MARANA AZ
ESTABLISHED 1977

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 28, 2021, at or after 6:30 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
Don Duncan, Commissioner
Terry Fehrmann, Commissioner
John Flint, Commissioner
Richard Miller, 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 April 28, 2021, 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 below:
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 March 31, 2021 Meeting Minutes

B. Public Hearings

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

1. **PRV2101-003: Preliminary Plat for Sierra Pointe:** A request for a recommendation to the Town Council for approval of a preliminary plat for Sierra Pointe, Lots 1-27 and Common Areas "A" and "B" located on the west side of Coachline Road approximately 0.2 miles north of Silverbell Road. (Cynthia Ross)

2. **PRV2101-002: Gladden Farms Blocks 28 and 34 Preliminary Plat**. A request for a recommendation to the Town Council for approval of a preliminary plat for Gladden Farms Blocks 28 and 34, Lots 1-314 and Common Area "A-1" - "A-9" (Landscape, Utilities, Drainage, and Grading) and "B-1" - "B-8" (Recreation, Landscape, Utilities, Drainage and Grading) located north of Mike Etter Boulevard and southwest of Clark Farms Boulevard. (Brian D. Varney)

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: 04/28/2021

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: April 28, 2021

Subject: **Approval of the March 31, 2021 Meeting Minutes**

Attachments

March 31, 2021 Meeting Minutes

MARANA AZ

MARANA PLANNING COMMISSION

REGULAR COMMISSION MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 31, 2021, at or after 6:30 P.M.

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

SUMMARY MINUTES

DRAFT

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:30 PM

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

ROLL CALL

Chairman Schnee directed the Commission Secretary to call roll. All Commission Members were present. A quorum was present.

CALL TO THE PUBLIC

Chairman Schnee opened the meeting to receive public comments.

APPROVAL OF AGENDA

Motion to approve by Commissioner Flint, second by Commissioner Tyson. Motion passes, 7-0.

ANNOUNCEMENTS Development Services Director Jason Angell noted the Land Development Code update has been posted to the town's website and is available for review and public feedback. Mr. Angell encouraged Commission to review the document and submit their comments to town staff.

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of February 24, 2021. ***Motion to approve by Commissioner Duncan, second by Commissioner Tyson. Motion passes, 7-0.***

PUBLIC HEARINGS

1. PCZ2103-002 Jeremy Place Rezone: A request for a recommendation to the Marana Town Council for approval to rezone approximately 1.6 acres of land from R-36 (Residential) to Heavy Industry (HI). The property is located at 4201 W. Jeremy Place (Jeremy Subdivision Lot 8), east of N. Camino Martin and south of W. Ina Road. (Anita McNamara)

Senior Planner Anita McNamara noted the owner is requesting a recommendation to the Town Council for approval of a rezoning. The subject property is located at 4201 W. Jeremy Place; east of Camino Martin and south of Ina Road. The current zoning is R-36 Residential. The subject property was annexed in 1993, as part of the Ina/Thornydale Annexation, and given the translational zoning from Pima County zoning - Suburban Homestead to Marana zoning – R-36 Residential. The 2040 General Plan designates the property as "Employment," as are the surrounding properties. The proposed zoning is Heavy Industry, which is consistent with the General Plan future land use.

Seeing there were no speaker cards, **Chairman Schnee** opened and closed the Public Hearing.

There were no comments or concerns from the Commission.

Commissioner Flint moved and Commissioner Tyson second the motion recommending to the Town Council for approval of PCZ2103-002 Jeremy Place Rezone, subject to the recommended conditions. Motion passed unanimously, 7-0.

2. PCM 2103-001: A request for a recommendation to the Town Council for approval of amendments to Marana Town Code Title 17 (Land Development), revising chapter 17-2 (Administrative bodies and officers) by deleting existing section 17-2-3 (Planning director) and replacing it with new section 17-2-3 (Planning department and planning manager); deleting section 17-2-4 (Cultural resources preservation board); providing that the planning manager shall be primarily responsible for the administration of Title 17 instead of the planning director and making corresponding changes throughout Title 17 (Jane Fairall)

Town Attorney Jane Fairall noted that Title 17 (Land Development) migrated from the Land Development Code to the Town Code in 2015. There are two proposed revisions to Chapter 17-2 (Administrative bodies and officers.) 1) Chapter 17-2 establishes the Planning Commission and the Board of Adjustment. There are no changes to either board.

The chapter also designates the Planning Director as the statutorily-required zoning administrator. Currently the Development Services Director is designated as the "planning director", and thus serves as the zoning administrator. The current Principal Planner title is being reclassed to Planning Manager. Staff would like to designate the Planning Manager as the zoning administrator, instead of the Planning Director.

