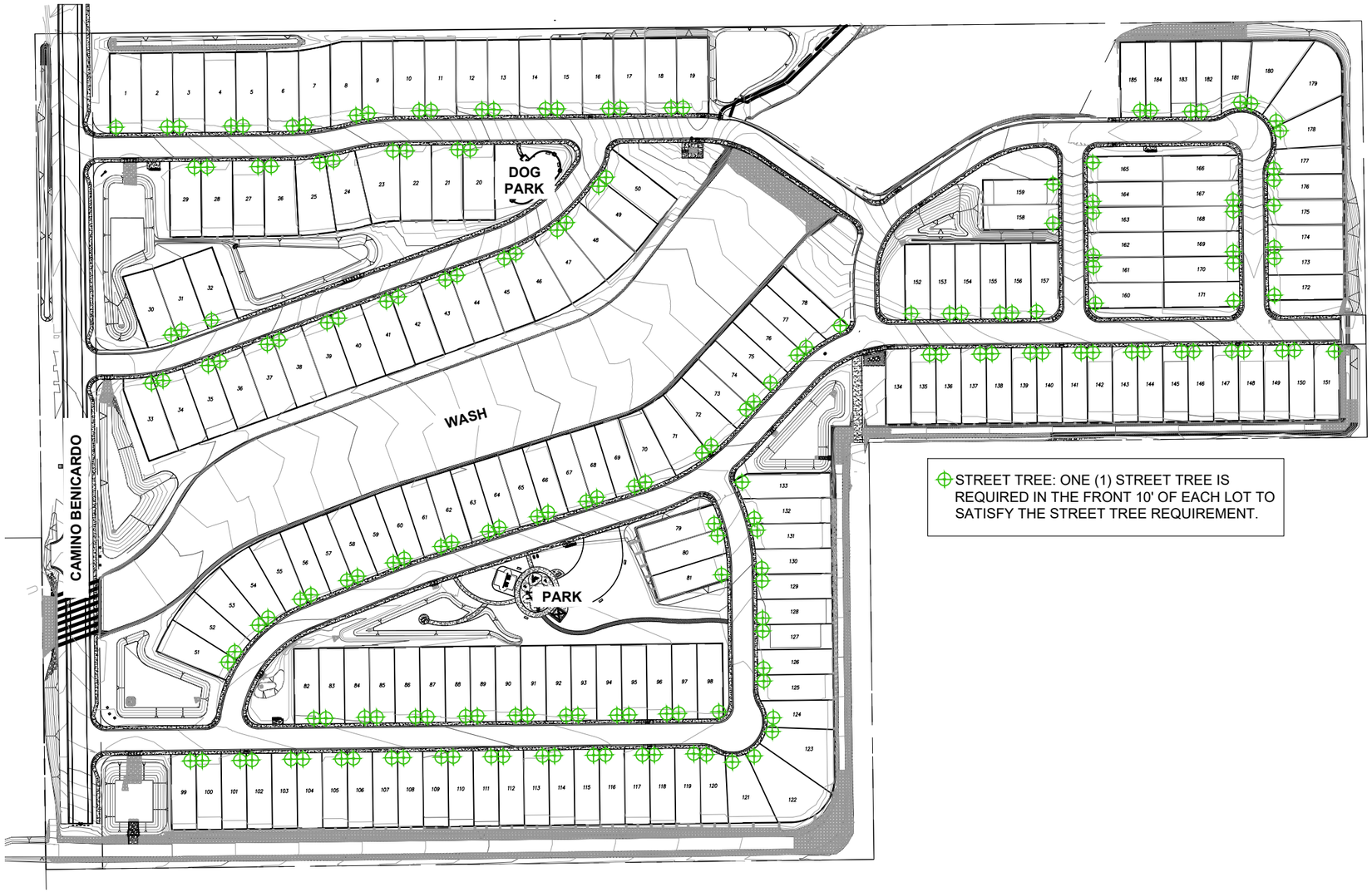
PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

NORTH

THE PLANNING CENTER
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2 e congress ste 600 Tucson az 85701

PLAN: STREET TREES



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

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

JOPLIN ESTATES

0' 100' 200'

SCALE: 1"-200'-0"

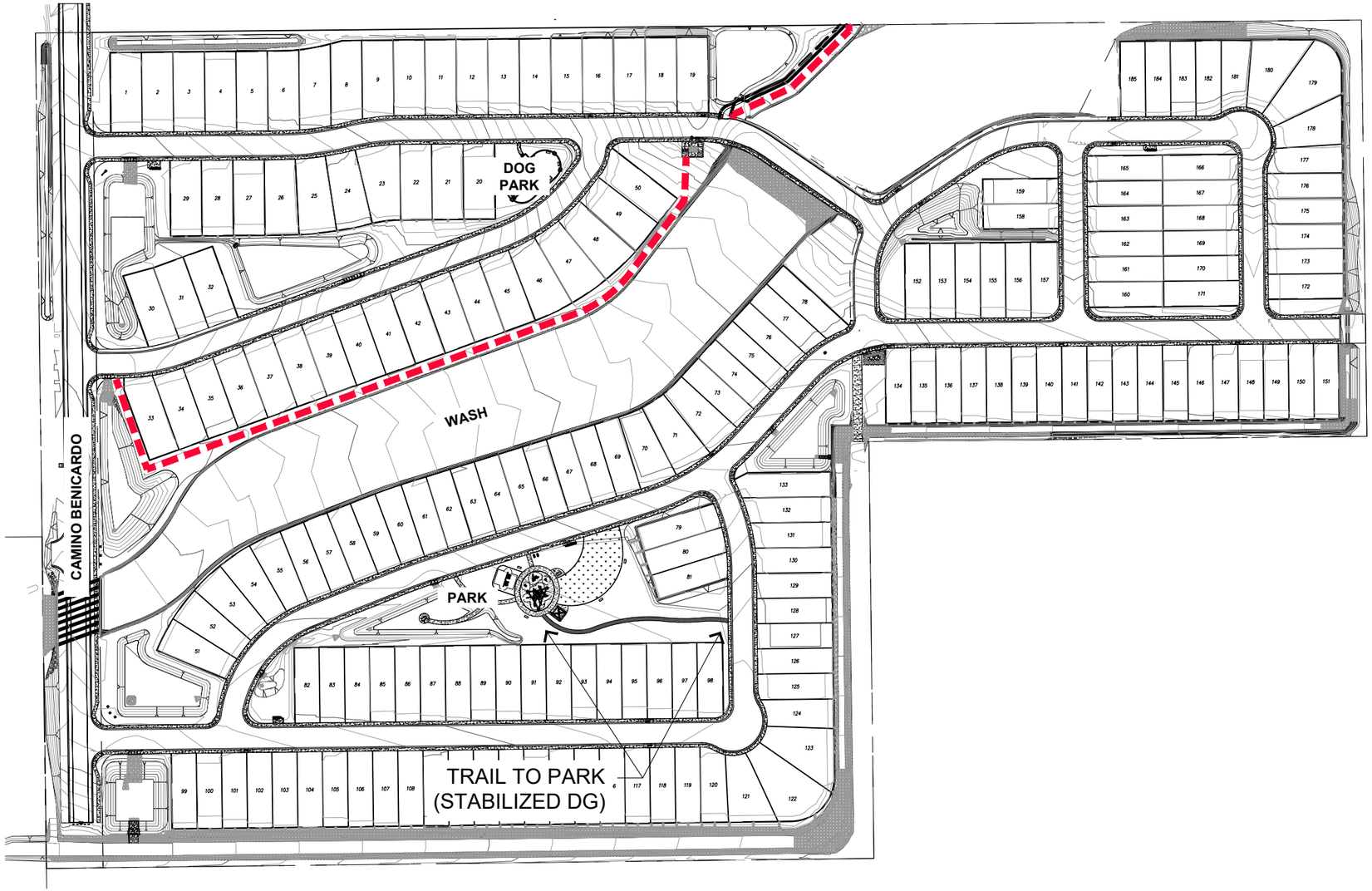
NORTH

PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

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

PLAN: PEDESTRIAN TRAIL



LEGEND

MAIN TRAIL - 10' WIDTH
(STABILIZED DG)

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

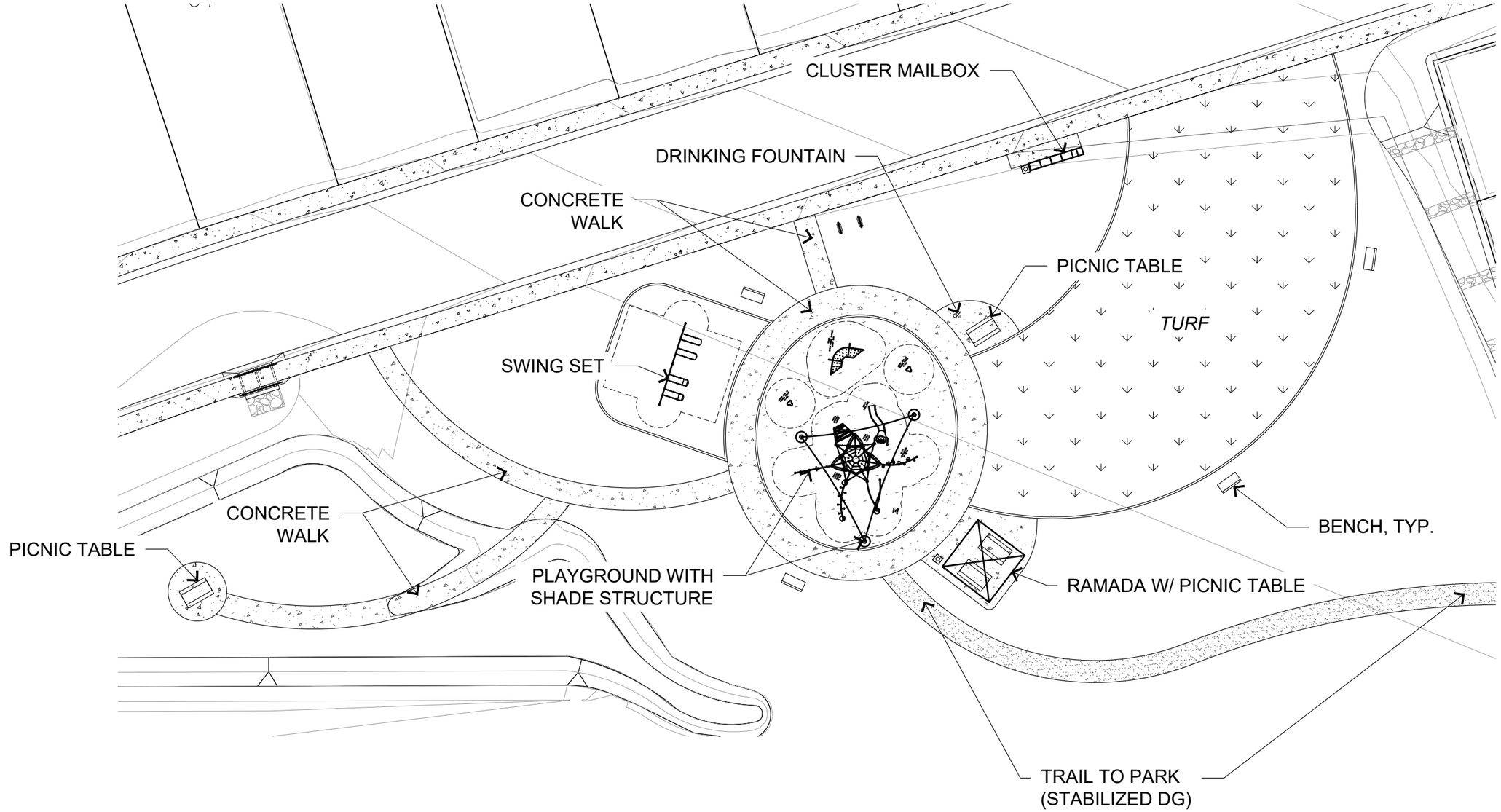
0' 100' 200' NORTH

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

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2 e congress ste 900 Tucson az 85701

JOPLIN ESTATES

PLAN: PARK DETAIL



JOPLIN ESTATES

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

0' 15' 30'

SCALE: 1"-30'-0"

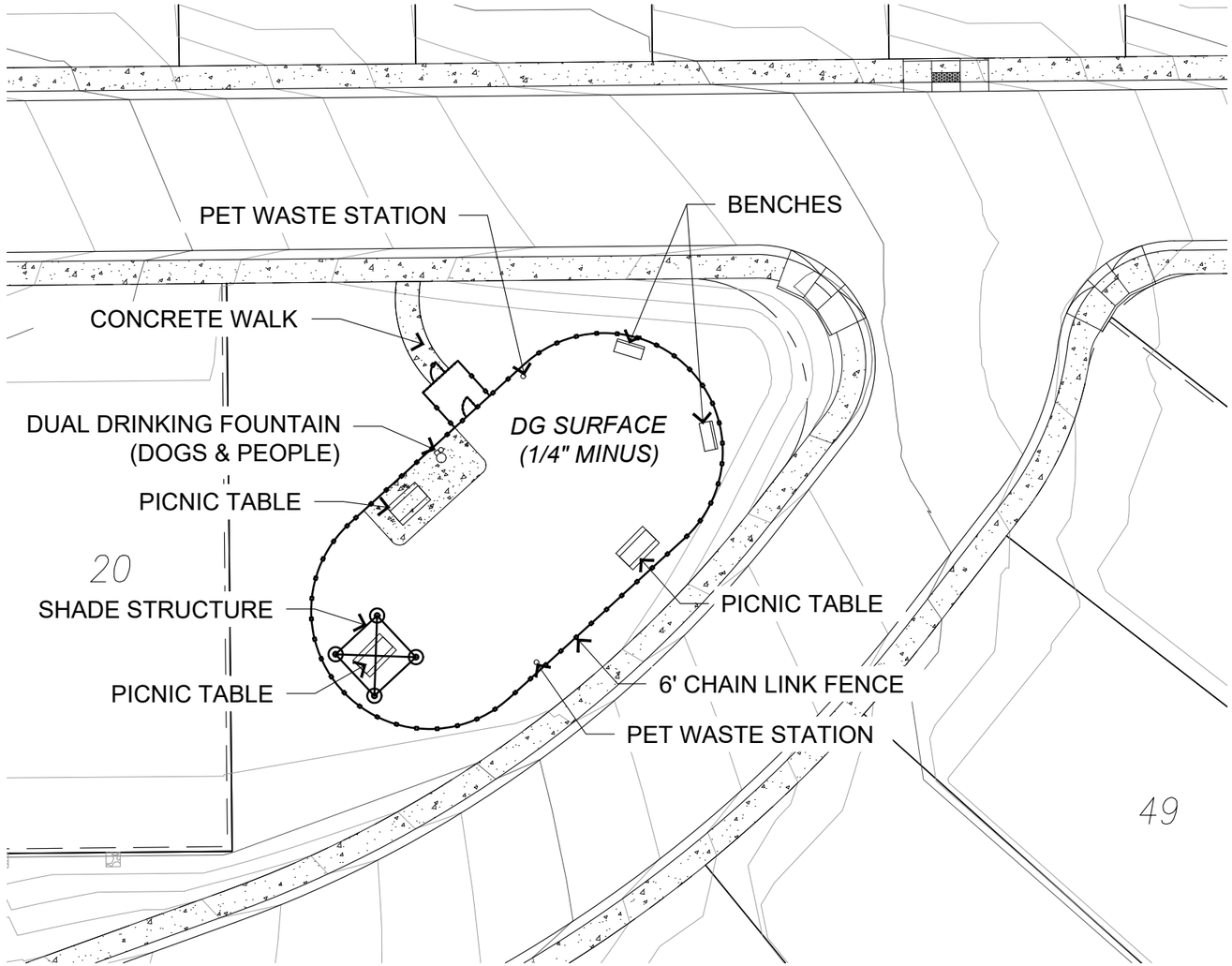
PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

NORTH

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

PLAN: DOG PARK DETAIL



JOPLIN ESTATES

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

0' 15' 30'

SCALE: 1"-30'-0"

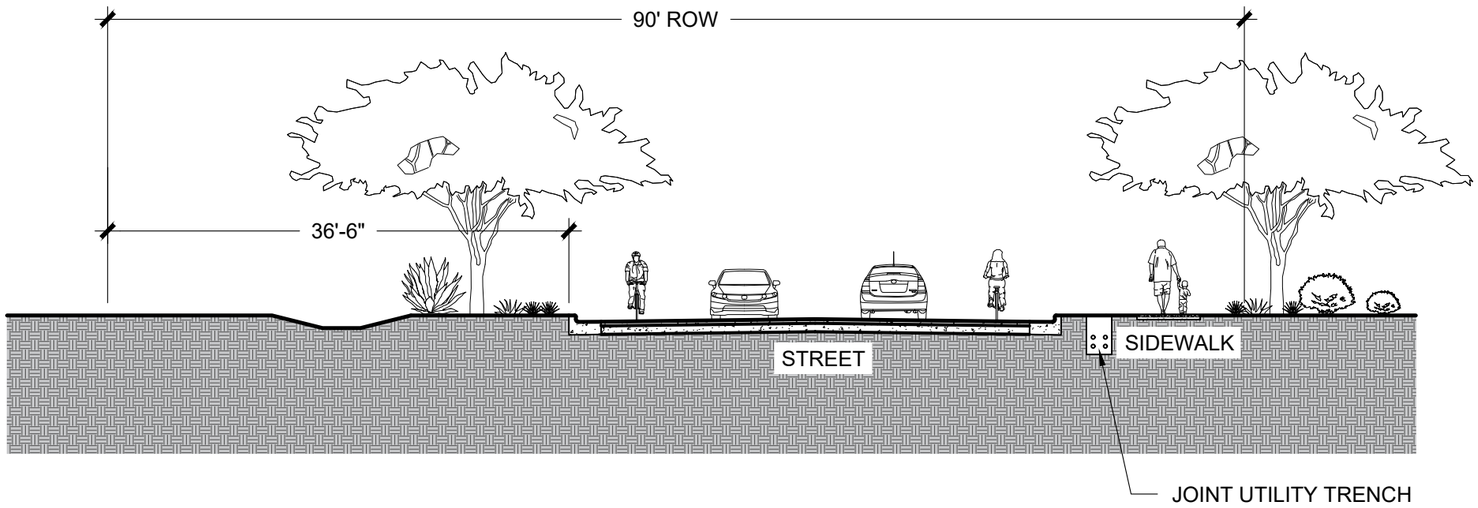
PROJECT: JOP-01 DATE:

FILE NAME: JOP01 NDP.DWG

NORTH

THE PLANNING CENTER
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2 e congress ste 600 tucson az 85701

SECTION A-A': MAJOR STREET



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

JOPLIN ESTATES

0' 6' 12'

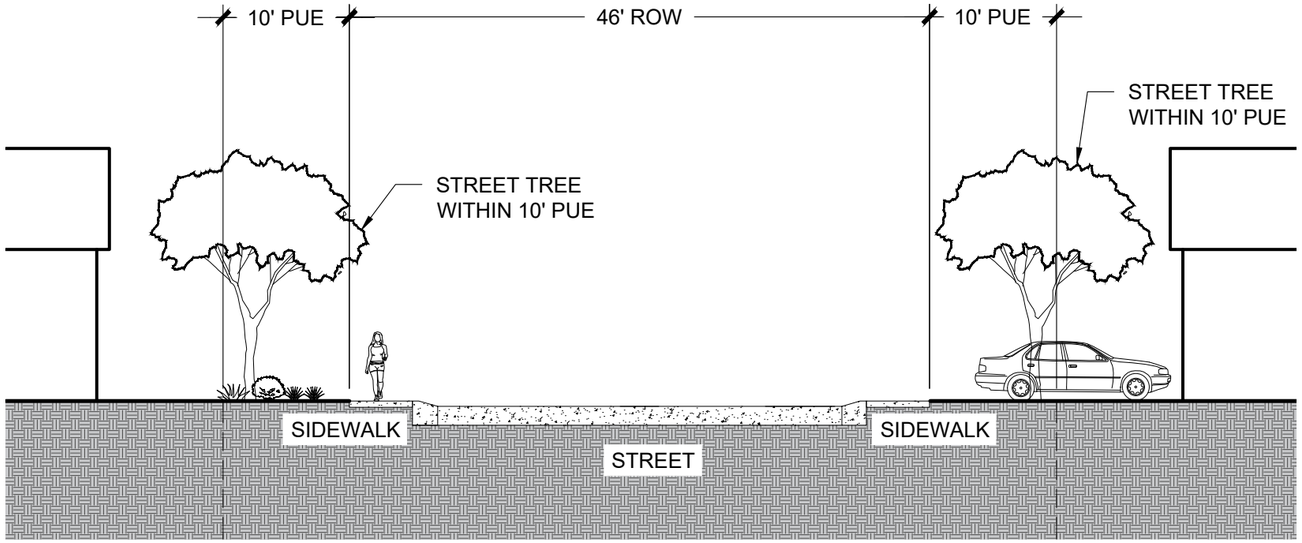
SCALE: 1"=12'-0"

PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

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

SECTION B-B': RESIDENTIAL STREET



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

0' 6' 12'

SCALE: 1"-12'-0"

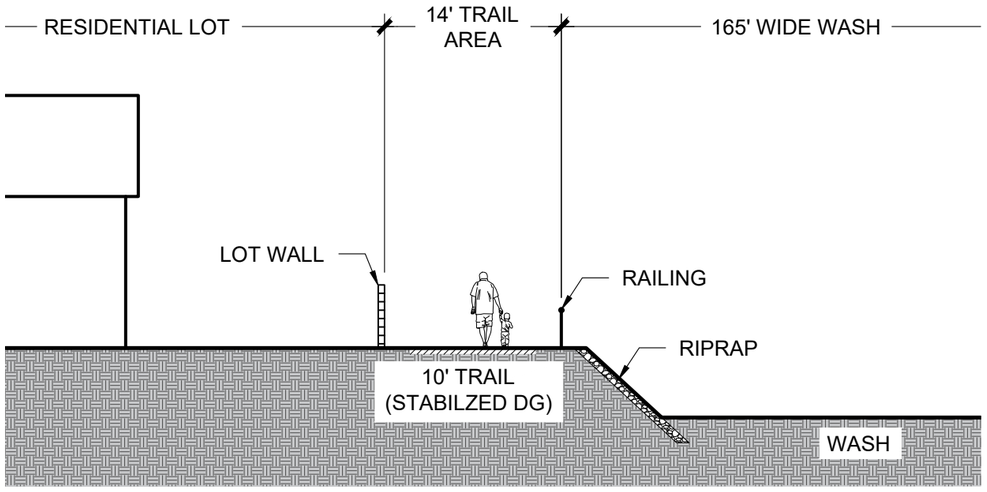
PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

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JOPLIN ESTATES

SECTION C-C': MAIN TRAIL AT WASH



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

0' 6' 12'

SCALE: 1"-12'-0"

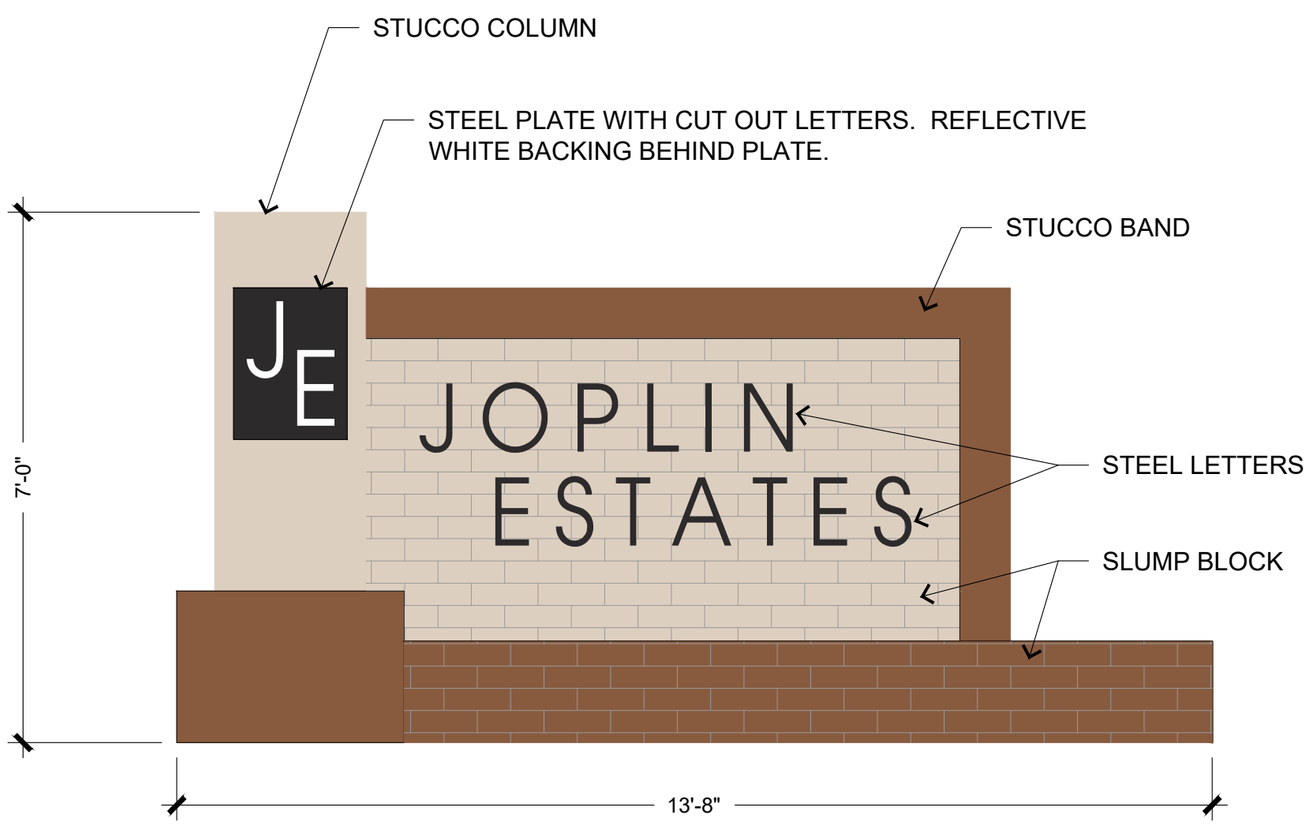
PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

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

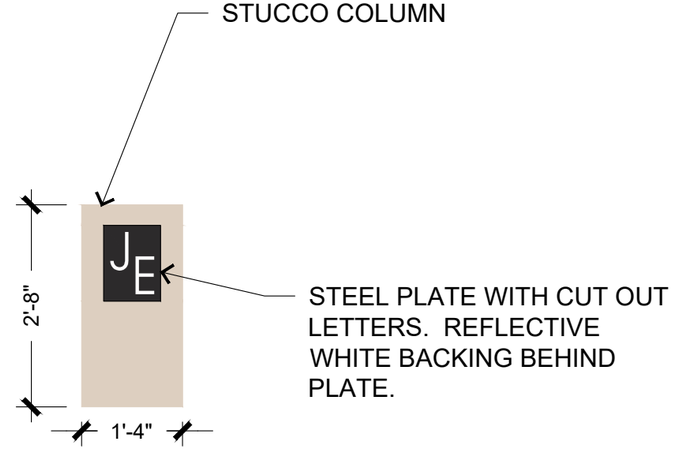
JOPLIN ESTATES

ENTRY SIGN & LOGO COLUMN



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

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



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

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

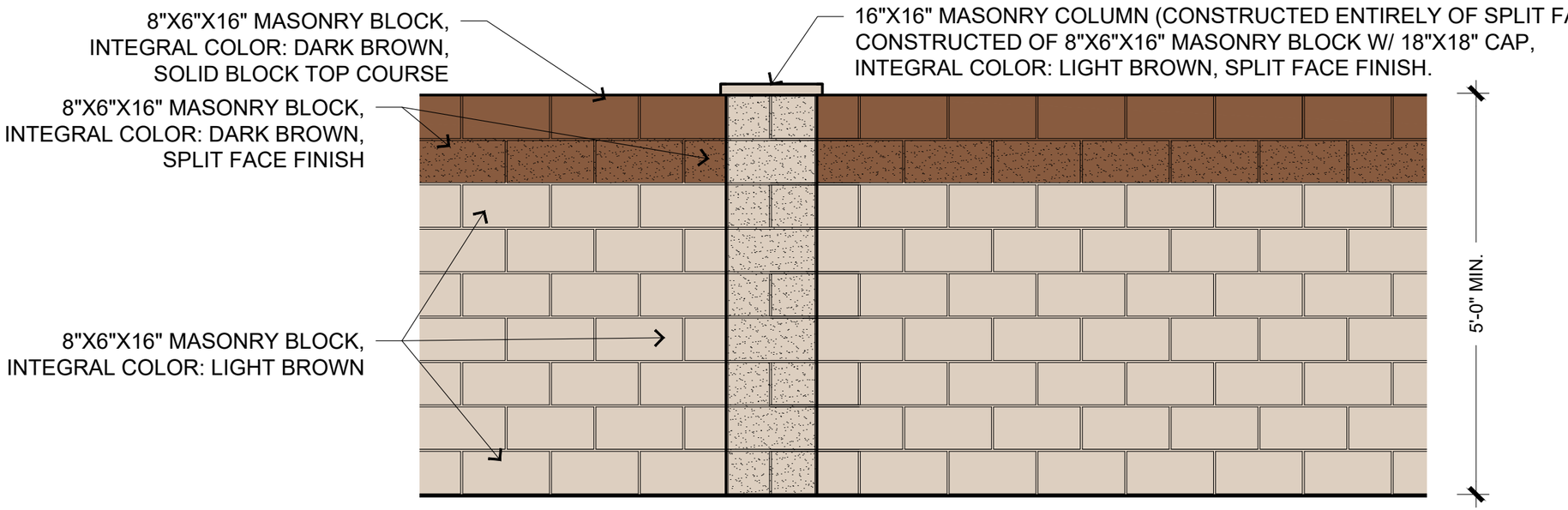
NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

JOPLIN ESTATES

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

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

PERIMETER WALL



1 DECORATIVE PERIMETER WALL ELEVATION

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

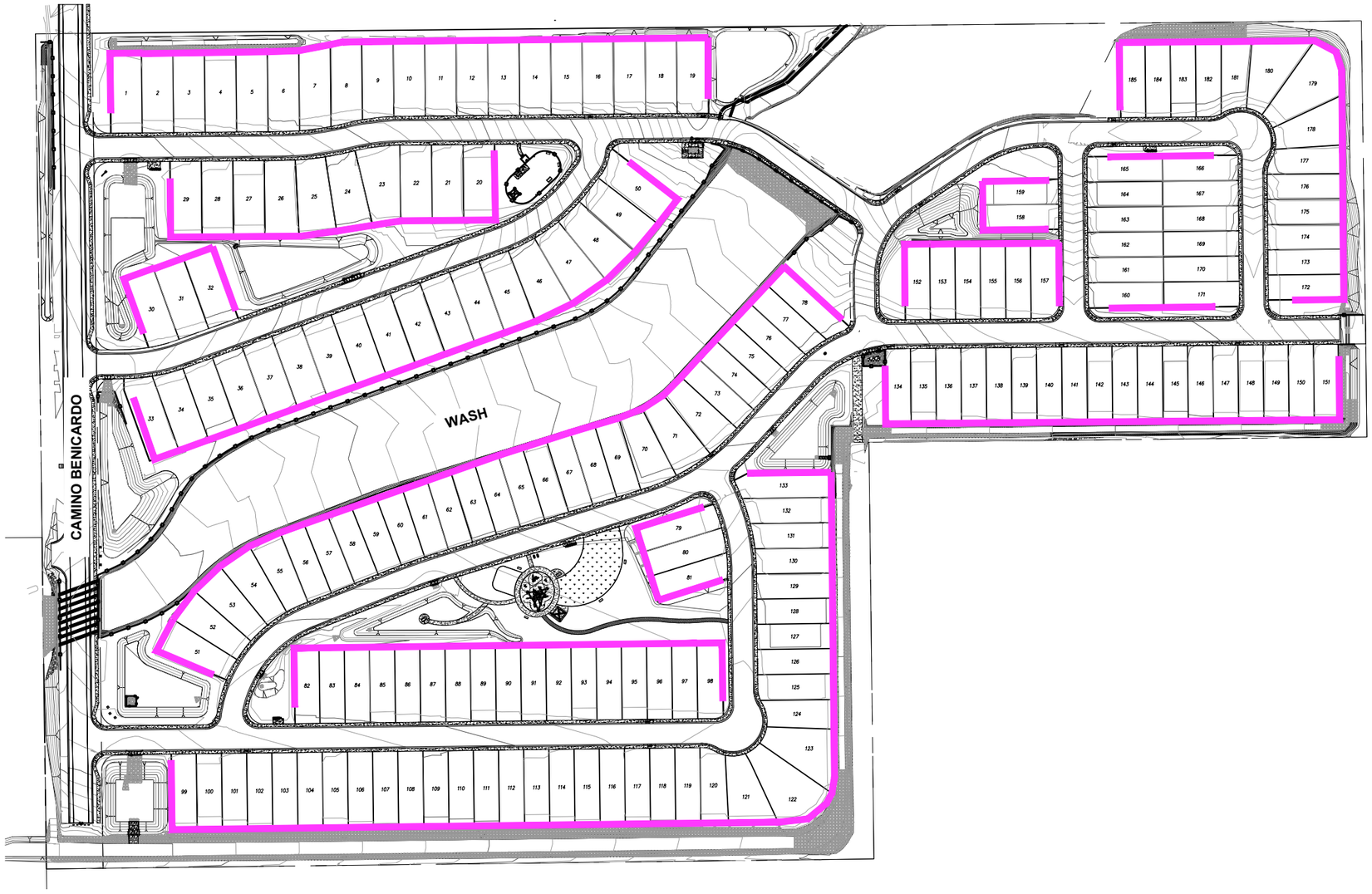
NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

JOPLIN ESTATES

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

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

PLAN: PERIMETER WALL



LEGEND

DECORATIVE PERIMETER WALL

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

0' 100' 200'

SCALE: 1"-200'-0"

PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

NORTH

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

JOPLIN ESTATES

Town of Marana Planning

PRV1909-003 Joplin Estates



Legend

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

Notes

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

MARANA AZ

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

PROJECT APPLICATION

APPLICATION TYPE

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

PROJECT INFORMATION

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

CONTACT INFORMATION

Owner: Joplin Estates, LLC	Contact Name: Doron Sears		
Address: 6340 N Campbell Avenue, Suite 278	City: Tucson	State: AZ	Zip: 85718
Email: doron@searsfinancial.net	Phone No.: (520) 529-8217		
Applicant: Perry Engineering	Contact Name: Kenneth Perry		
Address: 501 W Wetmore Road	City: Tucson	State: AZ	Zip: 85705
Email: KPerry@perryengineering.net	Phone No.: (520) 620-9870		
Consultant/Engineer: Perry Engineering	Contact Name: Kenneth Perry		
Address: 501 W Wetmore Road	City: Tucson	State: AZ	Zip: 85705
Email: KPerry@perryengineering.net	Phone No.: (520) 620-9870		

OWNER/APPLICANT AUTHORIZATION

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

Kenneth Perry		09.09.19
Applicant Name (PRINT)	Signature	Date

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

Revision Date 03/29/2019

Planning Commission - Regular Meeting

Meeting Date: 11/18/2020

To: Planning Commission

From: Brian Varney, Senior Planner

Date: November 18, 2020

Strategic Plan Focus Area:
Not Applicable

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

Discussion:

Request
Perry Engineering, representing Crown West Land Group, is requesting a recommendation to the Marana Town Council for approval of the Preliminary Plat for Summerstone, Lots 1-150 and Common Areas "A" (Open Space Conservation), "B" (Drainage / Detention Basin), "C" (Utility Access), and "D" (Recreation, Landscape and Bufferyards), and Block 1.

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

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

The preliminary plat proposes 150 residential lots at a minimum lot size of 4,800 square feet, a maximum lot size of 9,441 square feet, and an average lot size of 5,763 square feet. The density proposed for this subdivision is 3.6 residences per acre. The R-3.5 (Residential) development standards will apply along with the additional conditions and restrictions identified above. All lots will be subject the Town's Residential Design Standards.

Recreation Area
Active and passive recreation is proposed in the amount of 79,925 square feet including a central park area (31,157 square feet) containing amenities such as a turfed area, a shaded playground, a ramada covered picnic table, bench seating, dog waste stations, and shade trees. A dog park of approximately 19,728 square feet is also proposed, containing such amenities as a fenced dog run area, dog waste stations, a picnic table, bench seating, pet drinking fountain, and trash receptacles.

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

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

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

Utility Service
The proposed subdivision is located within Marana Water's service area and the Town's assured water supply shall apply to the property. The developer shall be responsible for the construction of all on-site water utility infrastructure. Block 1, in the southeast corner of the proposed plat, will be dedicated to the Town by the final plat in order to accommodate the expansion of an existing well site adjacent to the proposed block. The well site expansion will include the construction of a 100,000 gallon water storage tank.

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

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 street tree placement, recreation areas, interior and perimeter wall design and location, as well as entry signage has been attached to this report.

Recommended Findings of Fact

1. The property subject to the proposed preliminary subdivision plat is currently zoned R-3.5 (Residential), as approved with the annexation by the adoption of Marana Ordinance No. 2020.011. The proposed plat is in substantial conformance with Marana Ordinance No. 2020.011, 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 1.0 du/ac to 2.0 du/ac. Prior to the annexation, Pima County Zoning and General Plan supported a much greater density and were translated into Marana in accordance with all legal requirements.The preliminary plat proposed density of 3.6 residences per acre 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 will comply with the requirements of the zoning and the purpose and intent of Marana Ordinance No. 2020.011, the La Puerta Del Norte East Pre-Annexation and Development

Agreement, the Marana Land Development Code, the Marana General Plan, and the Marana Town Code prior to action by the Town Council.

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. 2020.011, the La Puerta Del Norte East Pre-Annexation and Development Agreement, the Marana Land Development Code, the Marana General Plan, and the Marana Town Code. This preliminary plat is in substantial conformance with all required development regulations. Staff recommends a recommendation for approval to the Town Council.

Suggested Motion:

I move to recommend to the Town Council approval of PRV2008-001, Preliminary Plat for Summerstone, Lots 1-150 and Common Areas "A" through "D" and Block 1.

Attachments

PRV2008-001 Summerstone PP_Sub 3
PRV2008-001 SUMMER NDP
PRV2008-001 SUMMER Map
PRV2008-001 SUMMER App

GENERAL NOTES

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

   AVERAGE LOT SIZE 5,763 SF.

   MAXIMUM LOT SIZE 9,441 SF.

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

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

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

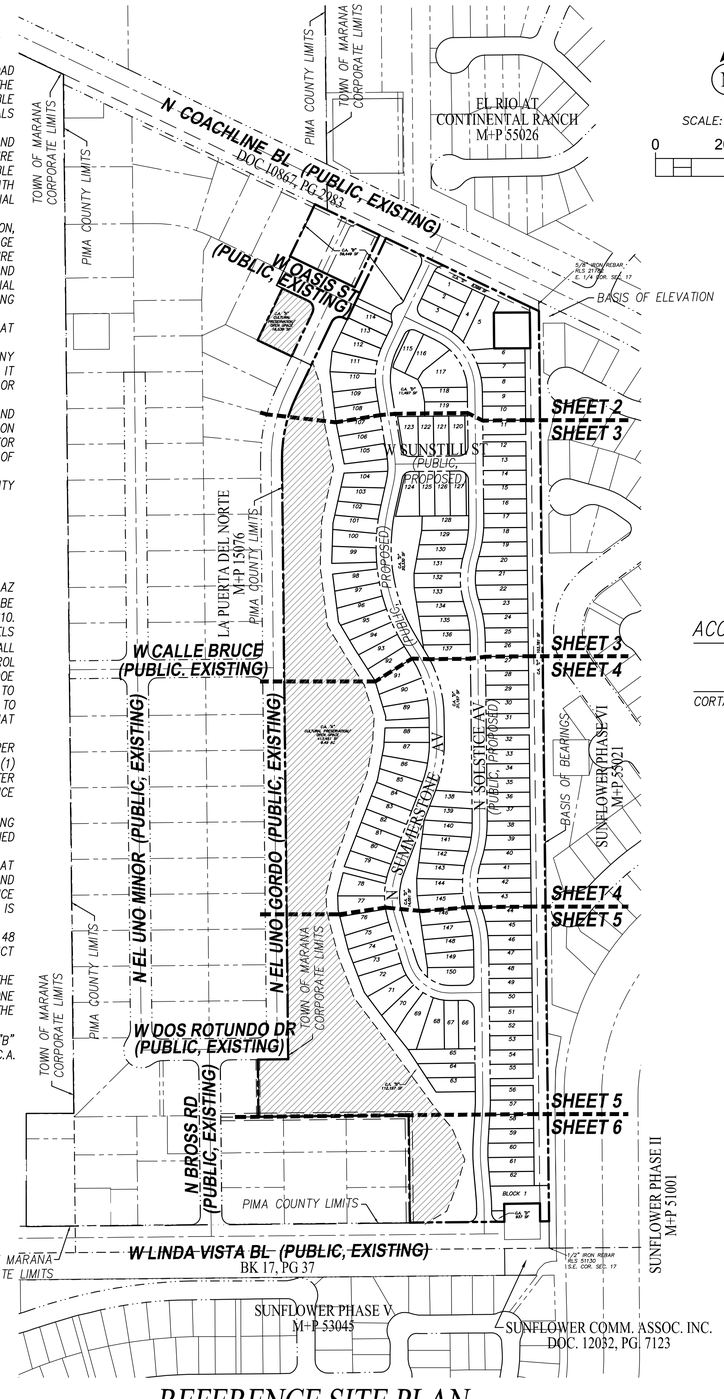
   COMMON AREA "C" – UTILITY ACCESS = 103,781 SF.

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

   BLOCK 1 – WELL SITE EXPANSION = 10,006 SF.
9. BUILDING SETBACKS PER ZONING
   – FRONT: 20' MINIMUM.
   – SIDE: 5' MINIMUM WITH A STREET SIDE YARD (SETBACK) HAVING A MINIMUM OF 10'.
   – REAR: 10' MINIMUM.
10. NO FURTHER SUBDIVISION OF ANY LOTS OR BLOCKS SHOWN HEREON WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.
11. AT LEAST TWO OFF-STREET SPACES WITHIN A FULLY ENCLOSED GARAGE WILL BE PROVIDED FOR EACH LOT (150 LOTS X 2 = 300).
12. COACHLINE BOULEVARD AND LINDA VISTA BOULEVARD ARE THE NEAREST PAVED ACCESS, AND ARE ADJACENT TO THIS PROJECT.
13. 1.0 MILES OF NEW PUBLIC STREETS ARE INCLUDED IN PRELIMINARY PLAT.
14. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARDS AND SPECIFICATIONS, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
15. ALL WEATHER ACCESS WILL BE PROVIDED FOR ALL LOTS PRIOR TO ANY LOT RELEASE.
16. INTERIOR STREETS: POSTED SPEED LIMIT FOR THIS PROJECT IS 25 MPH, THE DESIGN SPEED FOR THIS PROJECT IS 25 MPH. COACHLINE BL: POSTED SPEED LIMIT IS 35 MPH AND THE DESIGN SPEED IS 35 MPH. LINDA VISTA BL: POSTED SPEED LIMIT IS 25 MPH, DESIGN SPEED IS 30 MPH. THE DESIGN VEHICLE IS A WB-40 FOR ALL STREETS.
17. LOTS ARE "A" (FRONT DRAINING) OR "B" (SPLIT FRONT/REAR DRAINING).
18. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGE RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWING EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOW, OR RAINFALL.
19. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
20. THE 100-YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGEWAYS.
21. THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
22. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE MARANA WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
23. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY WATER UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.
24. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DISTRICT.
25. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE RELOCATED AT NO EXPENSE TO THE TOWN OF MARANA AND/OR PIMA COUNTY.
26. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48 KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
27. OBJECTS AND MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
28. THE BASIS OF BEARINGS FOR THIS PROJECT ARE BASED ON EAST SECTION LINE OF SECTION 17, AS MEASURED BETWEEN THE SOUTHEAST CORNER OF SAID SECTION, BEING A 1/2" IRON REBAR, WITH BRASS TAG, RLS 51130 AND THE EAST 1/4 CORNER, BEING A 5/8" IRON REBAR, WITH BRASS TAG, RLS 21782. SAID BEARING BEING, NORTH 00° 38' 34" WEST.
29. THE BASIS OF ELEVATION FOR THIS PROJECT ARE BASED ON PCDOT OPUS CONTROL POINT 'L09' AND IS LOCATED APPROXIMATELY 47 FEET SOUTHEAST OF THE EAST 1/4 CORNER OF SECTION 17. IT'S LOCATION IS SHOWN ON THE PLANS. SAID ELEVATION IS 2090.52, NAVD88.

GENERAL NOTES (cont.)

30. A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.
31. FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 1,000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 1 HOUR. FIRE HYDRANTS SHALL BE LOCATED WITH AN AVERAGE SPACING NO GREATER THAN 500 FEET AND NO GREATER DISTANCE THAN 250 FEET FROM ANY POINT ON A STREET OF FIRE APPARATUS ACCESS ROAD TO A FIRE HYDRANT. BLUE REFLECTIVE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT.
32. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS AND REQUIRED FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW SHALL BE INSTALLED, TESTED, AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON THE SITE.
33. A SIGN IDENTIFYING THE NAME OF THE BUILDER, LOT NUMBER, AND ADDRESS SHALL BE POSTED IN A LOCATION VISIBLE FROM THE FIRE DEPARTMENT ACCESS ROAD. THE SIGN SHALL BE MAINTAINED IN A LEGIBLE CONDITION DURING ALL PHASES OF CONSTRUCTION BEGINNING WITH INSTALLATION OF THE FLOOR SLAB AND REMAINING UNTIL THE FINAL INSPECTION.
34. INSTALLATION OF ITEMS SUCH AS LANDSCAPE, HARDSCAPE, IRRIGATION, DRAINAGE IMPROVEMENTS, SIGNAGE, MONUMENTATION, WALLS, DRAINAGE IMPROVEMENTS, ETC., WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE, AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATIONS WITHIN THE PUBLIC RIGHTS-OF-WAY.
35. ACCEPTED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT ACCEPTANCE.
36. ACCEPTANCE OF THIS PLAN DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
37. ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS, AND MUST BE ACCEPTED AND RELEASED FOR SERVICE BY PIMA COUNTY RECLAMATION PRIOR TO THE ISSUANCE OF SEWER CONSTRUCTION PERMITS.
38. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY RECLAMATION BEFORE BEGINNING ANY WORK ON THIS PROJECT.
39. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH, GRAFFITI-RESISTANT MATERIALS.
40. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
41. SEE SEPARATE LANDSCAPING PLANS FOR ON-SITE LANDSCAPING PERCENTAGE REQUIRED AND PROVIDED.
42. LOS MORTEROS PRESERVATION / SITE AVOIDANCE: A PORTION OF SITE AZ AA:12:57 (ASM) LOS MORTEROS, (MEASURING CA. 10.5 ACRES) WILL BE PROTECTED IN PLACE WITHIN PARCELS 226-05-1570 AND 226-05-0610. THE SAME 10.5 ACRES WITHIN THE SUBJECT SITE AND PARCELS 226-04-014D (CA. 8.08 ACRES), 226-004-016H (CA. 2.2 ACRES) SHALL BE DEDICATED TO PIMA COUNTY , OR THE PIMA COUNTY FLOOD CONTROL DISTRICT TO MITIGATE IMPACTS TO CULTURAL RESOURCES AND FLOOE CONTROL CONSIDERATIONS. THE DEDICATION SHALL OCCUR PRIOR TO ANNEXATION, OR AT A MINIMUM, SHALL BE PLACED IN A TRUST AGREED TO BY PIMA COUNTY OF THE PIMA COUNTY FLOOD CONTROL DISTRICT THAT WILL ALLOW FOR THE DEDICATION TO OCCUR AT A LATER DATE.
43. STREET TREES ARE REQUIRED TO BE PLACED AT AN AVERAGE OF ONE PER FIFTY (50) FEET TO SATISFY MARANA RESIDENTIAL STANDARDS. ONE (1) STREET TREE SHALL BE PLANTED ON EACH LOT, TO BE LOCATED AFTER DRIVEWAYS ARE INSTALLED. STREET TREES ARE SUBJECT TO MAINTENANCE REQUIREMENTS DEFINED IN THE MARANA LAND DEVELOPMENT CODE.
44. ANY GROUND DISTURBANCE WITHIN 30.5 m (100.0 FT.) OF THE EXISTING LOS MORTEROS BOUNDARY SHALL BE MONITORED BY A QUALIFIED ARCHAEOLOGIST.
45. ALL CORTARO-MARANA IRRIGATION DISTRICT EASEMENTS WITHIN THIS PLAT SHALL MAINTAIN ALL SUPERIOR PRIOR RIGHTS AND COVENANTS AND MAINTAIN THOSE EXCLUSIVE RIGHTS IN PERPETUITY WITH NO ENCUMBRANCE UNLESS AUTHORIZATION FROM CORTARO-MARANA IRRIGATION DISTRICT IS RECEIVED IN WRITING.
46. CORTARO-MARNANA IRRIGATION DISTRICT WILL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO WORK IN ANY CORTARO-MARANA IRRIGATION DISTRICT EASEMENT.
47. THE COST OF THE REINFORCED CONCRETE CAP OVER THE CORTARO-MARANA IRRIGATION DISTRICT 48" PIPELINE AT N SUMMERSTONE AVENUE AND DETAILED ON SHEET 5, SHALL BE AT THE COST OF THE DEVELOPER.
48. THE EXISTING 20' WIDE DRAINAGE WAY PARCEL LOCATED IN THE C.A. "B" BASIN WILL BE ABANDONED BY FINAL PLAT AND BECOME A PART OF C.A. "B".

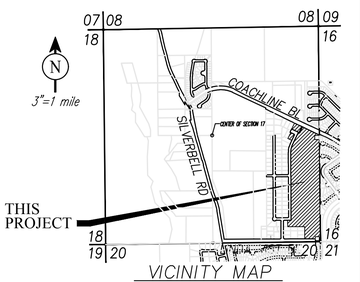


REFERENCE SITE PLAN

N

SCALE: 1"=200'

0 200 400 Feet



VICINITY MAP

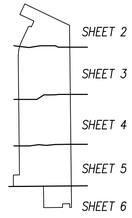
A PORTION OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LEGEND

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

ACCEPTED BY:

CORTARO MARANA IRRIGATION DISTRICT — DATE



KEY PLAN

SHEET INDEX

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

OWNER

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

DEVELOPER

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

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

#PRV2008-001

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

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

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

Registered Professional Engineer — 34910 — KENNETH D. PERRY — Date signed 11/10/20 — ARIZONA, U.S.A.

NO.	DATE	REVISION	BY	CH	APPR

DATE: 11-10-20 | REV:
SCALE: 1" = 200' | EX. C.I. = 0.5'
PERRY ENG. JOB NUMBER: 20024
1 OF 6

F:\Perry Engineering\20024 – KB Home MUSD\Preliminary Plat\20024-PP-01 TITLE.dwg Plotted: Nov 09, 2020 – 10:31am KPE04082019

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

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

226-05-009A

PIMA COUNTY LIMITS
TOWN OF MARANA CORPORATE LIMITS
214 LF 24" CMP (TOTAL LENGTH)
INV=79.93
EL RIO AT CONTINENTAL RANCH M+P 55026
FOR N SUMMERSTONE AV PROFILE SEE SHEET 5
DOC 10867, PG 2983
W. COACHLINE BLVD. (PUBLIC, EXISTING)
W. OASIS ST. (PUBLIC, EXISTING) M+P 15076
27 LF 24" CHDPE AT 1.0%
INV=82.0
INV=80.63
C.A. "B" 59,449 SF
INLET 1 RIM=86.50 INV=82.27
55.6 LF 8" SAN AT 0.50%
181.1 LF 8" SAN AT 0.50%
EX. SAN. MH RIM=86.82 INV=75.60
WSEL=87.20
GRADE TO DRAIN
SAN. MH 1 RIM=87.30 INV=75.98
SAN. MH 2 RIM=88.18 INV=76.99
SAN. MH 20 RIM=88.72 INV=77.72
SAN. MH 21 RIM=89.06 INV=78.12
SAN. MH 3 RIM=88.93 INV=77.61
SAN. MH 4 RIM=89.43 INV=78.22
SAN. MH 5 RIM=90.02 INV=78.82
101.2 LF 8" SAN AT 0.50%
59.6 LF 8" SAN AT 0.50%
(EXCLUDED) 226-03-002F
CORTARO-MARANA IRRIGATION DISTRICT L8
WELL 17-1-1 ADWR#55-085388
PCDOT 'L09' BASIS OF ELEVATION EL. = 2090.52
5/8" IRON REBAR RLS 21282 E. 1/4 COR. SEC. 17
C.A. "C" - UTILITY ACCESS 103,781 SF
C.A. "D" 11,497 SF
SUNFLOWER PHASE VI M+P 55021
LA PUERTA DEL NORTE M+P 15076
N. EL UNO GORDO (PUBLIC, EXISTING) M+P 15076
TOWN OF MARANA CORPORATE LIMITS
C.A. "A" CULTURAL PRESERVATION/ OPEN SPACE 413,451 SF 9.49 AC
C.A. "A" CULTURAL PRESERVATION/ OPEN SPACE 16,639 SF
C.A. "B" - DRAINAGE / DETENTION BASIN 101,262 SF
RADIAL BEARING =S25°39'19"W
R=25.00' L=39.19' Δ=89°49'35"(M)
R=25.00' L=39.27' Δ=90°00'00"(R1)
R=401.14' L=183.09' Δ=26°09'07"(M)
R=401.14' L=196.52' Δ=26°15'12"(R1)
MATCH LINE
SEE SHEET 3

N

SCALE: 1"=40'

0 40 80 Feet

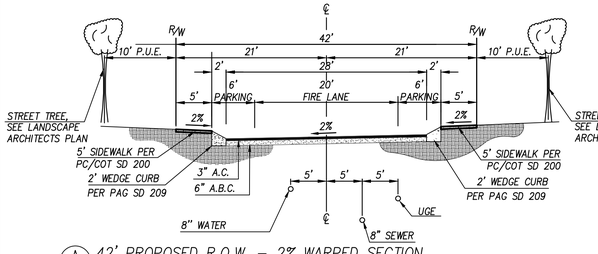
C.I.: 0.5'

KEYNOTES - FOR THIS SHEET ONLY

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

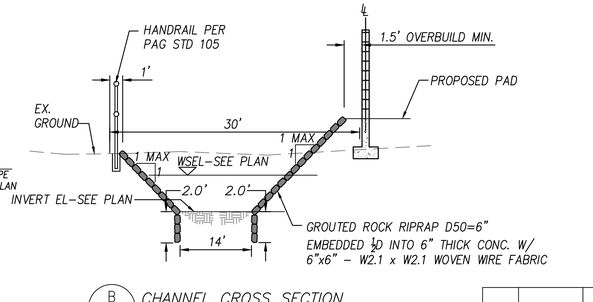
LINE TABLE

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



A/2 42' PROPOSED R.O.W. - 2% WARPED SECTION

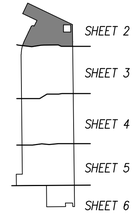
H:1"=10', V:1"=5'



B/2 CHANNEL CROSS SECTION

NTS

SEE SHEET 6 FOR CENTERLINE DATA TABLES



KEY PLAN

NO.	DATE	REVISION	BY	CH	APPR

#PRV2008-001

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

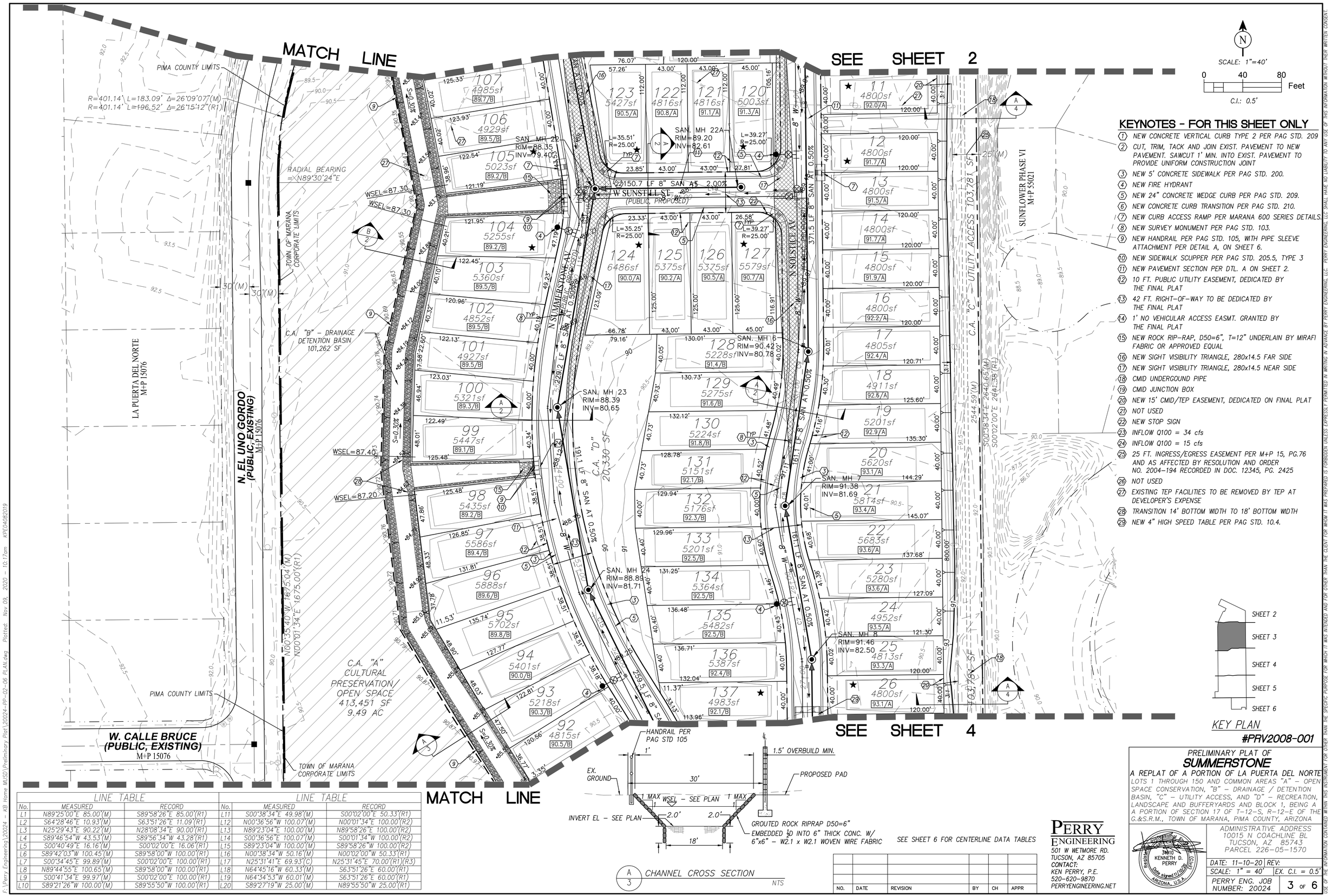
PERRY ENGINEERING
501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT:
KEN PERRY, P.E.
520-620-9870
PERRYENGINEERING.NET

REGISTERED PROFESSIONAL ENGINEER KENNETH D. PERRY 24810 ARIZONA, U.S.A. (Date signed 11/20/20)

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

DATE: 11-10-20 | REV:
SCALE: 1" = 40' | EX. C.I. = 0.5'
PERRY ENG. JOB NUMBER: 20024
2 OF 6

F:\Perry Engineering\20024 - KB Home MUSI\Preliminary Plat\20024-PP-02-06 PLAN.dwg PlotTest: Nov 09, 2020 - 10:16am KPE04082019
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N

SCALE: 1"=40'

0 40 80 Feet

C.I.: 0.5'

KEYNOTES – FOR THIS SHEET ONLY

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

SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6

KEY PLAN

#PRV2008-001

LINE TABLE

No.	MEASURED	RECORD
L1	N89°25'00"E 85.00'(M)	S89°58'26"E 85.00'(R1)
L2	S64°28'46"E 10.93'(M)	S63°51'26"E 11.09'(R1)
L3	N25°29'43"E 90.22'(M)	N28°08'34"E 90.00'(R1)
L4	S89°46'54"W 43.53'(M)	S89°56'34"W 43.28'(R1)
L5	S00°40'49"E 16.16'(M)	S00°02'00"E 16.06'(R1)
L6	S89°42'03"W 100.45'(M)	S89°58'00"W 100.00'(R1)
L7	S00°34'45"E 99.89'(M)	S00°02'00"E 100.00'(R1)
L8	N89°44'55"E 100.65'(M)	S89°58'00"W 100.00'(R1)
L9	S00°41'34"E 99.97'(M)	S00°02'00"E 100.00'(R1)
L10	S89°21'26"W 100.00'(M)	S89°55'50"W 100.00'(R1)

LINE TABLE

No.	MEASURED	RECORD
L11	S00°38'34"E 49.98'(M)	S00°02'00"E 50.33'(R1)
L12	N00°36'56"W 100.07'(M)	N00°01'34"E 100.00'(R2)
L13	N89°23'04"E 100.00'(M)	N89°58'26"E 100.00'(R2)
L14	S00°36'56"E 100.07'(M)	S00°01'34"W 100.00'(R2)
L15	S89°23'04"W 100.00'(M)	S89°58'26"W 100.00'(R2)
L16	N00°38'34"W 50.16'(M)	N00°02'00"W 50.33'(R1)
L17	N25°31'41"E 69.93'(C)	N25°31'45"E 70.00'(R1)(R3)
L18	N64°45'16"W 60.33'(M)	S63°51'26"E 60.00'(R1)
L19	N64°34'53"W 60.01'(M)	S63°51'26"E 60.00'(R1)
L20	S89°27'19"W 25.00'(M)	N89°55'50"W 25.00'(R1)

NO.	DATE	REVISION	BY	CH	APPR

PRELIMINARY PLAT OF

SUMMERSTONE

A REPLAT OF A PORTION OF LA PUERTA DEL NORTE

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

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

Registered Professional Engineer 39810 KENNETH D. PERRY Date signed 11/10/20 ARIZONA, U.S.A.

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

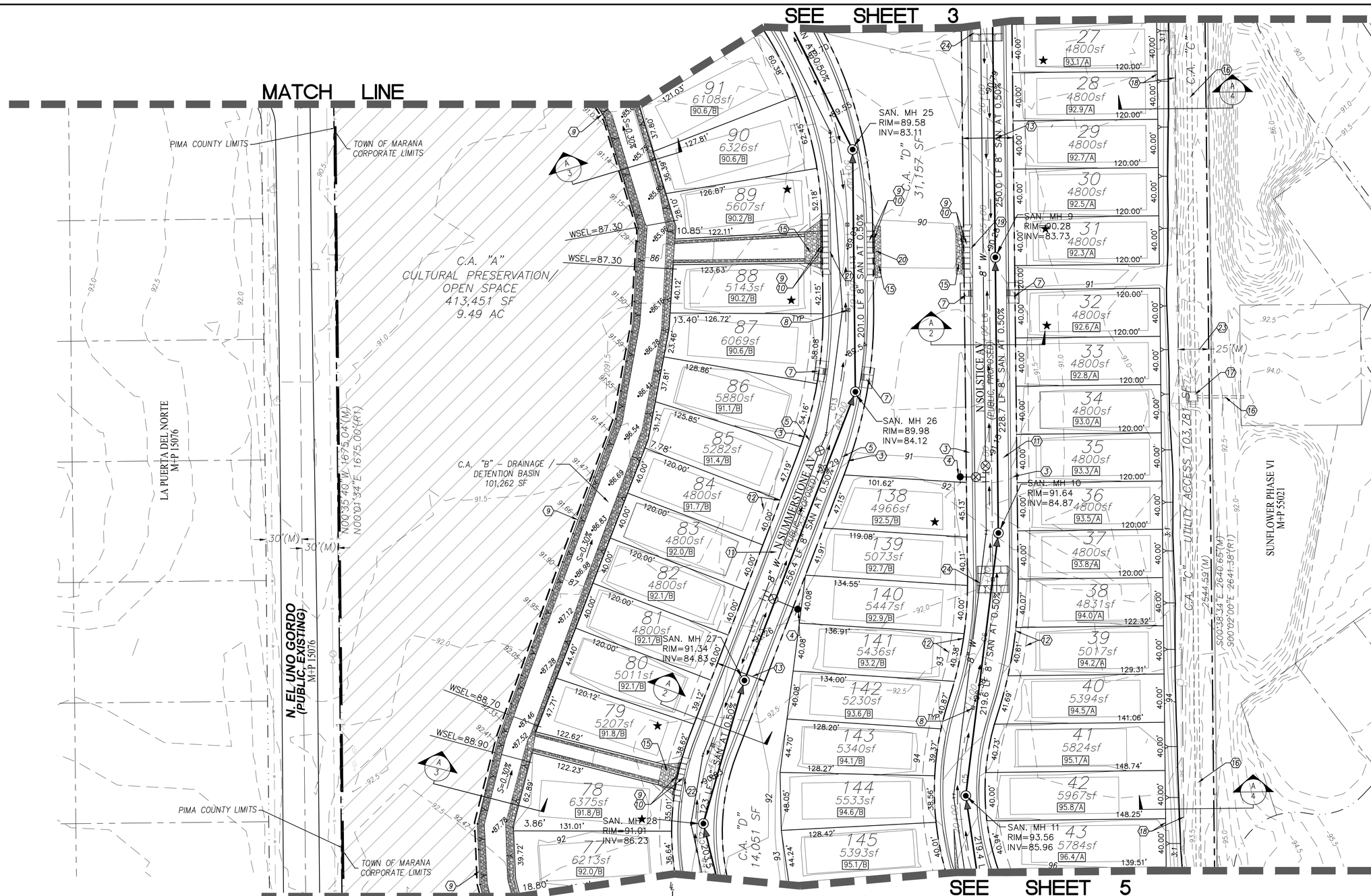
DATE: 11–10–20 | REV:
SCALE: 1" = 40' | EX. C.I. = 0.5'
PERRY ENG. JOB NUMBER: 20024
3 OF 6

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

SEE SHEET 3

MATCH LINE



SEE SHEET 5

MATCH LINE

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

A/4 EAST PROPERTY LINE CROSS SECTION
NTS

SEE SHEET 6 FOR CENTERLINE DATA TABLES

NO.	DATE	REVISION	BY	CH	APPR

N

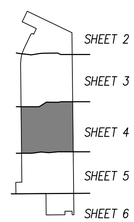
SCALE: 1"=40'

0 40 80 Feet

C.I.: 0.5'

KEYNOTES - FOR THIS SHEET ONLY

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



KEY PLAN

#PRV2008-001

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

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TUCSON, AZ 85705
CONTACT:
KEN PERRY, P.E.
520-620-9870
PERRYENGINEERING.NET

Registered Professional Engineer 39810 KENNETH D. PERRY Date signed 11/10/20 (Only) ARIZONA, U.S.A.

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

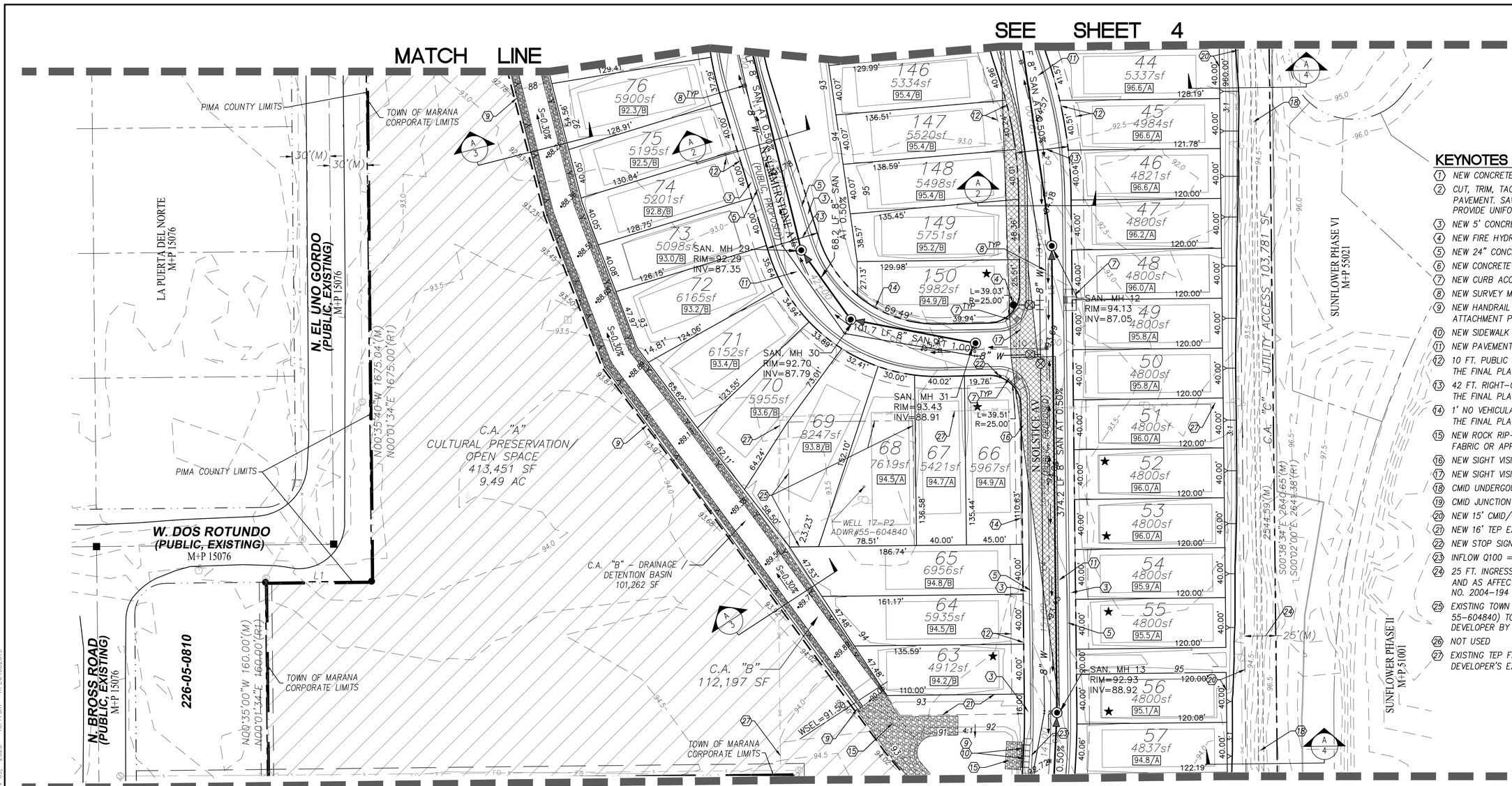
DATE: 11-10-20 | REV:
SCALE: 1" = 40' | EX. C.I. = 0.5'
PERRY ENG. JOB NUMBER: 20024
4 OF 6

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

SEE SHEET 4

MATCH LINE



KEYNOTES - FOR THIS SHEET ONLY

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

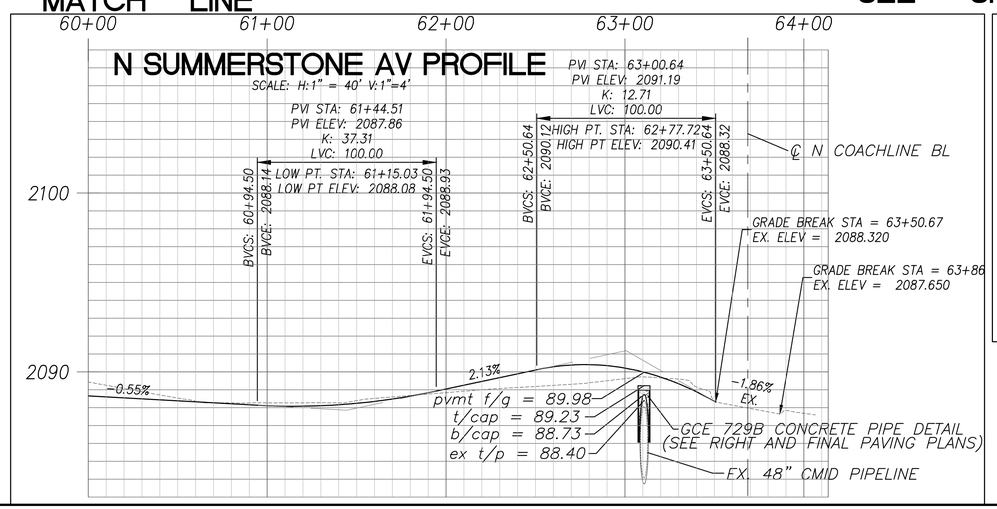
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0 40 80 Feet
C.I.: 0.5'

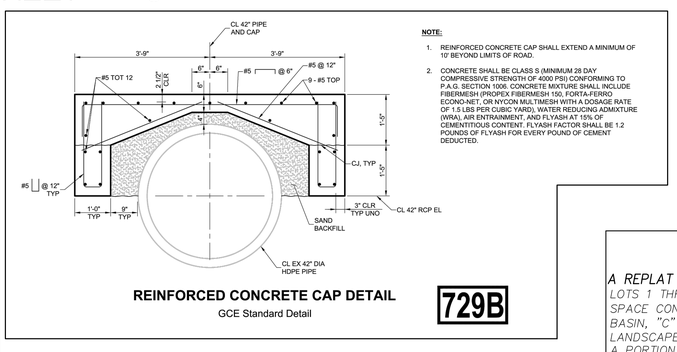
MATCH LINE

SEE SHEET 6

LINE TABLE

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

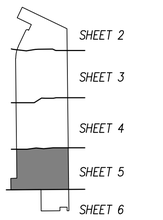




NOTE:
1. REINFORCED CONCRETE CAP SHALL EXTEND A MINIMUM OF 10' BEYOND LIMITS OF ROAD.
2. CONCRETE SHALL BE CLASS S (MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI) CONFORMING TO P.A.G. SECTION 1006. CONCRETE MIXTURE SHALL INCLUDE FIBERMESH (PROPEX FIBERMESH 150, FORTA-FERRO ECONO-NET, OR NYCON MULTIMESH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

REINFORCED CONCRETE CAP DETAIL
GCE Standard Detail

729B



#PRV2008-001

SEE SHEET 6 FOR CENTERLINE DATA TABLES

NO.	DATE	REVISION	BY	CH	APPR

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

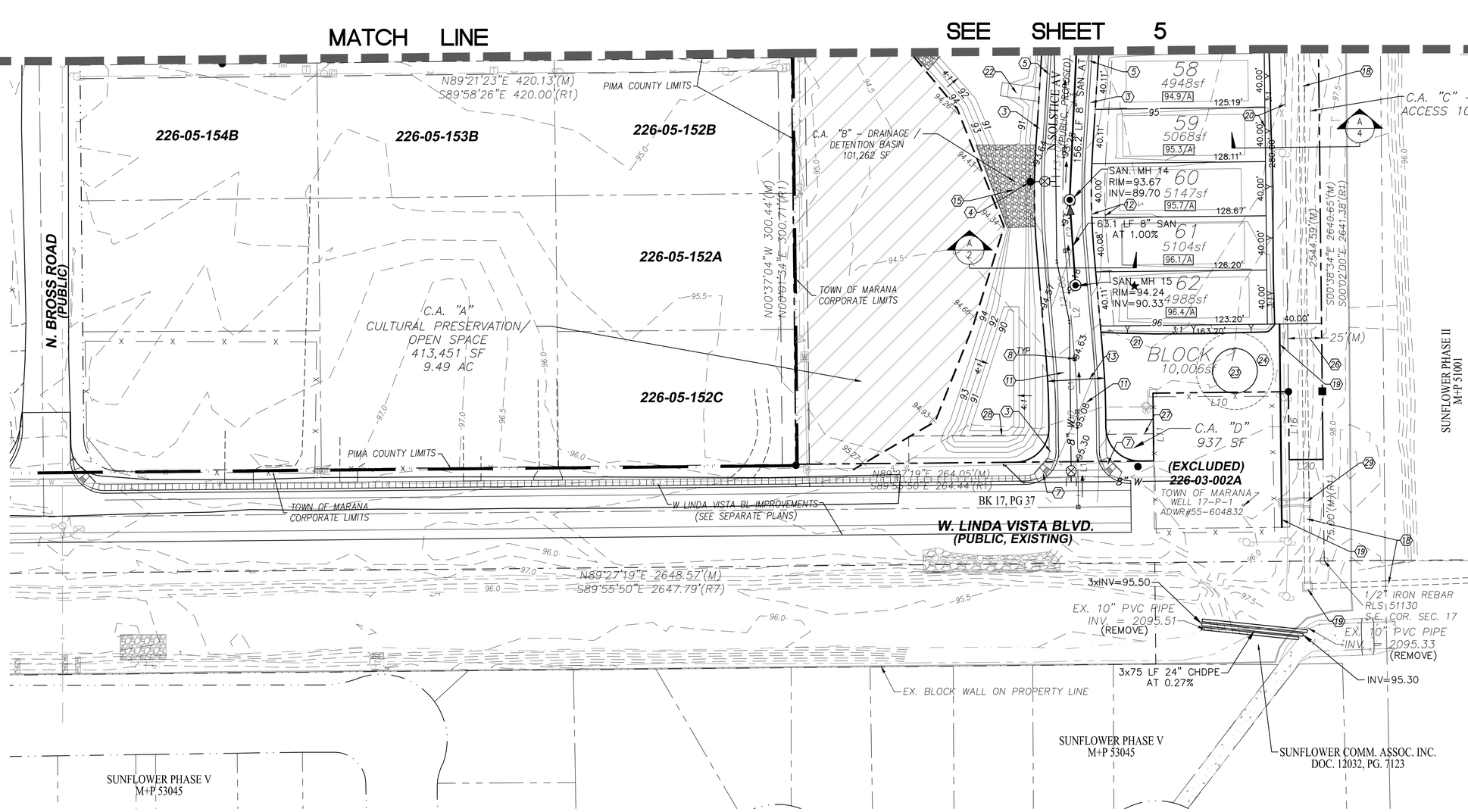
PRELIMINARY PLAT OF
SUMMERSTONE
A REPLAT OF A PORTION OF LA PUERTA DEL NORTE
LOTS 1 THROUGH 150 AND COMMON AREAS "A" - OPEN SPACE CONSERVATION, "B" - DRAINAGE / DETENTION BASIN, "C" - UTILITY ACCESS, AND "D" - RECREATION, LANDSCAPE AND BUFFERYARDS AND BLOCK 1, BEING A A PORTION OF SECTION 17 OF T-12-S,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

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

Registered Professional Engineer — 39810 — KENNETH D. PERRY — Date signed 11/10/20 — ARIZONA, U.S.A.

DATE: 11-10-20 | REV:
SCALE: 1" = 40' | EX. C.I. = 0.5'
PERRY ENG. JOB NUMBER: 20024
5 OF 6

F:\Perry Engineering\20024 - KB Home MUSD\Preliminary Plat\20024-PP-02-06 PLAN.dwg Plotted: Nov 09, 2020 - 10:17am KPE04082019
USE OF THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.



KEYNOTES - FOR THIS SHEET ONLY

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

LINE TABLE

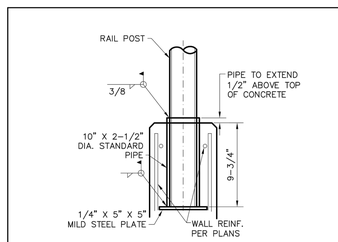
No.	MEASURED	RECORD
L1	N89°25'00"E 85.00'(M)	S89°58'26"E 85.00'(R1)
L2	S64°28'46"E 10.93'(M)	S63°51'26"E 11.09'(R1)
L3	N25°29'43"E 90.22'(M)	N28°08'34"E 90.00'(R1)
L4	S89°46'54"W 43.53'(M)	S89°56'34"W 43.28'(R1)
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L20	S89°27'19"W 25.00'(M)	N89°55'50"W 25.00'(R1)

CENTERLINE LINE TABLE

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

CENTERLINE CURVE TABLE

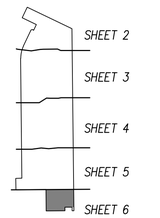
Curve #	Length	Radius	Delta
C1	39.00	521.00	4°17'21"
C2	74.86	500.00	8°34'42"
C3	39.00	521.00	4°17'21"
C4	108.27	329.00	18°51'19"
C5	145.46	221.00	37°42'38"
C6	108.27	329.00	18°51'19"
C7	101.01	329.00	17°35'28"
C8	135.70	221.00	35°10'55"
C9	101.01	329.00	17°35'28"
C10	200.53	180.00	63°49'56"
C11	155.27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



A/6 HANDRAIL PIPE SLEEVE DETAIL
NTS

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

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



#PRV2008-001

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

NO.	DATE	REVISION	BY	CH	APPR

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

REGISTERED PROFESSIONAL ENGINEER 39810 KENNETH D. PERRY Date signed 11/10/20 ARIZONA, U.S.A.

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

DATE: 11-10-20 | REV:
SCALE: 1" = 40' | EX. C.I. = 0.5'
PERRY ENG. JOB NUMBER: 20024
6 OF 6

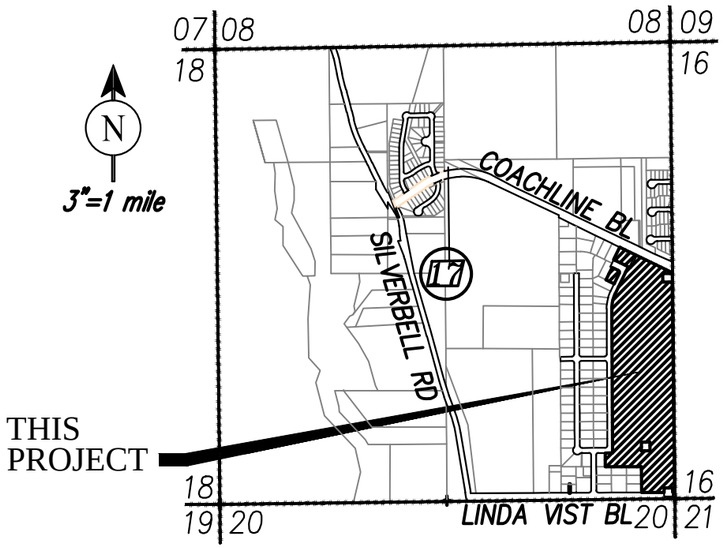
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SUMMERSTONE of LA PUERTA DEL NORTE
NEIGHBORHOOD DESIGN PLAN

GENERAL NOTES
Neighborhood Design Plan

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



VICINITY MAP

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

SHEET INDEX:

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

REFERENCE NUMBERS:

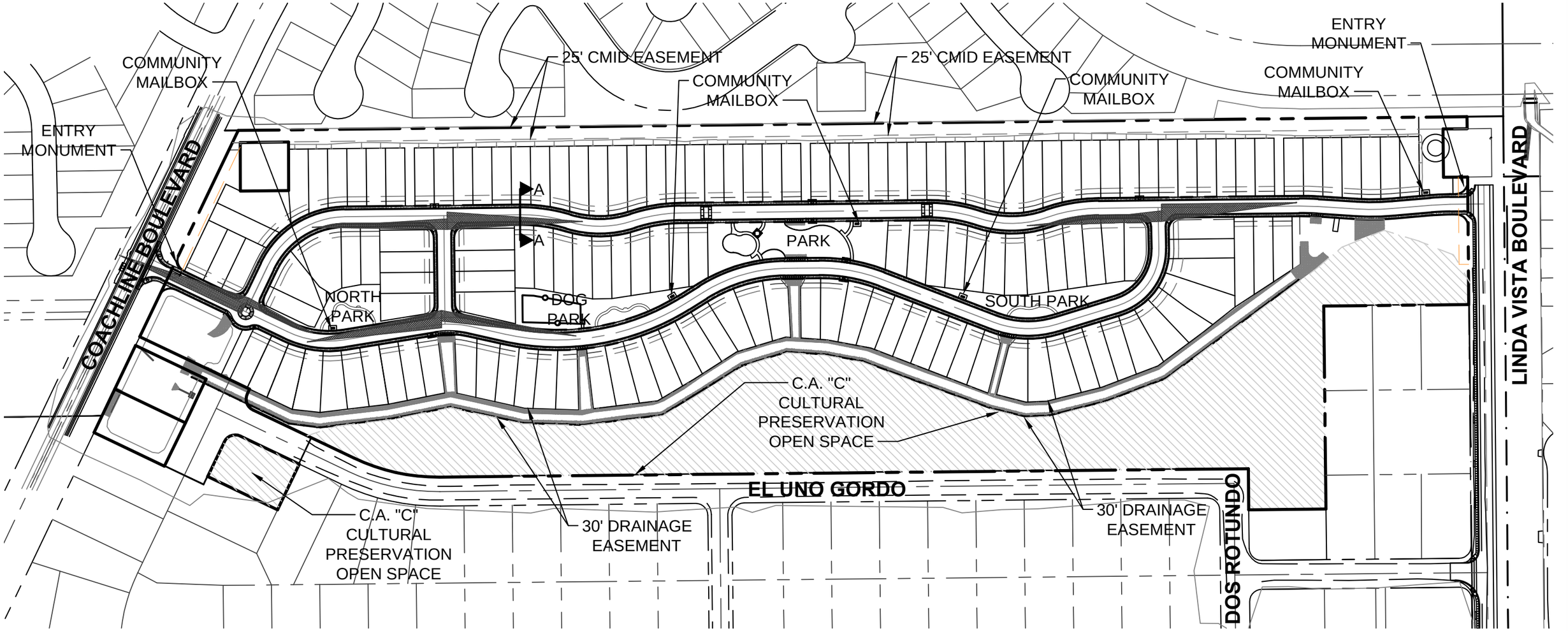
PRV2008-001
NPP2008-002
LPR2008-002
BOA P20VA00015

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

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

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

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



Scale: 1" = 200'

0' 200' 400' North

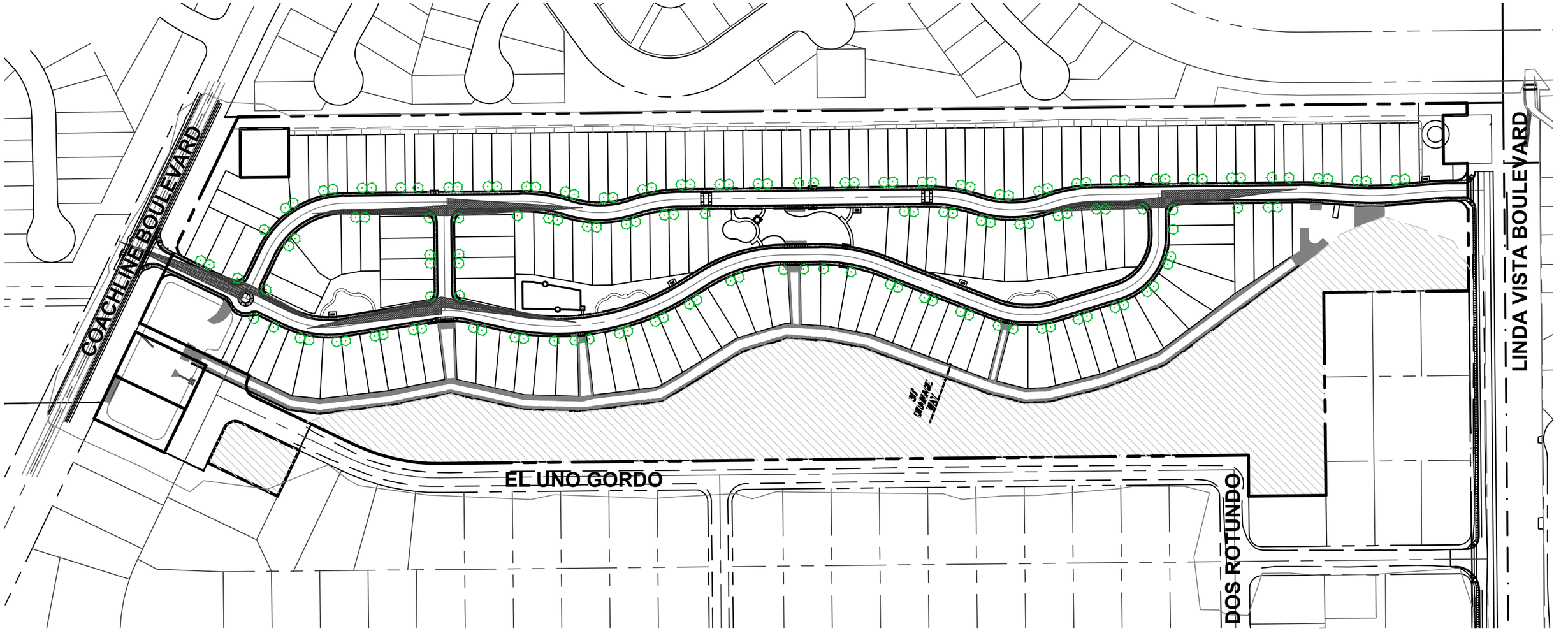
GRS LANDSCAPE ARCHITECTS, LLC
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(520) 909-4678
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SUMMERSTONE -- A REPLAT OF A PORTION OF LA PUERTA DEL NORTE

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

SITE PLAN

Sheet *2* of *11*
November 2020



NOTES:

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

Scale: 1" = 200'

0' 200' 400' North

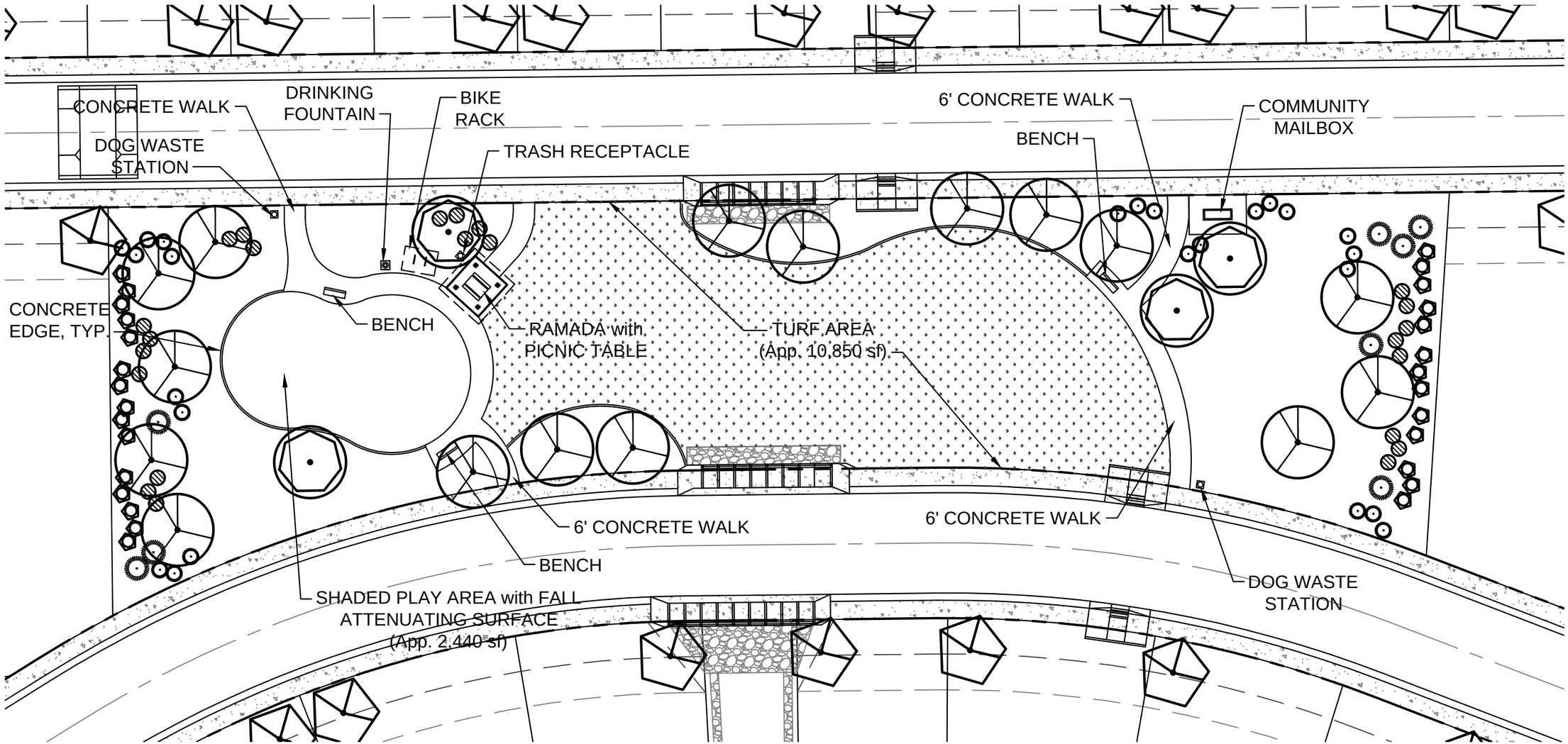
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STREET TREE PLAN

Sheet *3* of *11*
November 2020



Scale: 1" = 30'

0' 30' 60' North

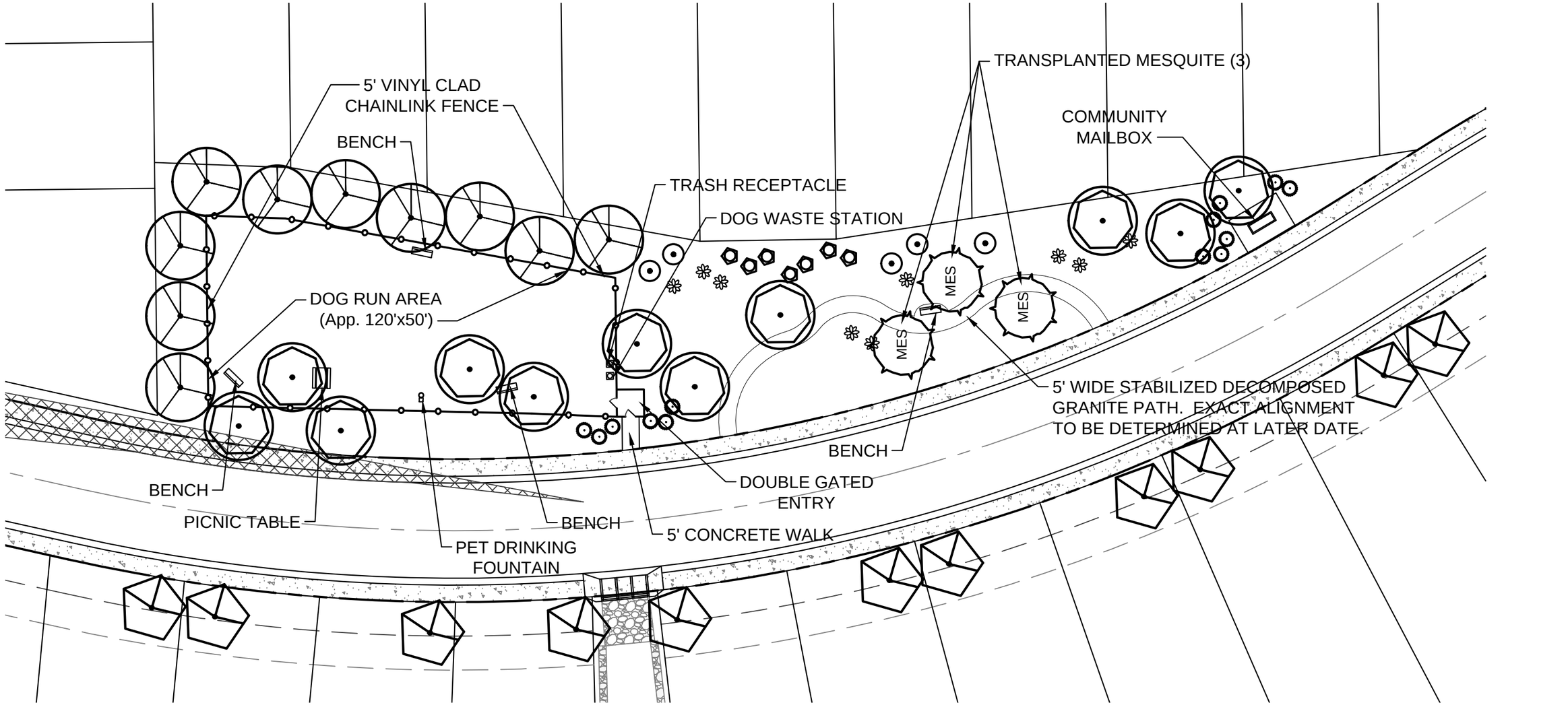
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RECREATION AREA

November 2020



Scale: 1" = 30'

0' 30' 60'

North

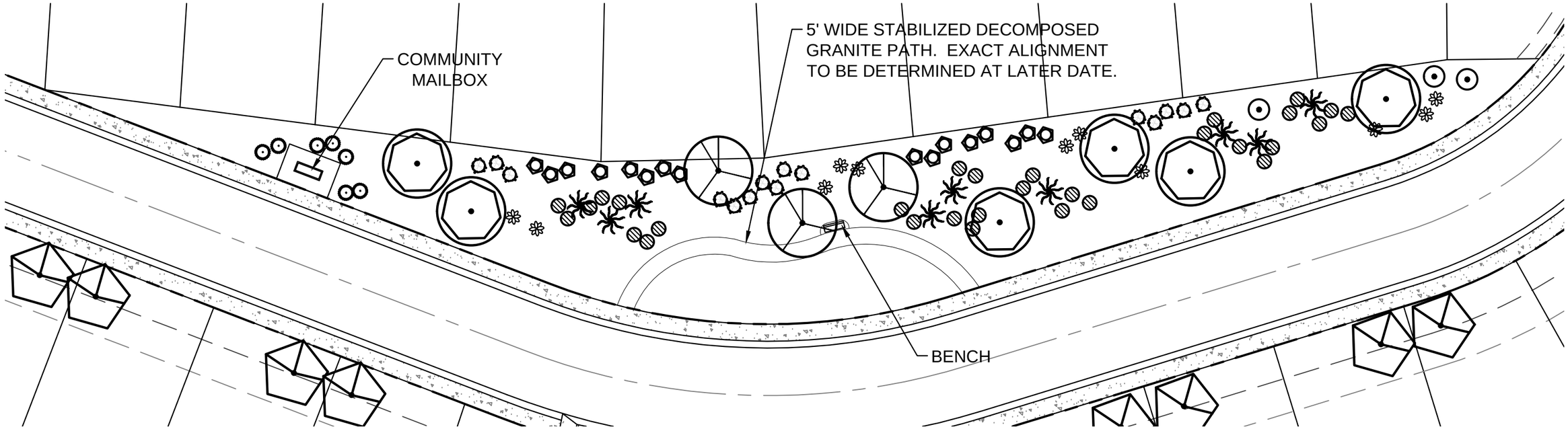
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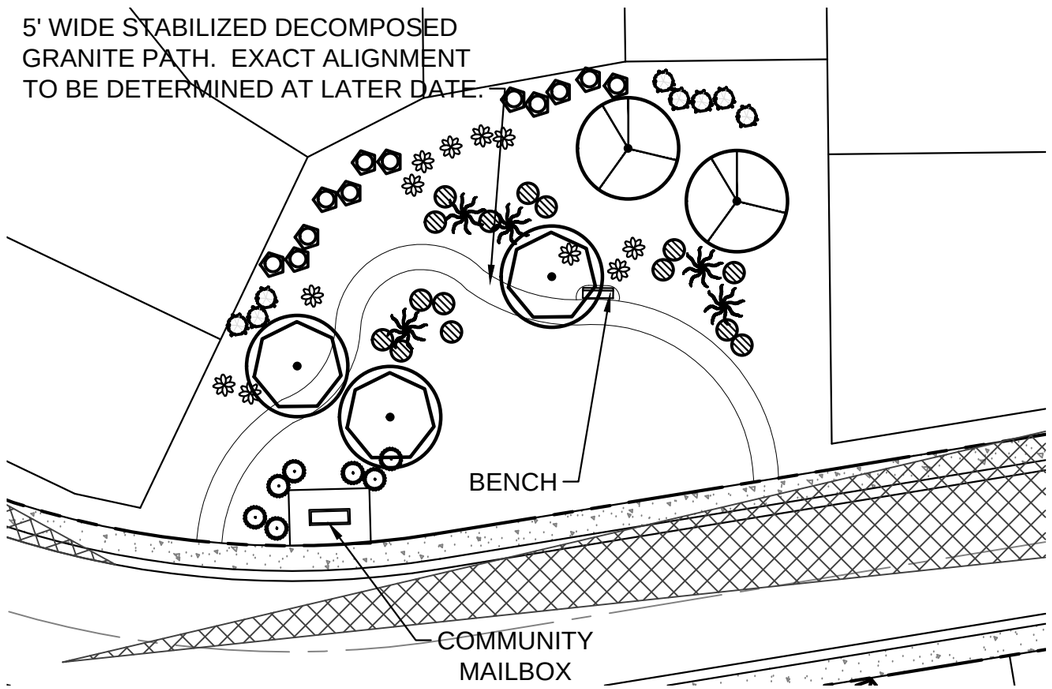
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DOG PARK

November 2020



SOUTH PARK



NORTH PARK

Scale: 1" = 30'

0' 30' 60' North

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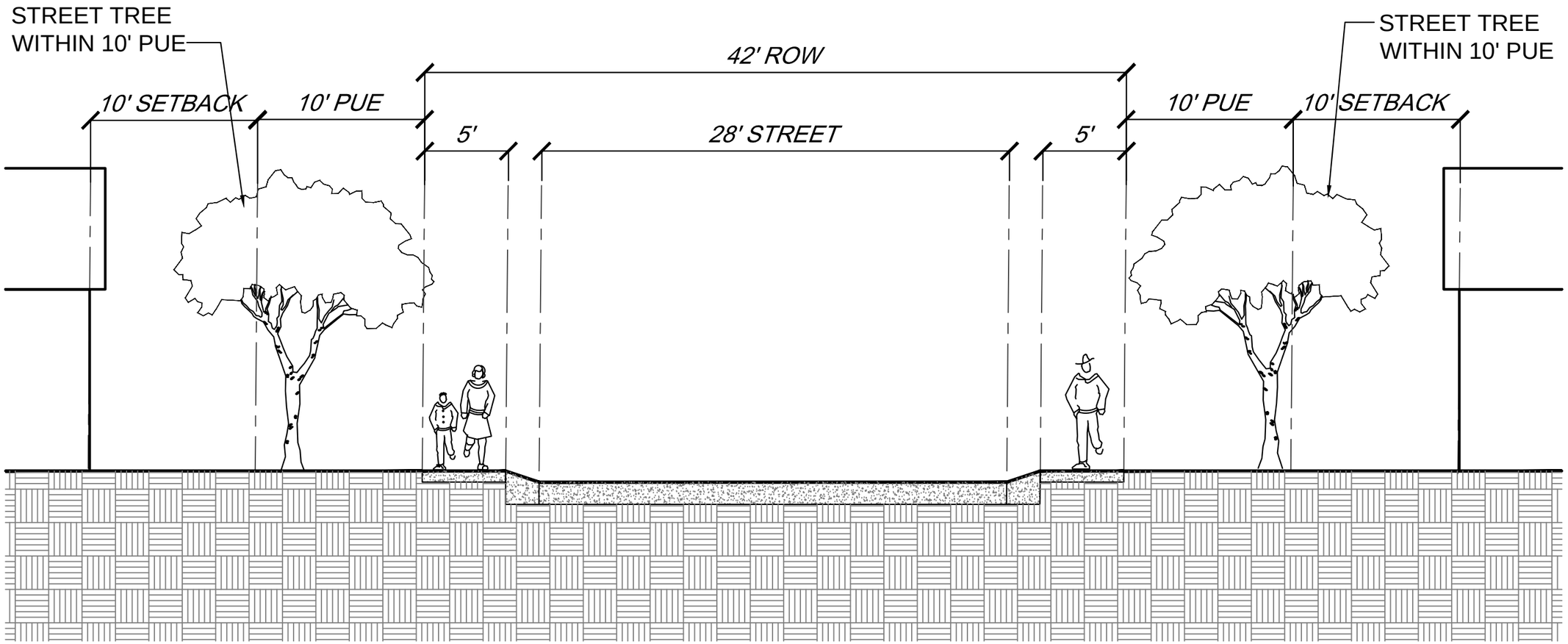
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NORTH and SOUTH PARKS

Sheet *6* of *11*

November 2020



SECTION A-A: STREET CROSS SECTION

Not to Scale

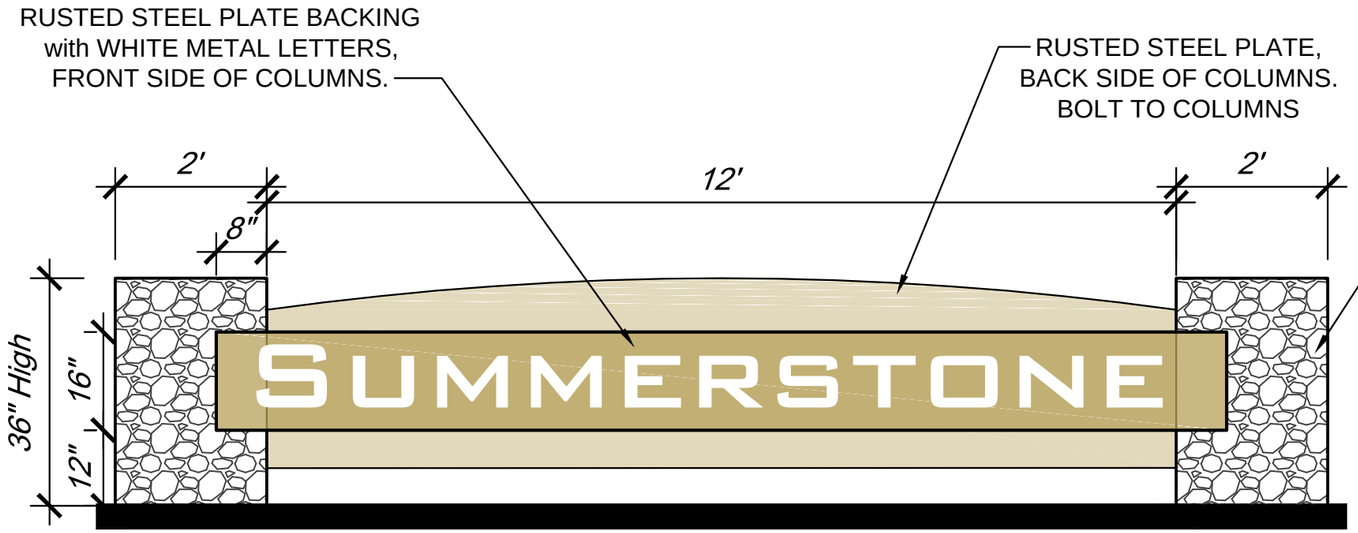
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(520) 909-4678
gregs@grslandscapearchitects.com

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

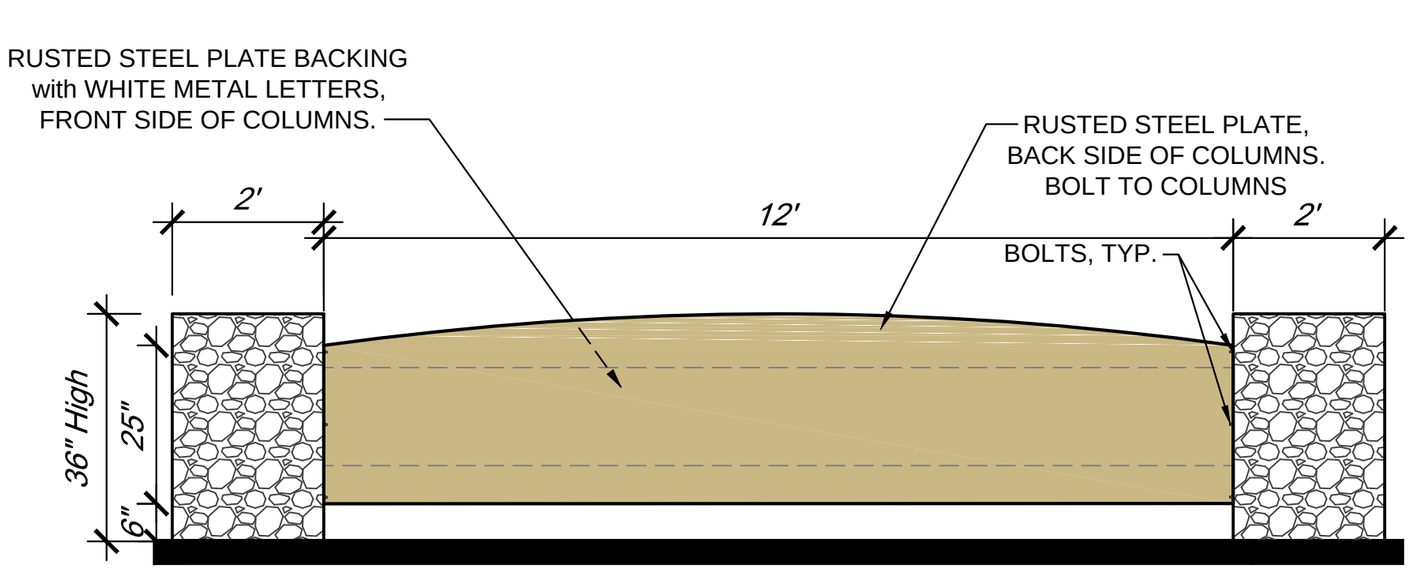
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STREET CROSS SECTION

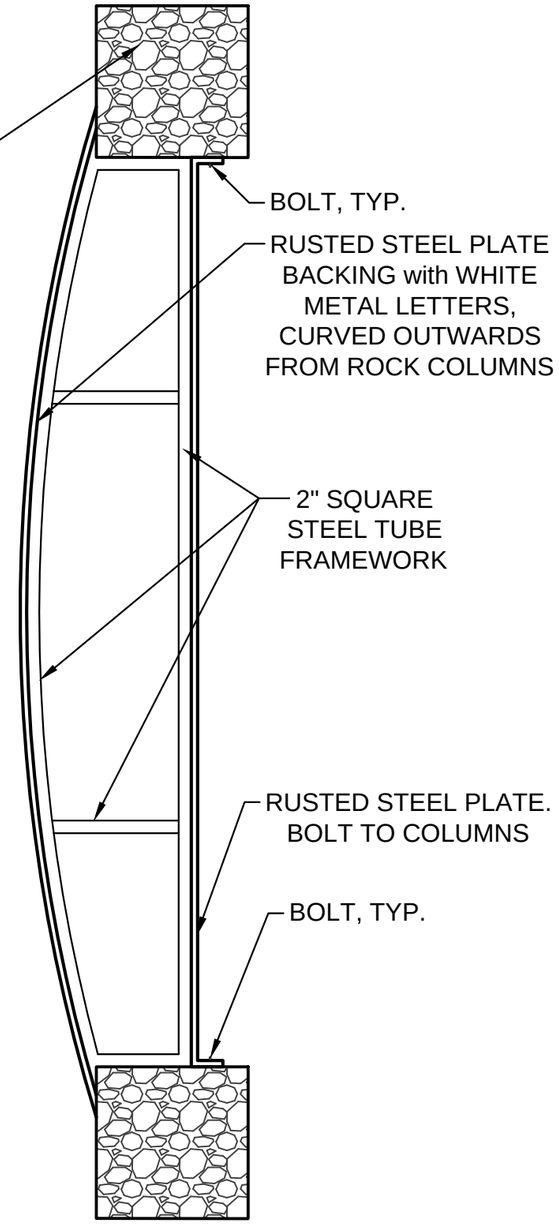
November 2020



ENTRY WALL MONUMENTATION ELEVATION -- FRONT SIDE Not to Scale



ENTRY WALL MONUMENTATION ELEVATION -- BACK SIDE Not to Scale



ENTRY WALL CONSTRUCTION

PLAN VIEW Not to Scale

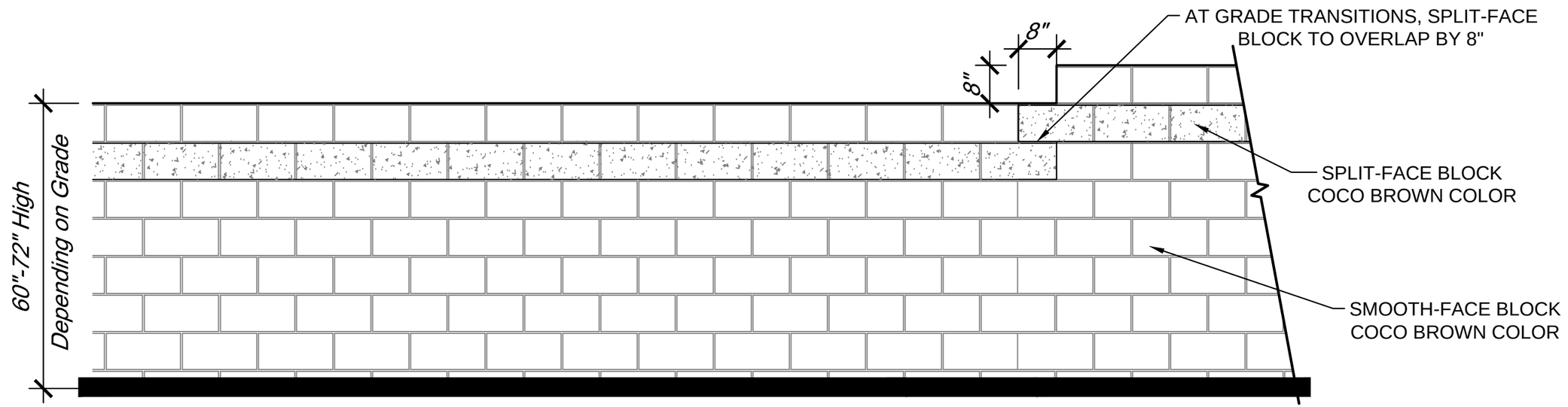
GRS LANDSCAPE ARCHITECTS, LLC
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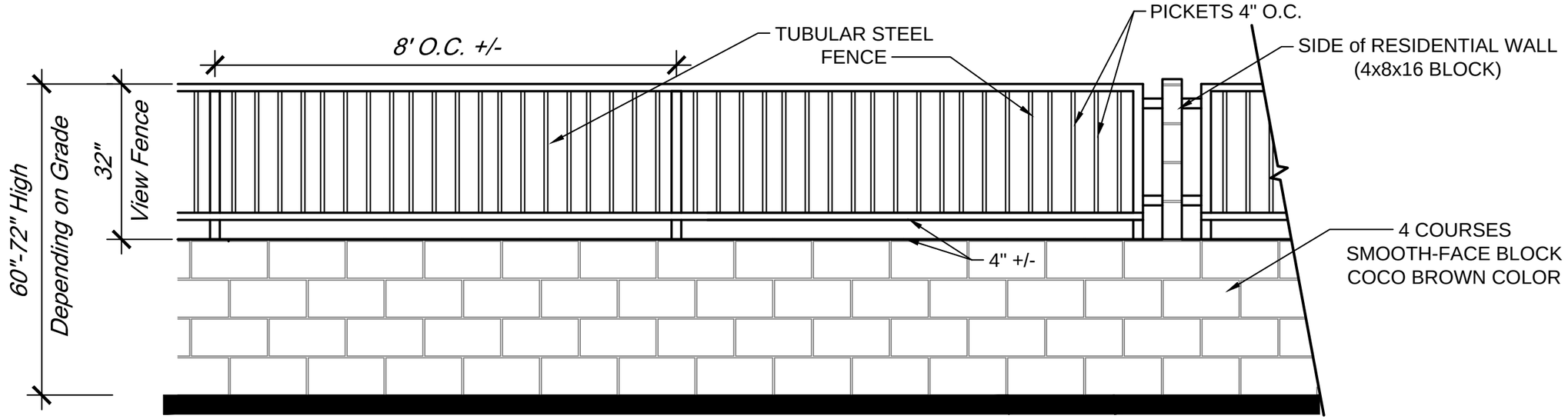
ENTRY SIGNAGE

November 2020



DECORATIVE WALL ELEVATION — Not to Scale

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



VIEW FENCE ELEVATION — Not to Scale

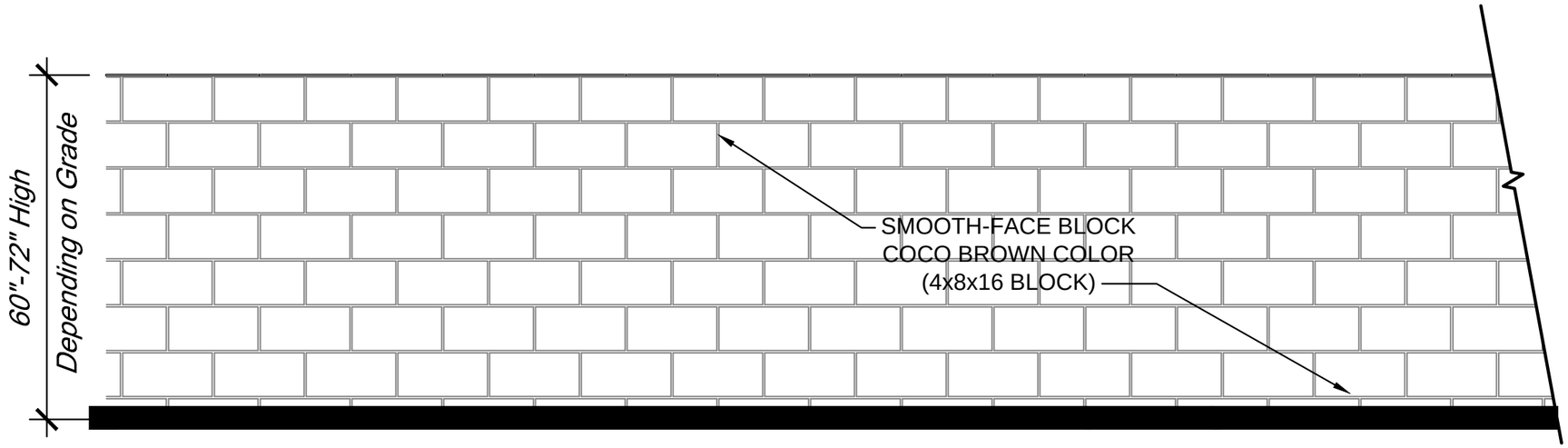
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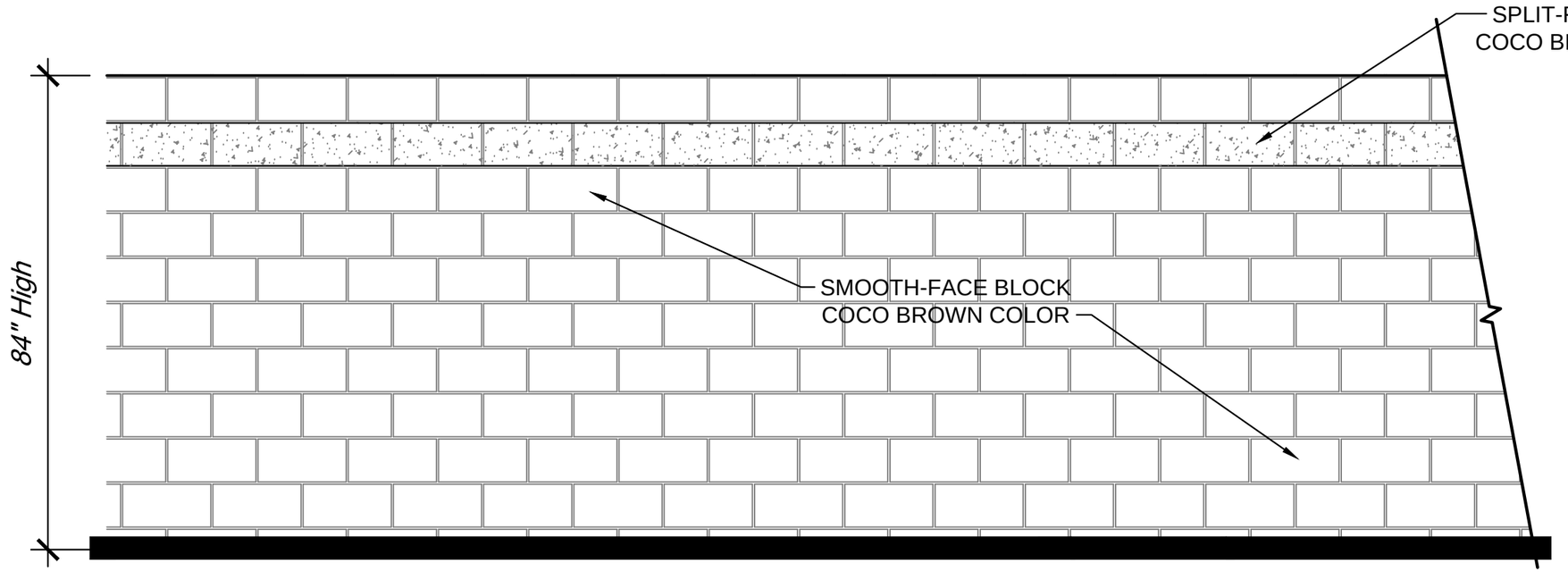
WALL ELEVATIONS

November 2020



RESIDENTIAL WALL ELEVATION — Not to Scale

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



WELL WALL ELEVATION — Not to Scale

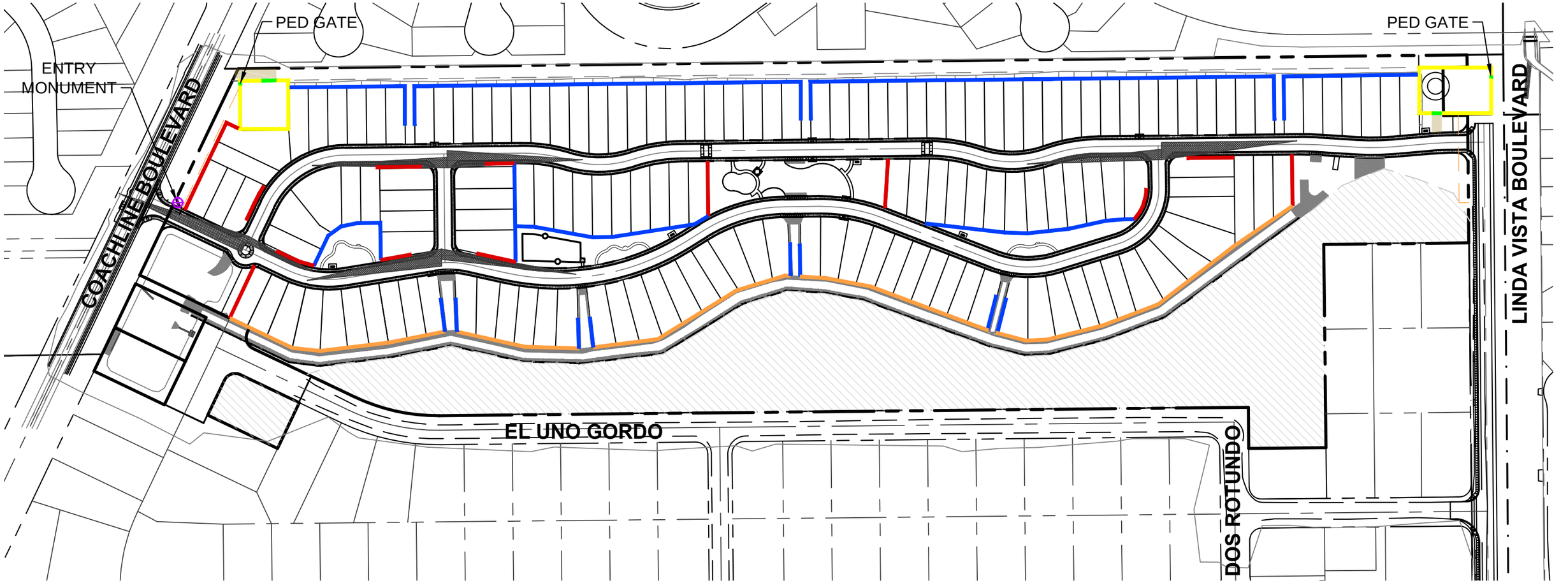
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WALL ELEVATIONS

November 2020



LEGEND

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

Scale: 1" = 200'

0' 200' 400' North

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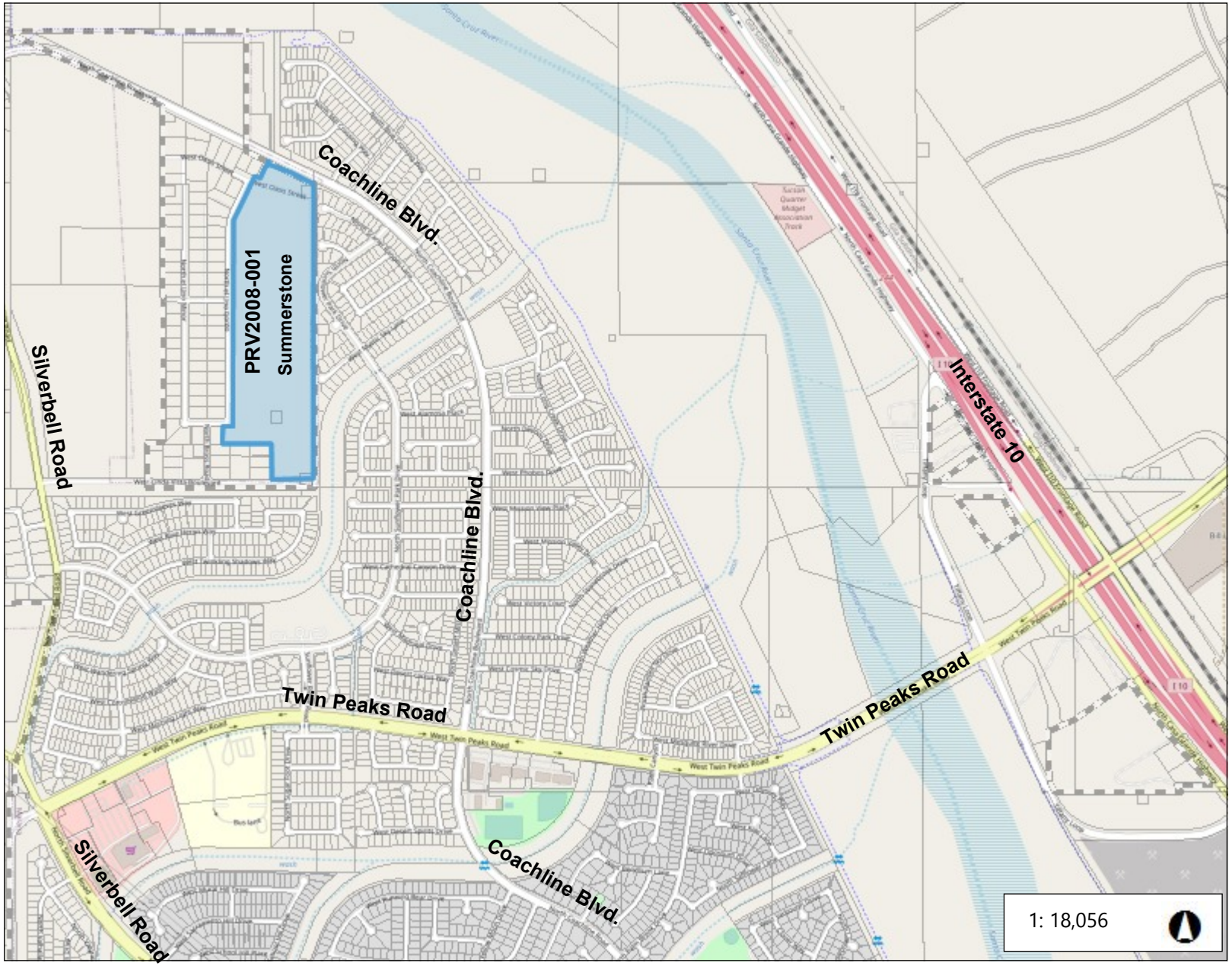
PERIMETER WALL MAP

Sheet *11* of *11*

November 2020

Town of Marana Planning

PRV2008-001 Summerstone Preliminary Plat



Legend

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

Notes

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

MARANA AZ

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

PROJECT APPLICATION

APPLICATION TYPE

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

PROJECT INFORMATION

Project Name: KB Home - MUSD Parcels			
Description of Project: Subdivision			Number of Lots: 150
Parcel No.(s): 226051570, 226050070, 226050080, 226050610, 22605149B			Gross Area (Acres): 41.7
Project Address: 7855 North Coachline Blvd. Tucson, AZ 85743			
Ref. Project No.:			

CONTACT INFORMATION

Owner: Marana Unified School District	Contact Name: Dan Contorno		
Address: 11279 W. Grier Road	City: Marana	State: AZ	Zip: 85653
Email: D.J.Contorno@maranausd.org	Phone No.: (520) 682-4756		
Applicant: KB Home Tucson, Inc.	Contact Name: Kelly Lee		
Address: 3501 E. Speedway, Suite 101	City: Tucson	State: AZ	Zip: 85745
Email: kelee@kbhome.com	Phone No.: (520) 989-7378		
Consultant/Engineer: Perry Engineering	Contact Name: Kenneth Perry		
Address: 501 W. Wetmore Rd.	City: Tucson	State: AZ	Zip: 85716
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.)

Kelly Lee	Lee, Kelly E Digitally signed by Lee, Kelly E Date: 2020.08.20 14:30:52 -07'00'	8/20/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.** PRV2008-001 **Date Received** 8/24/2020

Revision Date 03/29/2019

Planning Commission - Regular Meeting

Meeting Date: 11/18/2020

To: Planning Commission

From: Cynthia Ross, Senior Planner

Date: November 18, 2020

Strategic Plan Focus Area:
Not Applicable

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

Discussion:

Request
Baker and Associates, representing DR Horton Inc., is requesting a recommendation to the Marana Town Council for approval of a Preliminary Plat for Tortolita Ridge, Lots 1-32 and Common Areas "A" (Open Space/Drainage), "B" (Park), and "C" (Natural Undisturbed Open Space).

Zoning and Land Use
The Mayor and Town Council adopted Marana Ordinance 2018.023 on December 18, 2018, rezoning approximately 17.2 acres of land from 'R-80' Residential and Zone 'C' (Large Lot Zone) to 'R-8' Residential.

The existing R-8 zoning allows for single-family detached residential development at a minimum lot size of 8,000 square feet. The preliminary plat proposes 32 residential lots with a minimum lot size of 8,004 square feet, a maximum lot size of 9,832 square feet, and an average lot size of 8,402 square feet. The density proposed for this subdivision is 1.8 residences per acre. The R-8 development standards will apply and all lots will be subject to the Town's Residential Design Standards.

Single-Story Home Lots
Condition No. 20 of the rezoning ordinance requires Lots 1-14, 26-28, 33 and 34, as shown on the rezoning conceptual land use plan, be restricted to single story. The plat translates the conceptual plan lots that will be restricted to single story as Lots 1-14, 24-26, and 31 and 32.

Recreation Area
Condition No. 21 of the rezoning ordinance requires the developer to construct a park area containing a ramada, BBQ pit, grassy area and picnic benches prior to approval of the 34th building permit. The applicant will provide a 5,225 square foot park area containing those amenities in the northwest portion of the subdivision prior to approval fo the 32nd building permit.

Open Space
The clustered subdivision sets aside 7.82 acres or 45% of the site as natural undisturbed open space (NUOS), preserving the site's native vegetation and facilitating wildlife connectivity across the site.

Access and Traffic Circulation
The internal streets are public and will be maintained by the Town. Access will be provided from Tortolita Road, a two-lane minor local road that borders the easternmost property boundary.

Condition No. 22 of the rezoning ordinance required developer construction of a 20-foot-wide emergency access drive with a stabilized surface capable of supporting fire apparatus. At the time of the rezoning request, it was anticipated that the emergency access drive would be provided from the proposed northerly cul-de-sac to Tortolita Road to the east, across the adjacent properties utilizing two 15' wide existing access easements. During the course of this plat review process, it was determined by Town staff and the applicant, that the aforementioned existing access easements do not provide access rights for use by this project to Tortolita Road.

Marana Subdivision Street Standards - Design Exception
A Design Exception application (Marana Case #ENG2009-007) was approved by Town Engineer Keith Brann to provide all the homes in the subdivision with automatic fire sprinklers, an allowable mitigating requirement for approval of a single point of access as outlined in Section 4.14.1.a.ii. of the Marana Subdivision Street Standards Manual, July 16 Edition. On November 17, 2020, a request to revise rezoning condition #22 found in Marana Ordinance 2018.023 (Marana Case No. PCM2009-001) will be brought to the Town Council to replace the requirement for an emergency access with a condition that the property owners install automatic fire sprinkler systems in each home, acceptable to the Northwest Fire District. In anticipation of approval of this item, the preliminary plat is being brought forward to the Planning Commission for recommendation to the Town Council for approval of the preliminary plat with the revised rezoning condition #22 in effect.

Utility Service
Water Service will be provided to the subdivision by Tucson Water. Sewer service will be provided by Pima County Regional Wastewater Reclamation Department. TRICO Electric will provide service to the development. Fire Service will be provided by Northwest Fire District.

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) be submitted for review and approval along with the preliminary plat. The NDP is intended to ensure that the site aesthetics and amenities required by the Residential Design Standards and applicable zoning are provided. The NDP for the subdivision showing proposed landscaping and recreational areas have been attached to this report.

Recommended Findings of Fact

1. The property subject to the proposed preliminary subdivision plat is currently zoned R-8 (single-family residential), as approved by Marana Ordinance No. 2018.023. The proposed plat is in substantial conformance with Marana Ordinance No. 2018.023, 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 1.8 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. 2018.023, 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. 2018.023, 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 PRV2006.001, Preliminary Plat for Tortolita Ridge, Lots 1-32 and Common Areas “A” through “C”.

Attachments

Project Application
Location Map
Preliminary Plat
Neighborhood Design Plan

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: Tortolita Ridge	
Description of Project: Single Family Residential	Number of Lots: 32
Parcel No.(s): 218-44-022H and 218-44-022L	Gross Area (Acres): 17.2
Project Address: 13423 N. Tortolita Road	
Ref. Project No.:	

CONTACT INFORMATION

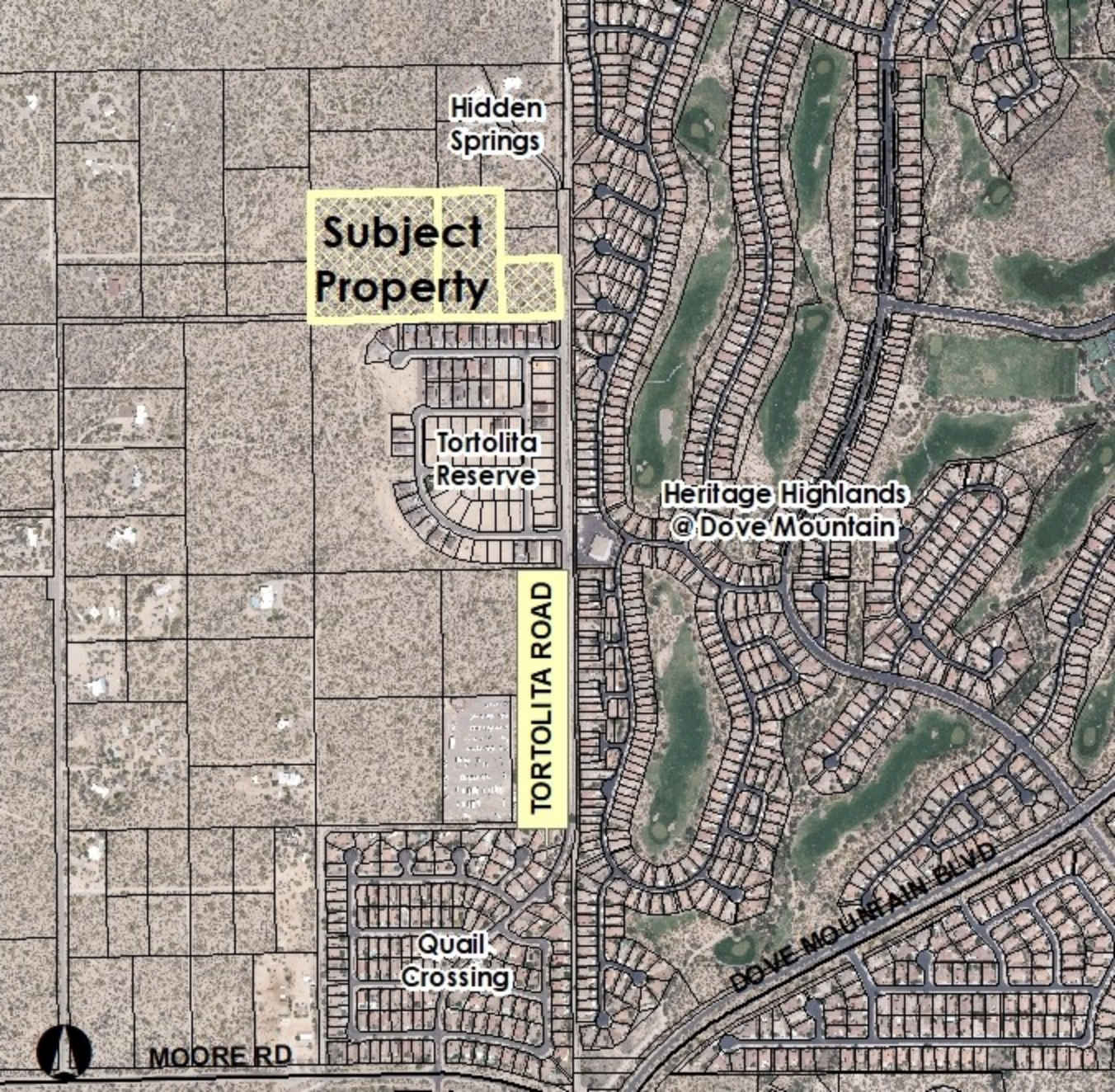
Owner: DR Horton	Contact Name: Brent Davis		
Address: 3580 W. Ina Road, Ste. 100	City: Tucson	State: AZ	Zip: 85741
Email: btdavis@drhorton.com	Phone No.: (520) 790-6005		
Applicant: Same as above	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Consultant/Engineer: Baker & Assoc. Engineering	Contact Name: Marty Magelli, P.E.		
Address: 3561 E. Sunrise Dr., #225	City: Tucson	State: AZ	Zip: 85718
Email: marty@baetucson.com	Phone No.: (520) 318-1950		

OWNER/APPLICANT AUTHORIZATION

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

Brent Davis		6/19/20
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.** PRV2006-001 **Date Received** 6/19/2020


Hidden Springs
Subject Property
Tortolita Reserve
Heritage Highlands @ Dove Mountain
TORTOLITA ROAD
Quail Crossing
DOVE MOUNTAIN BLVD
MOORE RD

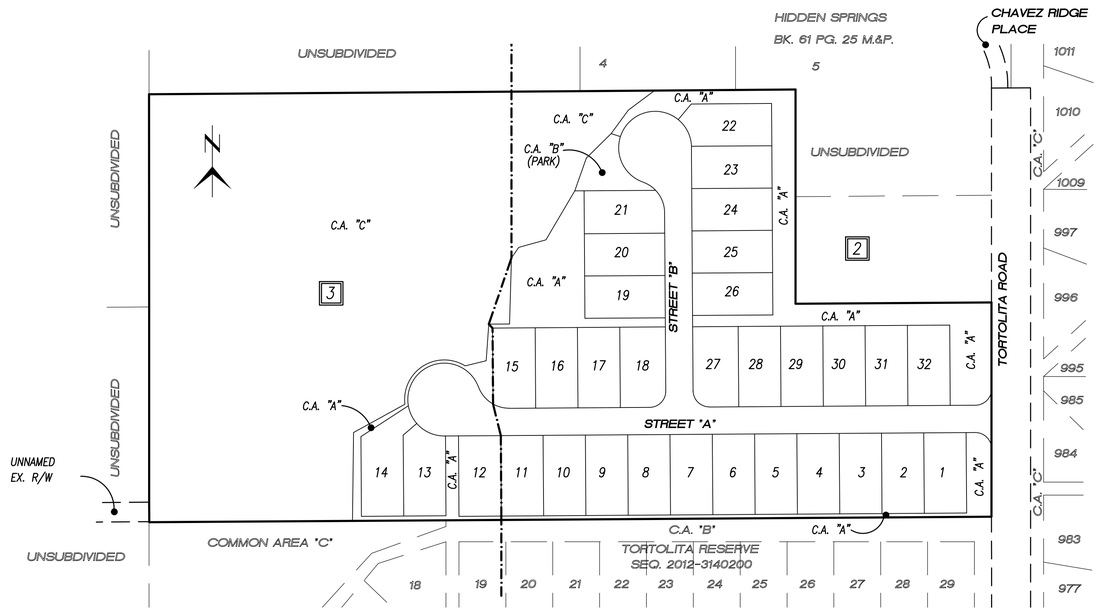
GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 752,871 SF, OR 17.2 ACRES.
2. EXISTING ZONING IS R-8 (SINGLE FAMILY RESIDENTIAL) PER REZONING CASE PCZ1806-001, APPROVED ON DECEMBER 18, 2018 BY ORDINANCE 2018.023.
3. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF ORDINANCE 2018.023. CONDITIONS INCLUDE:
   a. SINGLE STORY LOTS. CONDITION 20. LOTS 1-14, 26-28, 33 AND 34 AS DESINGATED ON THE CONCEPTUAL LAND USE PLAN SHALL BE RESTRICTED TO SINGLE-STORY HOMES. THIS PLAT TRANSLATES THOSE CONCEPTUAL PLAN LOT NUMBERS TO LOTS 1-14, 24-26 AND 31 AND 32 WHICH SHALL BE RESTRICTED TO SINGLE-STORY HOMES (SEE SINGLE STORY BUILDING RESTRICTIONS TABLE).
   b. PARK AREA. CONDITION 21. THE PROPERTY OWNERS SHALL CONSTRUCT A PARK CONTAINING A RAMADA, PICNIC BENCHES, BARBEQUE PIT, AND GRASSY AREA PRIOR TO APPROVAL OF THE 34TH BUILDING PERMIT. BECAUSE THERE ARE 32 LOTS IN THIS SUBDIVISION, THE PROPERTY OWNERS SHALL CONSTRUCT SAID PARK PRIOR TO APPROVAL OF THE 32ND BUILDING PERMIT.
   d. PERIMETER WALL DESIGN. CONDITION 23. THE PERIMETER WALL DESIGN SHALL BE INCLUDED AS PART OF THE SUBDIVISION LANDSCAPING PLAN TO BE REVIEWED AND APPROVED BY THE TOWN PLANNING STAFF.
   e. NORTHWEST FIRE. CONDITION 16. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED FOR ANY UNIT ON THE REZONING AREA (THIS PLAT) THE PROPERTY OWNERS SHALL HAVE COMPLETED OR SHALL PROVIDE EVIDENCE TO THE TOWN'S SATISFACTION THAT THE PROPERTY OWNERS HAVE MADE A DILIGENT EFFORT TO COMPLETE THE PROCESS OF HAVING PIMA COUNTY ASSESSOR PARCEL NUMBER 218-44-022H ANNEXED INTO THE NORTHWEST FIRE DISTRICT.
4. THE ASSESSOR'S PARCEL NUMBERS FOR THIS PROJECT ARE 218-44-022H AND 218-44-022L.
5. THE NUMBER OF RESIDENTIAL LOTS IS 32.
6. GROSS DENSITY IS 1.8 RAC.
7. MINIMUM ALLOWABLE LOT SIZE: 8,000 SF (PER R-8 ZONING).
   MINIMUM PROVIDED LOT SIZE: 8,004 SF (LOT 21).
   AVERAGE LOT SIZE: 8,402 SF.
   MAXIMUM PROVIDED LOT SIZE: 9,832 SF (LOT #14 - NOT A RESTRICTION).
   MAXIMUM ALLOWABLE BUILDING HEIGHT: TWO STORIES OR 25', EXCEPT AS OTHERWISE PERMITTED. SEE ALSO SINGLE STORY BUILDING RESTRICTION CHART, THIS SHEET. BUILDING HEIGHTS MAY BE PERMITTED TO INCREASE A MAXIMUM OF TWENTY PERCENT (20%) TO PROVIDE A MAXIMUM BUILDING HEIGHT OF THIRTY (30) FEET SUBJECT TO THE REQUIREMENTS FOUND IN SECTION 17-6-13 AND APPROVAL OF THE TOWN COUNCIL.
8. APPROXIMATE AREAS:
   COMMON AREA "A" (OPEN SPACE/DRAINAGE) 77,018 SF
   COMMON AREA "B" (PARK) 5,225 SF
   COMMON AREA "C" (NATURAL UNDISTURBED OPEN SPACE) 340,659 SF
9. BUILDING SETBACKS PER R-8 ZONING:
   - FRONT: A MINIMUM OF SIXTEEN (16) FEET, EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO AN ABUTTING STREET, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF TWENTY (20) FEET. A MAXIMUM OF THIRTY-FIVE PERCENT (35%) OF THE LOTS MAY HAVE A REDUCED SETBACK TO THE SIXTEEN FEET, WITH THE BALANCE OF THE SETBACKS BEING TWENTY (20) FEET OR GREATER.
   - SIDE: A MINIMUM OF FIVE (5) FEET, WITH A STREET SIDEYARD (SETBACK) HAVING A MINIMUM OF TEN (10) FEET.
   - REAR: A MINIMUM OF TWENTY (20) FEET. WHERE THE FRONT YARD (SETBACK) IS INCREASED ABOVE THE TWENTY (20) FEET, THEN THE REAR YARD (SETBACK) MAY BE REDUCED ONE (1) FOOT FOR EACH FOOT OF INCREASE, BUT SHALL NOT BE REDUCED TO BELOW FIFTEEN (15) FEET. WHERE THE FRONT YARD (SETBACK) IS DECREASED BELOW THE MINIMUM TWENTY (20) FEET, THE REAR YARD (SETBACK) SHALL BE INCREASED ONE (1) FOOT FOR EACH FOOT OF DECREASE, BUT SHALL NOT BE REQUIRED TO BE OVER TWENTY-FIVE (25) FEET.
10. NO FURTHER SUBDIVISION OF ANY LOTS OR BLOCKS SHOWN HEREON WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.
11. PARKING PROVISIONS INCLUDE 2 PARKING SPACES FOR EACH LOT (32 LOTS X 2 = 64). ALL REQUIRED PARKING WILL BE OFF-STREET, ON-SITE.
12. TORTOLITA ROAD IS THE NEAREST PAVED ACCESS. IT IS ADJACENT TO THIS PROJECT.
13. TOTAL MILES OF NEW PUBLIC STREETS IS 0.26 MILES.
14. ALL WEATHER ACCESS WILL BE PROVIDED FOR ALL LOTS PRIOR TO ANY LOT RELEASE.
15. THE DESIGN SPEED FOR THIS PROJECT IS 25 MPH, WB-40 DESIGN VEHICLE.
16. ALL LOTS ARE "A" LOTS (FRONT DRAINING) UNLESS OTHERWISE SHOWN (SEE PLAN VIEW). "B" LOTS ARE 60'± FRONT/60'± REAR DRAINING, AND "B-1" LOTS ARE 20'± FRONT/100'± REAR DRAINING.
17. DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
18. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
19. 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.
20. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM PAG STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2015 EDITION, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
21. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE TUCSON WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
22. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
23. THE ON-SITE SANITARY SEWAGE COLLECTION LINES WILL BE PUBLIC AND DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS. ALL BUILDING CONNECTION SEWERS WILL BE PRIVATELY MAINTAINED.
24. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
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 WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48 KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
27. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLAN DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
28. A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF THE PRIVATE STREETS, PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.
29. 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.
30. 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.
31. 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.
32. 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.
33. 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.
34. ACCEPTED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT ACCEPTANCE.
35. 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 THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
36. THE CONDITIONS, COVENANTS, AND RESTRICTIONS GOVERNING THIS PROJECT WILL INCLUDE A PROVISION STATING THAT ALL NATURAL UNDISTURBED OPEN SPACE SHALL BE LEFT ENTIRELY UNDISTURBED AND IN THEIR NATURAL DESERT STATE, EXCEPT FOR UTILITY INSTALLATIONS, CONSTRUCTED DRAINAGE WAYS AND ROAD CROSSINGS, WHICH SHALL BE REVEGETATED WITH NATIVE SPACES SIMILAR TO THOSE FOUND IN THE SURROUNDING AREA.
37. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESITANT MATERIALS.
38. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
39. THIS PROJECT IS SUBJECT TO DESIGN EXCEPTION PER TOM #ENG2009-007. CONDITION IS AS FOLLOWS:
   - LOTS 1 THROUGH 32 WILL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS.

SINGLE STORY BUILDING RESTRICTION

- PER REZONING ORDINANCE NO. 2018.023, SECTION 3, CONDITION NO. 20, THE FOLLOWING LOTS SHALL BE RESTRICTED TO SINGLE STORY HOMES:

  LOTS 1 - 14, LOTS 24 - 26 AND LOTS 31 - 32



SHEET LAYOUT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS A STRAIGHT LINE BETWEEN A BRASS STEM IN CONCRETE (BRASS CAP MISSING) AT THE EAST 1/4 CORNER OF SECTION 26 AND A G.L.O. BRASS CAP AT THE NORTHEAST CORNER OF SECTION 26 ACCORDING TO THE FOLLOWING SUBDIVISION PLATS: HERITAGE HIGHLANDS VI AT DOVE MOUNTAIN, BOOK 56 AT PAGE 32 OF MAPS AND PLATS, AND HIDDEN SPRINGS, BOOK 61 AT PAGE 25 OF MAPS AND PLAT, RECORDS OF PIMA COUNTY. THE BEARING OF SAID LINE IS N 00°00'22" W.

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE RIM OF A SEWER MANHOLE (SEWER MANHOLE 4) APPROX. 43 FEET NORTH AND 51 FEET EAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. THE ELEVATION OF THE RIM OF THIS MANHOLE IS 2755.01 FEET, NAVD88 DATUM. ALL CONTOURS AND ELEVATIONS SHOWN ON THIS SURVEY ARE ON NAVD88 DATUM.

THE SOURCE OF THIS ELEVATION IS THE CENTERLINE INVERT OF SEWER MANHOLE 4 AS SHOWN ON THIS MAP AND PER THE PLANS TITLED "SPINE SEWER SYSTEM TO SERVE DOVE MOUNTAIN", PIMA COUNTY PLAN NO. C-97-099, SHEET 3 OF 6. THE PLAN CENTERLINE INVERT ELEVATION FOR THIS MANHOLE IS 2744.75 FEET, NGVD29 DATUM. TO CONVERT TO NAVD88 DATUM, 2.23 FEET WAS ADDED TO THIS ELEVATION PER THE LOCAL CONVERSION FACTOR FROM PIMA COUNTY SURVEY RECORDS. THE TRUE NAVD88 ELEVATION OF SAID MANHOLE INVERT IS 2,746.98 FEET AND THE RIM ELEVATION IS 2755.01 FEET.

OPEN SPACE CALCULATIONS

- LANDSCAPE BUFFERYARD PORTION OF COMMON AREA "A" = .5 ACRES (REVEG. OPEN SPACE)
- COMMON AREA "C" = 7.8 ACRES (NATURAL OPEN SPACE)

TOTAL REVEG. OPEN SPACE AND NATURAL OPEN SPACE = 8.3 ACRES (48% OF PROJECT AREA)

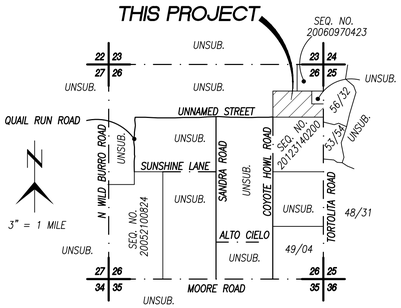
LANDSCAPE CALCULATIONS

LANDSCAPE BUFFERYARD AREA = 20,456 S.F.
TOTAL LANDSCAPED AREA = 79,275 S.F.

LOT COVERAGE CALCULATION

- TOTAL BUILDING AREA ALLOWED: 50%
  TOTAL BUILDING AREA PROPOSED: 50% (TO BE CONFIRMED AT THE TIME OF BUILDING PERMITS)

ACCEPTANCE



LOCATION PLAN

A PORTION OF SECTION 26, T11S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- FOUND MONUMENT AND/OR SECTION CORNER OR 1/4 CORNER AS DESCRIBED
- SURVEY MONUMENT TO BE SET
- SET 1/2" REBAR TAGGED "RLS 23379" EXCEPT WHERE OTHERWISE SHOWN
- (R) RECORD DIMENSION PER PARCEL DEED
- (R1) RECORD DIMENSION PER MAPS & PLATS 61/25
- EASEMENT LINE (SEE ALSO NEW EASEMENT KEYNOTES)
- PROPOSED PUBLIC SEWER/MANHOLE
- S EXISTING PUBLIC SEWER/MANHOLE (APPROXIMATE LOCATION)
- W PROPOSED WATER
- W EXISTING WATER (APPROXIMATE LOCATION)
- G EXISTING GAS (APPROXIMATE LOCATION)
- EXISTING ELECTRIC TRANSFORMER (APPROXIMATE LOCATION)
- T EXISTING TELEPHONE PEDESTAL/FIBER OPTIC (APPROXIMATE LOCATION)
- SIGHT VISIBILITY TRIANGLE ("SVT") AREA (EASEMENT TO BE GRANTED BY FINAL PLAT WHERE APPLICABLE)
  DIMENSION: TORTOLITA ROAD - 240'x15' (NEAR SIDE); 190'x15' (FAR SIDE)
  DIMENSION: INTERIOR STREETS - 240'x15' (NEAR SIDE); 190'x15' (FAR SIDE)
- 2650 EXISTING CONTOURS
- NEW PAVEMENT
- EXISTING PAVEMENT
- 1.9 AC / 9 CFS DRAINAGE CONCENTRATION/SHEETFLOW TEXT
- PG 7.3 PRELIMINARY PAD GRADES
- X 63 PRELIMINARY SPOT GRADES
- DETAIL # / SHEET #
- ADDRESSING LOCATION/LOT ACCESS

OWNER/DEVELOPER:

DR HORTON, INC., A DELAWARE CORPORATION
ATTN: BRENT DAVIS
3580 W. INA ROAD, STE. 100
TUCSON, AZ 85741-2270

ADMINISTRATIVE ADDRESS

13423 N. TORTOLITA ROAD, MARANA, ARIZONA 85658

#PRV2006-001 P20WS00029 REFERENCE: PCZ1806-001; ENG2009-007

36655 MARTIN V. MAGELLI — REGISTERED PROFESSIONAL ENGINEER — DATE SIGNED 11/3/2020 — ARIZONA U.S.A.

PRELIMINARY PLAT for
TORTOLITA RIDGE, LOTS 1 - 32
AND COMMON AREAS "A" (OPEN SPACE/DRAINAGE), "B" (PARK)
AND "C" (NATURAL UNDISTURBED OPEN SPACE)
BEING A PORTION OF SECTION 26, T11S, R12E, G&SRB&M,
TOWN OF MARANA, PIMA COUNTY, 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: 6/16/20	DRAWING #	SHEET
HORIZ: 1" = N/A	DESIGNED BY: MVM	REV. DATE: 8/20/20	2492-MAR-PP1.DWG	1 of 3
C.I.:= N/A	CHECKED BY: MVM	REV. DATE: 11/3/20	PLAN #2492	

MATCHLINE - SEE SHEET 3

NORTH BASIS OF BEARING TIE - SEE RIGHT

HIDDEN SPRINGS
BK. 61 PG. 25 M&P.
ZONED: R-2 USE - RESIDENTIAL

UNSUBDIVIDED
(PARCEL 218-44-021B)
ZONED: AG

LOT 4

"RLS 33308" 0.2' NORTH

"RLS 41603" (ACCEPTED); 0.4' NORTH, W/ PLASTIC CAP "19833" (REJECTED)

DA B (OFFSITE)
5.2 AC
24.8 CFS (SHEETFLOW)

15' INGRESS & EGRESS ESMT. PER DKT. 4287 PG. 159 (BENEFITTING OTHER PROPERTY)

239.07' (238.87' R1) S89°34'43"W

92.10' S89°34'43"W

40'± NATURAL BUFFERYARD

40' NATURAL LANDS. BUFFERYARD

C.A. "A" (OPEN/DRAINAGE)

6' LANDS. BUFFERYARD

5/8" REBAR "RLS 19833" 0.4' NORTH, 0.2' EAST NOT ACCEPTED, RESET

MH #5
RIM 46.0
N INV 37.5
S INV 37.4

LOT 22
8532 SF
PG 47.7
"A"

S89°37'28"W 35.00'

56' (R)

C.A. "C" (N.U.O.S.)

C.A. "B" (PARK)
5,225 SF

LOT 23
8027 SF
PG 47.0
"A"

LOT 24
8027 SF
PG 45.4
"A"

LOT 25
8027 SF
PG 43.7
"A"

LOT 26
8027 SF
PG 42.1
"A"

LOT 21
8004 SF
PG 46.3
"B-1"

LOT 20
8027 SF
PG 42.1
"B-1"

LOT 19
8027 SF
PG 40.5
"B-1"

DA BCDH (DEV)
32 CFS

456.0 LF 8" SEWER @ 2.65%

S00°22'32"E 419.86'

1:1 GROUTED ROCK AND/OR COLORED GUNNITE SLOPE
100% RETENTION
VOL: 33400 CF

12" PIPE
INV. 28.0

30" PIPE @ 0.5%(MIN)

DA C (OFFSITE)
1.1 AC
5.2 CFS

S00°00'15"E 1646.2'

6' LANDS. BUFFERYARD

C.A. "A" (OPEN/DRAINAGE)

4' WIDE CONCRETE/EARTHEN CHANNEL(1.2' DEEP)

DA D (OFFSITE)
9.9 AC
9 CFS (SHEETFLOW)

5' WIDE CONCRETE/EARTHEN CHANNEL(1.2' DEEP)

DA E (OFFSITE)
0.3 AC
1.6 CFS (SHEETFLOW)

301.17' N89°36'06"E

20' LANDS. BUFFERYARD

DA CDE (OFFSITE)
3.3 AC
15.7 CFS

C.A. "A" (OPEN/DRAINAGE)
39,117 SF

14-24" NEENAH GRATES R-4999-L3, TYPE "L"

LOT 27
8511 SF
PG 39.4
"A"

LOT 28
8027 SF
PG 41.0
"A"

LOT 29
8027 SF
PG 43.7
"A"

LOT 30
8027 SF
PG 47.8
"A"

LOT 31
8027 SF
PG 51.7
"A"

LOT 32
8027 SF
PG 55.6
"A"

LOT 15
8027 SF
PG 30.0
"A"

LOT 16
8027 SF
PG 31.4
"A-1"

LOT 17
8027 SF
PG 33.8
"A"

LOT 18
8510 SF
PG 35.2
"A"

STREET "B" (PUBLIC STREET)

S89°37'28"W 361.41'

S89°37'28"W 509.35'

STREET "A" (PUBLIC STREET)

344.9 LF 8" SEWER @ 3.60%

MH #3
RIM 34.3
W INV 25.1
E INV 25.2
N INV 25.3

410.2 LF 8" SEWER @ 4.58%

MH #4
RIM 53.0
INV 44.0

LOT 11
8027 SF
PG 28.8
"B-1"

LOT 10
8027 SF
PG 30.7
"B-1"

LOT 9
8027 SF
PG 32.6
"B-1"

LOT 8
8027 SF
PG 34.5
"B-1"

LOT 7
8027 SF
PG 36.8
"B"

LOT 6
8027 SF
PG 38.3
"B-1"

LOT 5
8027 SF
PG 40.4
"B-1"

LOT 4
8027 SF
PG 43.8
"B-1"

LOT 3
8027 SF
PG 47.7
"B-1"

LOT 2
8027 SF
PG 51.6
"B-1"

LOT 1
8027 SF
PG 55.3
"B-1"

DA E
20.9 CFS (EX-SHEETFLOW)
17.7 CFS (DEV-SHEETFLOW)

C.A. "A" (OPEN/DRAINAGE)

NEW CURB & 5' SIDEWALK

20' LANDS. BUFFERYARD

6' LANDS. BUFFERYARD

331.18' N89°37'28"E

"LS 12122"; ALSO 1/2" REBAR, NOT TAGGED, 0.9' NORTH, 0.9' EAST

2" ALUM. CAP STAMPED "RLS 7599 SS" 0.7' NORTH

5/8" REBAR "RLS 27739"

30.00' N 89°37'28" E

COMMON AREA B

TORTOLITA RESERVE
SEQ. 2012-3140200
ZONED: R-2 USE - RESIDENTIAL

LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29

30' PUBLIC R/W PER DKT. 10565 PG. 1735

30' PUBLIC R/W PER DKT. 10565 PG. 1737

LOT 5

CHAVEZ RIDGE PLACE
25' PRIVATE R/W PER M&P 61/25

301.16' S89°34'43"W

30.00' S89°34'43"W

LOT 1010

EX 8" SEWER (G-97-099)

UNSUBDIVIDED
(PARCEL 218-44-022K)
ZONED: C

SCALE: 1" = 40'

COMMON AREA C

LOT 1009

EX MH 6674-06 (G-97-099)
N. RIM: 2766.40
? INVERT: 2756.53
E. INVERT: 2757.02
BLOCKOUT WEST INVERT: 2756.80

TORTOLITA ROAD

30' PUBLIC R/W PER DKT. 10474 PG. 509

30' PUBLIC R/W PER DKT. 10565 PG. 1737

329.37' S00°00'22"E

UNSUBDIVIDED
(PARCEL 218-44-022J)
ZONED: C

LOT 997

LOT 996

EX 8" SEWER (G-97-099)

EX MH 6674-05 (G-97-099)
N. RIM: 2759.41
? INVERT: 2750.06
E. INVERT: 2750.20

LOT 995

LOT 985

EX 8" SEWER (G-97-099)

EX MH 6674-04 (G-97-099)
N. RIM: 2755.01
? INVERT: 2746.98
E. INVERT: 2747.12

LOT 984

EX 8" SEWER (G-97-099)

LOT 983

LOT 977

30' PUBLIC R/W PER DKT. 10565 PG. 1735

30' PUBLIC R/W PER DKT. 10565 PG. 1737

S89°58'38"W (R)

N00°00'22"W (BASIS OF BEARINGS) 329.36'

191.61' N00°00'22"W

1317.49' N 00°00'22" W

SCALE: 1" = 40'

SOUTH BASIS OF BEARING TIE - SEE RIGHT

MATCHLINE - SEE SHEET 3

NORTH BASIS OF BEARING TIE DETAIL

N.E. CORNER SECTION 26
G.L.O. CAPPED PIPE

SL — SL

S00°00'22"E 658.75'

15' 15'

CHAVEZ RIDGE PLACE

SCALE: 1" = 40'

SOUTH BASIS OF BEARING TIE DETAIL

5/8" REBAR "RLS 27739"

30.00' N 89°37'28" E

LOT 29

LOT 977

191.61' N00°00'22"W

30' PUBLIC R/W PER DKT. 10565 PG. 1735

30' PUBLIC R/W PER DKT. 10565 PG. 1737

DRY CREEK COURT

3" BRASS CAP "RLS27739"

SCALE: 1" = 40'

EAST 1/4 CORNER SECTION 26
STEM OF DESTROYED BRASS CAP IN CONCRETE, FORMERLY A 3" BRASS CAP STAMPED "TOWN OF MARANA"

SL — SL

SINGLE STORY BUILDING RESTRICTION

- PER REZONING ORDINANCE NO. 2018.023, SECTION 3, CONDITION NO. 20, THE FOLLOWING LOTS SHALL BE RESTRICTED TO SINGLE STORY HOMES:

  LOTS 1 – 14, LOTS 24 – 26 AND LOTS 31 – 32

NEW EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT TO BE GRANTED BY THE FINAL PLAT
- (B) NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT (WHERE APPLICABLE)
- (C) NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT TO BE GRANTED BY THE FINAL PLAT
- (D) NEW 20' PUBLIC SEWER EASEMENT TO BE GRANTED BY THE FINAL PLAT

#PRV2006-001 P20WS00029 REFERENCE: PCZ1806-001; ENG2009-007

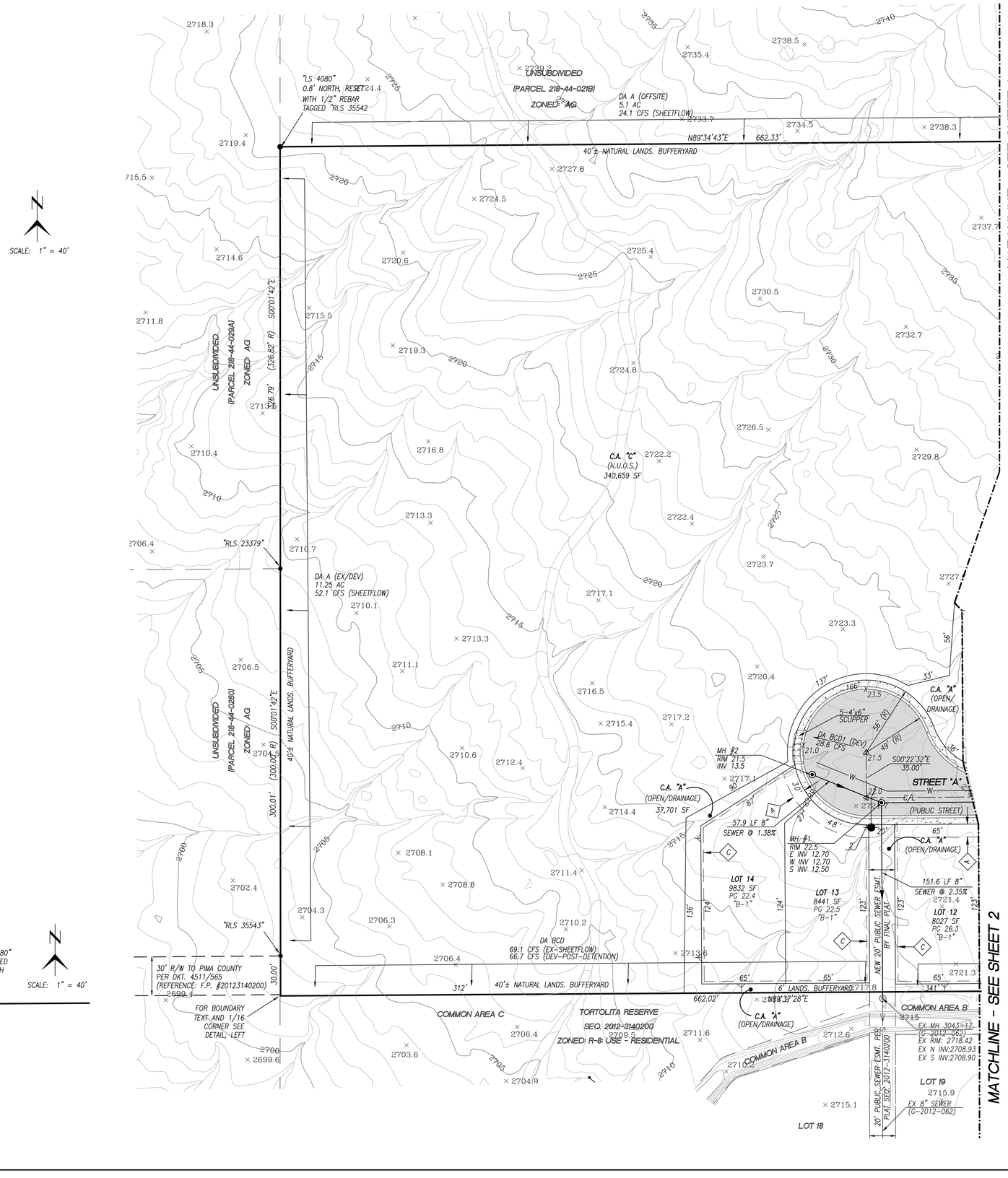
36655 MARTIN V. MAGELLI ARIZONA U.S.A.

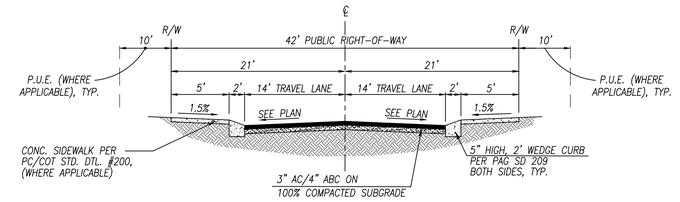
PRELIMINARY PLAT for TORTOLITA RIDGE, LOTS 1 - 32 AND COMMON AREAS "A" (OPEN SPACE/DRAINAGE), "B" (PARK) AND "C" (NATURAL UNDISTURBED OPEN SPACE)

BEING A PORTION OF SECTION 26, T11S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, 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: 6/16/20	DRAWING #	SHEET
HORIZ: 1"=40'	DESIGNED BY: MVM	REV. DATE: 8/20/20	2492-MAR-PP1.DWG	2 of 3
C.I.=1'	CHECKED BY: MVM	REV. DATE: 11/3/20	PLAN #2492	





1 TYPICAL PUBLIC 42' ROADWAY X-SECTION

NTS

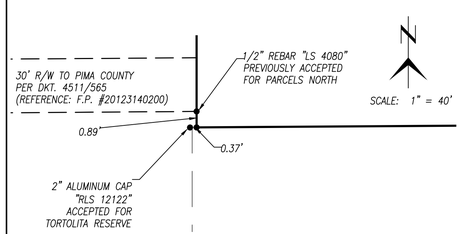
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- C — NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT TO BE GRANTED BY THE FINAL PLAT
- D — NEW 20' PUBLIC SEWER EASEMENT TO BE GRANTED BY THE FINAL PLAT



BOUNDARY TEXT/ 1/16 CORNER DETAIL

#PRV2006-001 P20WS00029 REFERENCE: PCZ1806-001; ENG2009-007

PRELIMINARY PLAT for
TORTOLITA RIDGE, LOTS 1 - 32
AND COMMON AREAS "A" (OPEN SPACE/DRAINAGE), "B" (PARK)
AND "C" (NATURAL UNDISTURBED OPEN SPACE)
BEING A PORTION OF SECTION 26, T11S, R12E, G&SRB&M,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

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

REGISTERED LAND SURVEYOR 36655 MARTIN V. MAGELLI DATE SIGNED 8/20/20 ARIZONA U.S.A.

SCALE:	DRAWN BY: JVA	DATE: 6/16/20	DRAWING #	SHEET
HORIZ: 1'=40'	DESIGNED BY: MVM	REV. DATE: 8/20/20	2492-MAR-PP1.DWG	3 of 3
C.I.=1	CHECKED BY: MVM	REV. DATE: 11/3/20	PLAN #2492	

NEIGHBORHOOD DESIGN PLAN

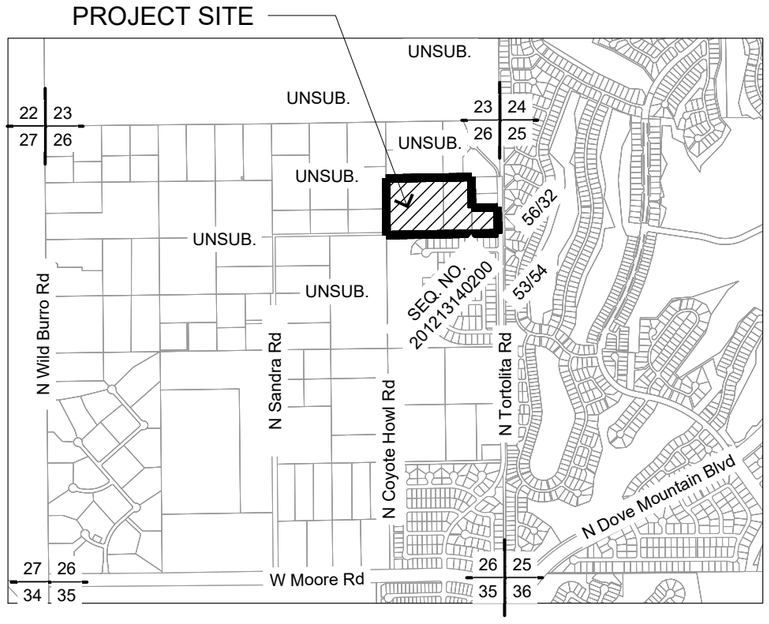
TORTOLITA RIDGE

(Lots 1-32)

TOWN OF MARANA

CASE #: LPR2008-001

OCTOBER 14, 2020



A PORTION OF SECTION 26,
T-11-S, R-12-E,
G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

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

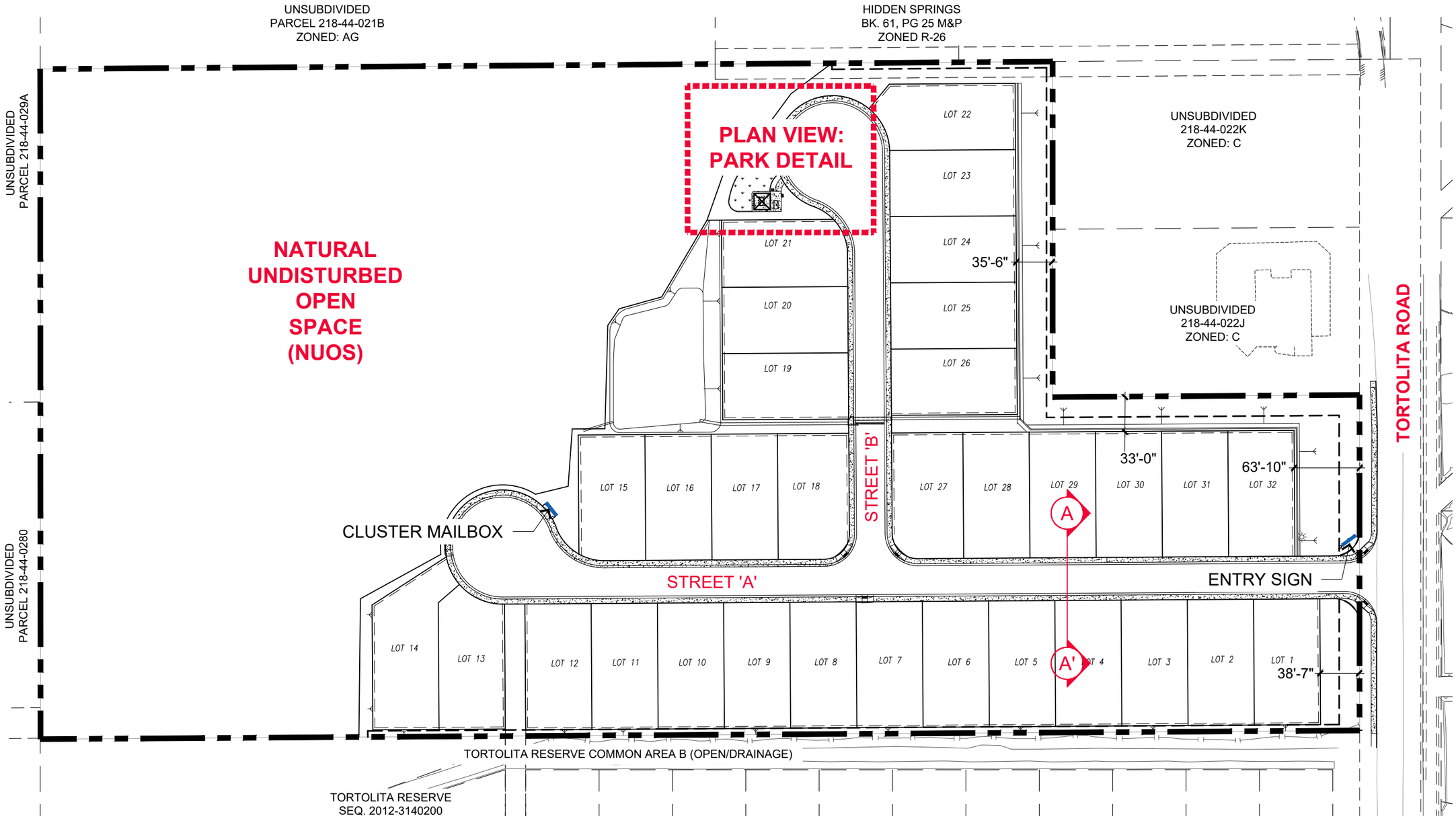
ENGINEER:
BAKER & ASSOCIATES ENGINEERING, INC.
3561 E. SUNRISE DRIVE, STE. 225
TUCSON, AZ 85718
CONTACT: MARTY MAGELLI
TEL: 520-318-1950

REFERENCE NUMBERS:
PRV-2006-001
PCZ-1806-001
NPP2008-001

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

PROJECT: DRH-21
FILE NAME: DRH21 NDP.DWG

PLAN: OVERALL



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

TORTOLITA RIDGE

0' 50' 100'

NORTH

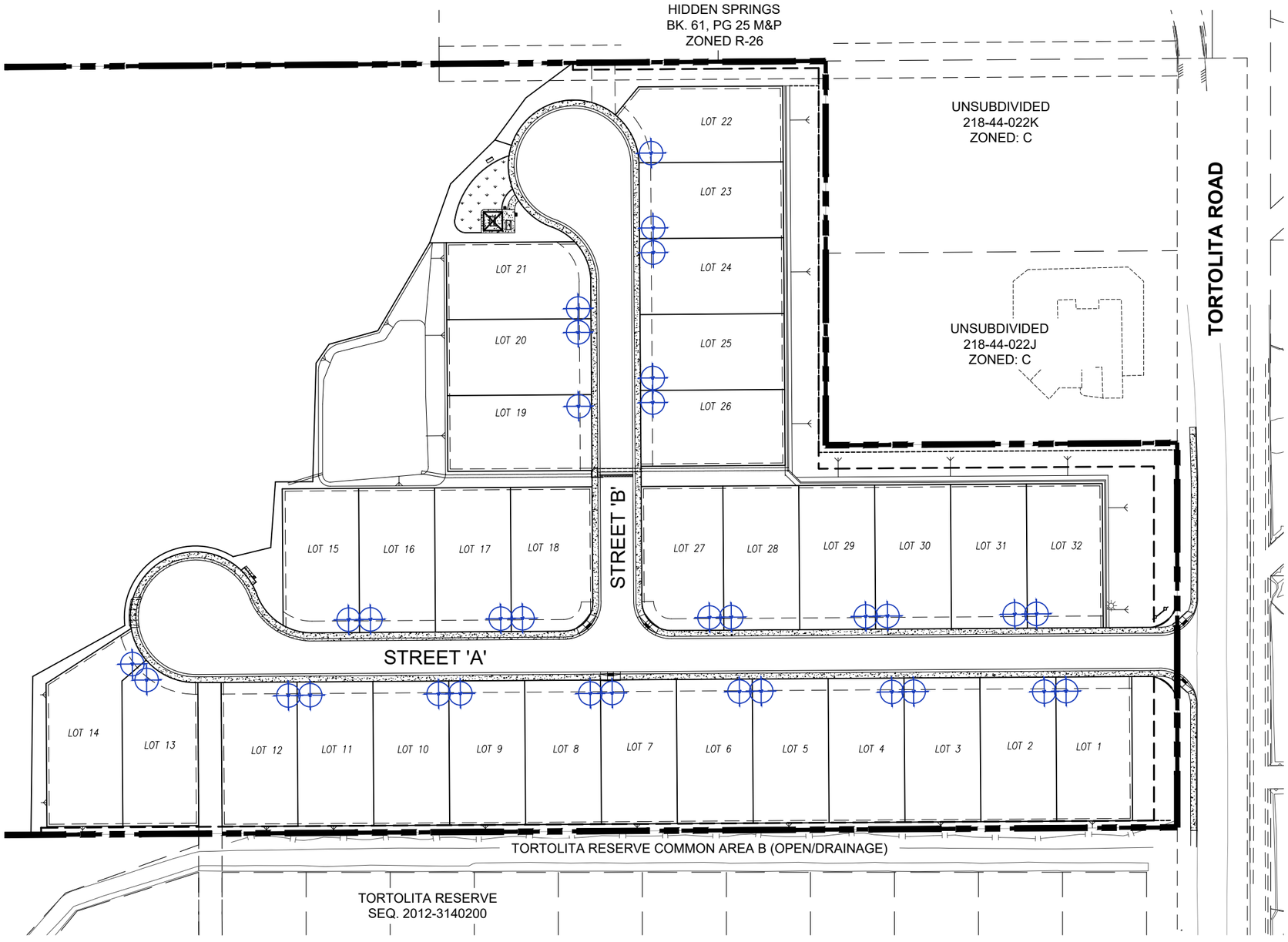
SCALE: 1"-100'-0"

PROJECT: DRH-21 DATE: 08/19/20

FILE NAME: DRH21 NDP.DWG

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

PLAN: STREET TREES



LEGEND

STREET TREE (PLANTED IN FIRST 10' OF EACH LOT)

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

0' 50' 100'

NORTH

SCALE: 1"=100'-0"

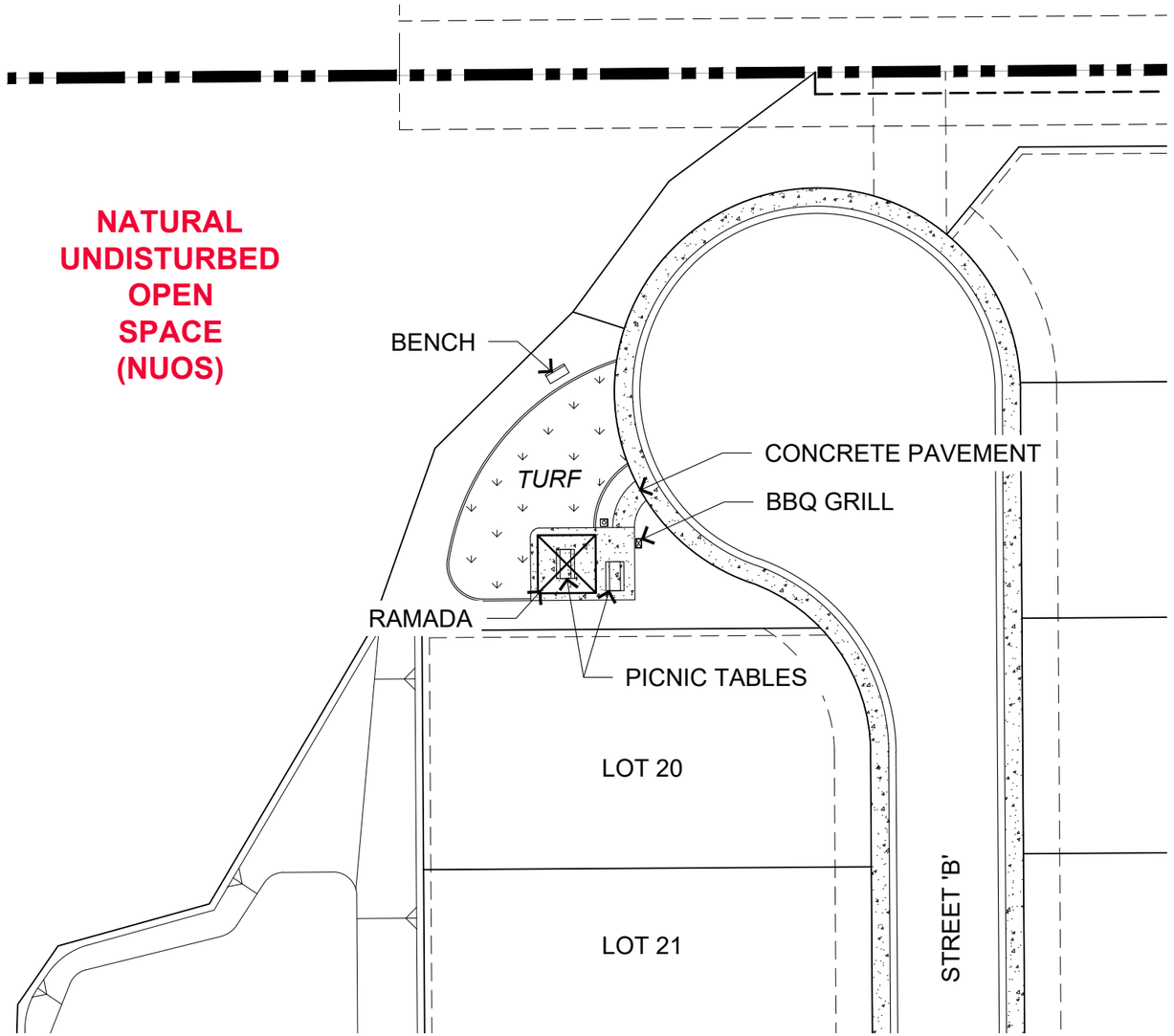
PROJECT: DRH-21 DATE: 08/19/20

FILE NAME: DRH21 NDP.DWG

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TORTOLITA RIDGE

PLAN: PARK DETAIL



TORTOLITA RIDGE

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

0' 15' 30'

SCALE: 1"-30'-0"

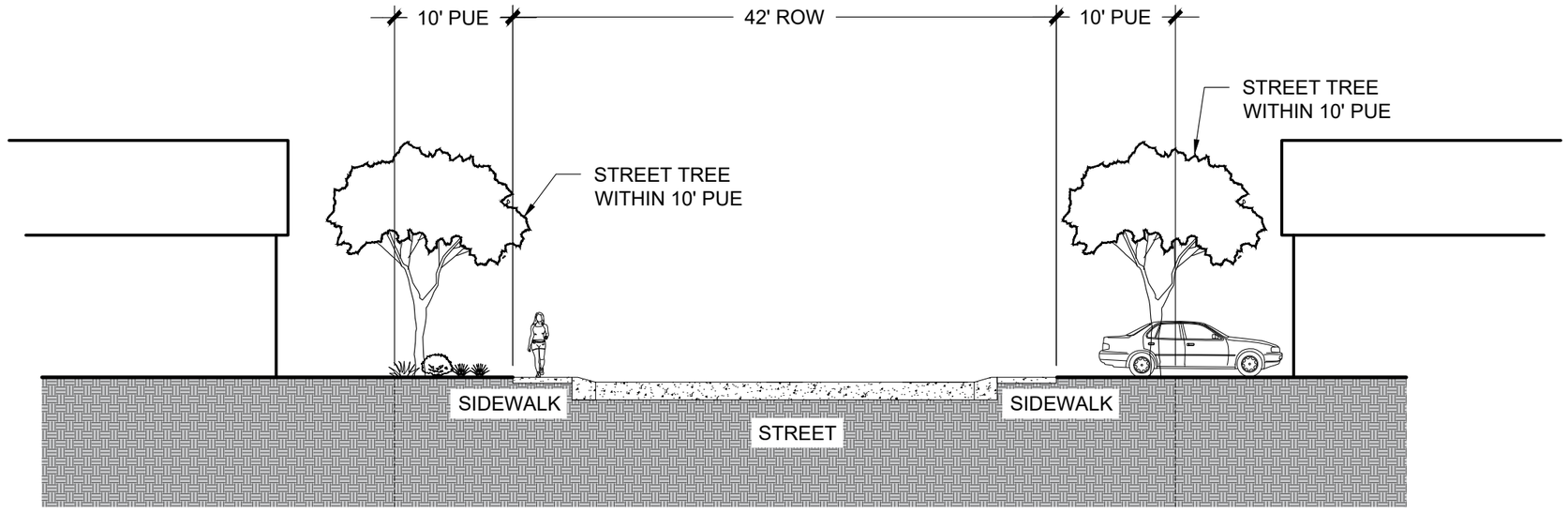
PROJECT: DRH-21

FILE NAME: DRH21 NDP.DWG

NORTH

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SECTION A-A': STREET



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TORTOLITA RIDGE

0' 6' 12'

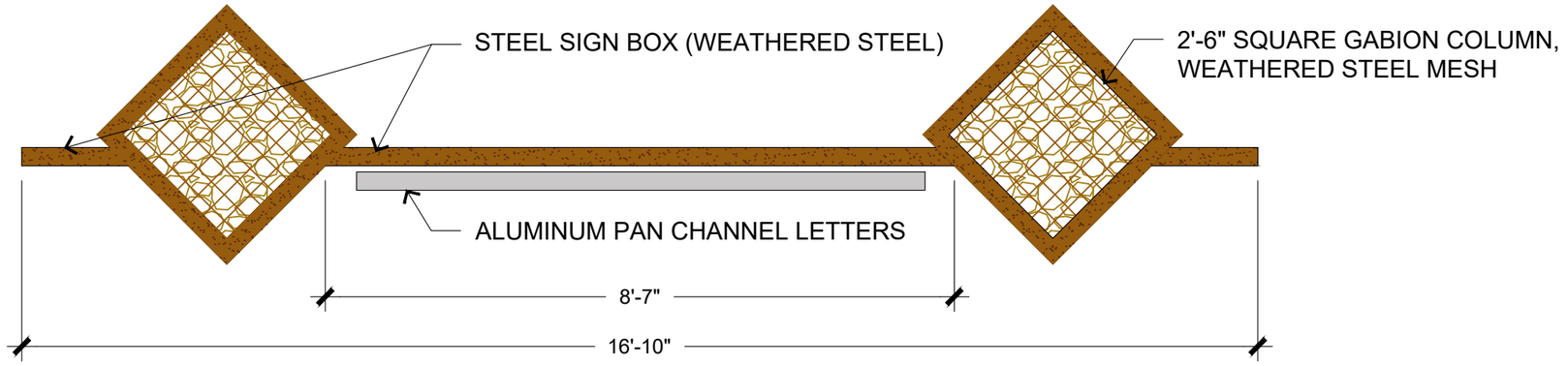
SCALE: 1"=12'-0"

PROJECT: DRH-21

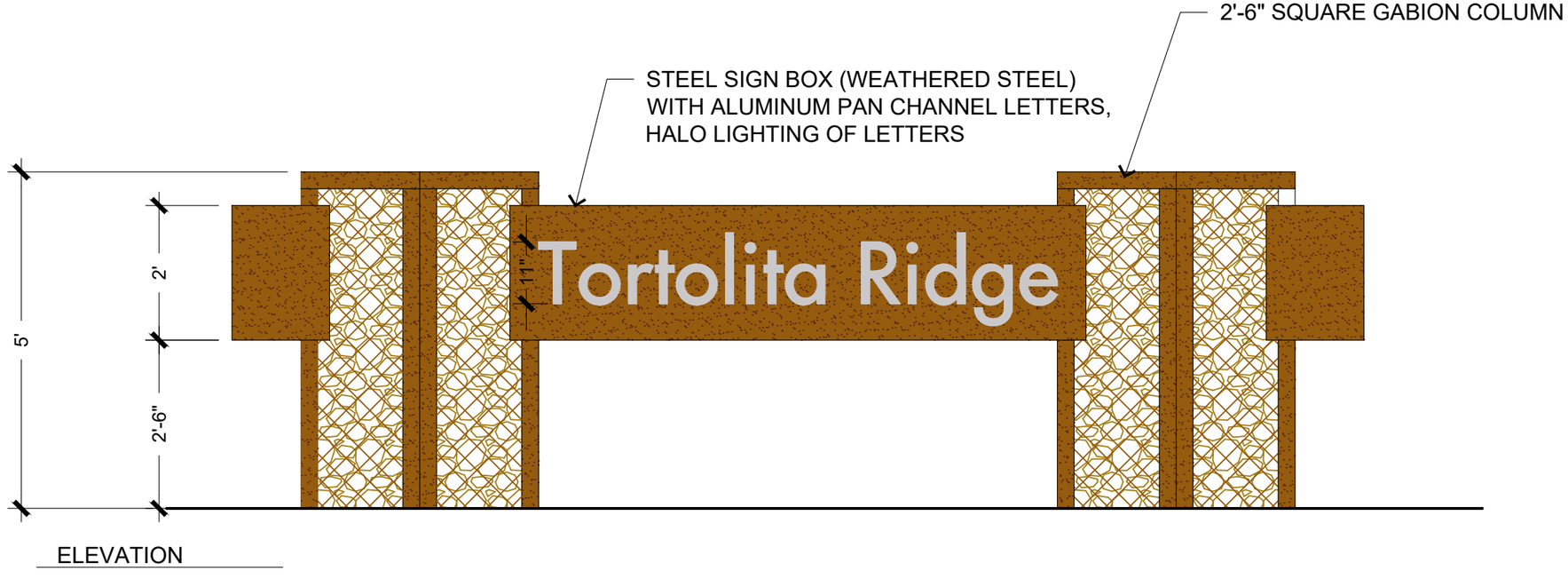
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ENTRY SIGN



PLAN VIEW



ELEVATION

1 ENTRY SIGN
ELEVATION

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

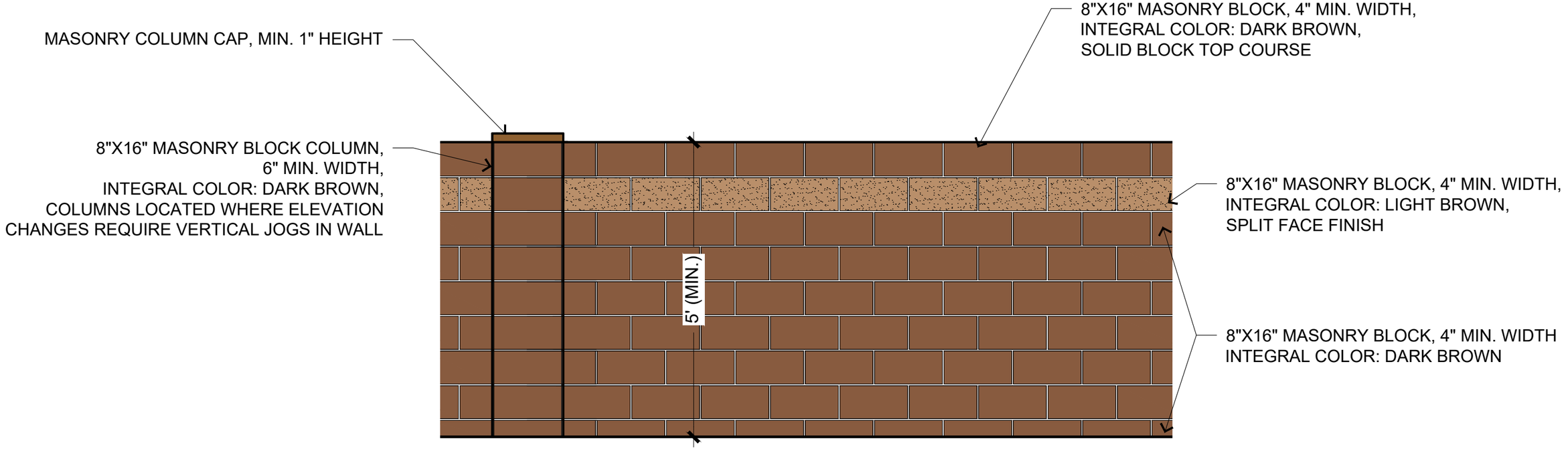
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FILE NAME: DRH21 NDP.DWG

DECORATIVE PERIMETER WALL



1 DECORATIVE PERIMETER WALL ELEVATION

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

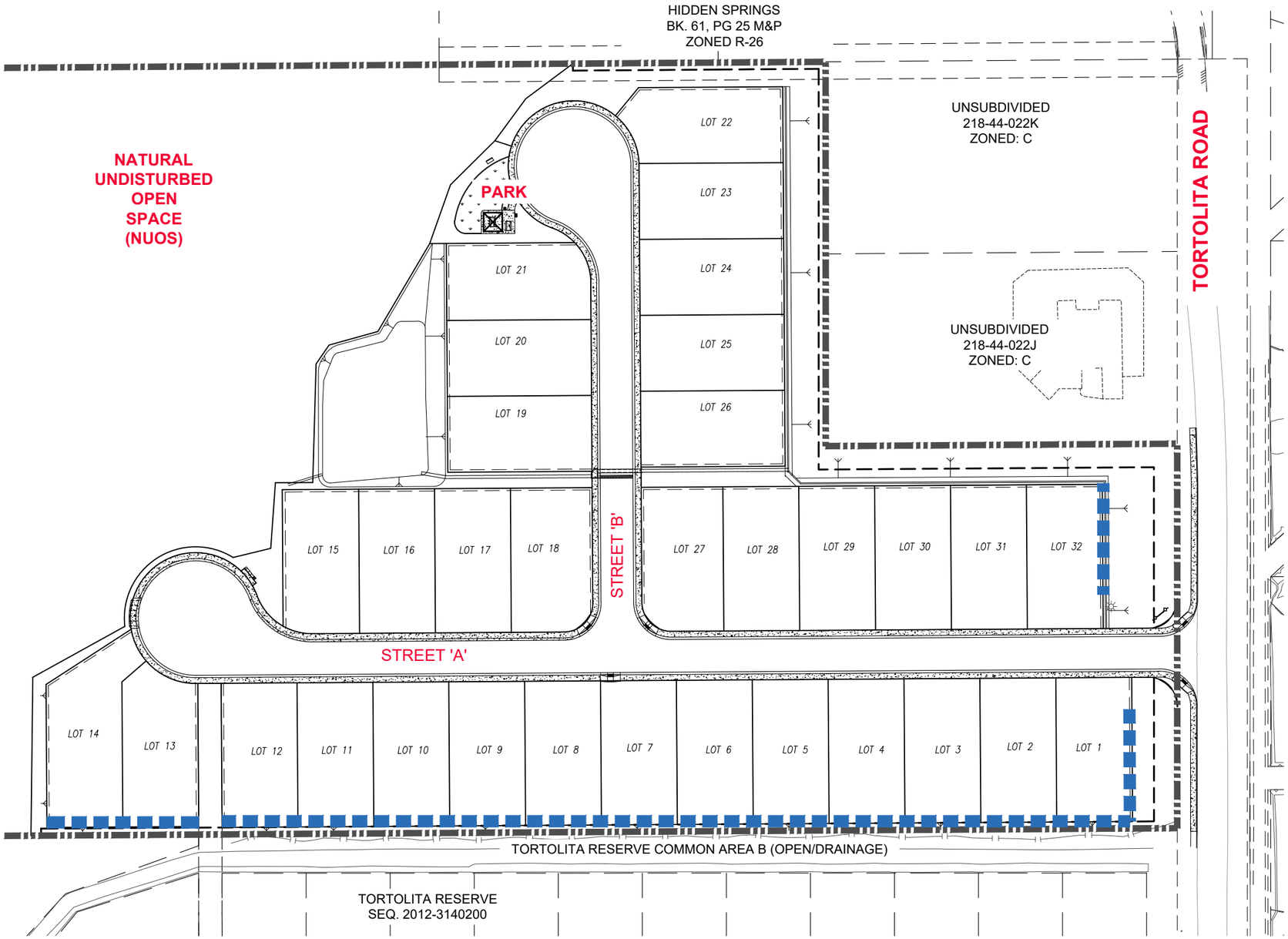
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PROJECT: DRH-21
FILE NAME: DRH21 NDP.DWG

PLAN: DECORATIVE PERIMETER WALL



LEGEND

5' DECORATIVE PERIMETER WALL

NOTE: ALL OTHER WALLS AT BACKS OF LOTS SHALL BE MASONRY WALLS WITH A MINIMUM HEIGHT OF 5'.

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

0' 100' 200'

SCALE: 1"-200'-0"

PROJECT: DRH-21

FILE NAME: DRH21 NDP.DWG

NORTH

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TORTOLITA RIDGE