DRAFT

2) The Cultural Resources Preservation Board was created in 2003. **Ms. Fairall** noted the Cultural Resources Preservation Board is not an active/functioning board. The last meeting was in 2006. **Ms. Fairall** stated there will be no changes to the cultural preservation ordinance. It will remain in place and will be migrated to the Town Code.

Seeing there were no speaker cards, **Chairman Schnee** opened and closed the Public Hearing.

There were no comments or concerns from the Commission.

Commissioner Flint moved and Commissioner Duncan second the motion recommending to the Town Council for approval of amendments to Marana Town Code Title 17 (Land Development) Motion passed unanimously, 7-0.

COMMISSION ACTION

1. PRV2103-004: Final Plat for Cortaro Ranch Phase II Lots 6A and 6B; A request for recommendation to the Marana Town Council for approval of a final plat for a 2-lot commercial subdivision generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

Senior Planner Brian Varney stated the Planning Commission typically does not see final plats, but as a condition of the Cortaro Ranch rezoning, all plats and development plans must come before Planning Commission for recommendation to the Town Council. This is a request to subdivide lot 6; creating lots 6A and 6B. Lot 6A would accommodate a hotel site; which was approved by Commission in 2020. Lot 6B would be reserved for another perspective tenant. The plat is currently in the review process. Staff will be making some minor textural changes to the plat prior to going before Town Council.

Commissioner Flint asked if the applicants were building outside the easements or will be vacating some of the easements. **Mr. Varney** noted that some of the easements will be vacated and recreated.

No other questions or concerns from the Commission.

Vice Chair Hill moved and Commissioner Flint second the motion recommending to the Town Council approval of PRV2103-004: Final Plat for Cortaro Ranch Phase II Lots 6A and 6B. Motion passed unanimously, 7-0.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner Duncan, moved and Vice Chair Hill second the motion to adjourn the meeting. Meeting adjourned at 6:45 p.m.

DRAFT

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on March 31, 2021. I further certify that a quorum was present.

Terri Byler, Commission Secretary

DRAFT

Planning Commission - Regular Meeting

Meeting Date: 04/28/2021

To: Planning Commission

From: Cynthia Ross, Senior Planner

Date: April 28, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: **PRV2101-003: Preliminary Plat for Sierra Pointe:** A request for a recommendation to the Town Council for approval of a preliminary plat for Sierra Pointe, Lots 1-27 and Common Areas "A" and "B" located on the west side of Coachline Road approximately 0.2 miles north of Silverbell Road. (Cynthia Ross)

Discussion:

Request
Baker and Associates, on behalf of A.F. Sterling Home Builders, LTD., is requesting a recommendation to the Town Council for approval of 27 residential lots and Common Areas "A" (Private Streets) and "B" (Open Space/Drainage) on approximately 3.1 acres located within the Continental Ranch development.

Location
The subdivision will be located on the west side of Coachline Road approximately 0.2 miles north of Silverbell Road.

Zoning
The zoning is F (Specific Plan – Continental Ranch) with a land use designation of Medium-High Density Residential (MHDR). The density range for medium-high density is between 6 and 10 RAC. Zero lot line, patio homes, duplexes and townhomes are the intended products for this category. Buildings may be one or two stories with a maximum building height of 30 feet allowed.

The proposed plat has a gross density of 8.7 RAC. The proposed average lot size is 3,339 square feet, the minimum lot size is a 3,000 square feet (Lots, 10, 11, 12, 16, 17 and 18) and the maximum lot size is 3,507 square feet (Lot 19).

Architecture and Landscaping Design
This subdivision will follow the Continental Ranch Specific Plan design guidelines for architecture and landscaping. The Board of Directors and Architectural Committee for Continental Ranch have approved the home design. The landscape plan for the common areas has been submitted to the Architecture Review Committee for review.

Transportation
The single entry is on Coachline Road, a collector street with a 90 foot public right-of-way. The internal private street is 28 feet wide within a 42 foot right-of-way.

Recreation
There are a multitude of recreational parks nearby within the Continental Ranch Specific Plan area: Continental Ranch Community Park is located 200 feet northeast, the Continental Ranch Community Center is adjacent on the north boundary, and Continental Ranch Community Park II is adjacent on the west boundary. In addition, per the adopted Marana Subdivision Recreational Area Design Manual, Recreational Area Plans are not required for subdivisions with less than 30 homes.

Recommended Findings of Fact

1. The property is currently zoned F, Specific Plan – Continental Ranch with a land use designation of Medium High Density Residential. The proposed subdivision is in compliance with the specific plan and all other development standards.
2. The General Plan land use designation for this area is MPA (Master Plan Area). The purpose of the MPA is to allow flexibility in site planning and design. The proposed subdivision is consistent with the purpose and intent of the Town of Marana General Plan.
3. The proposed subdivision does not appear to be detrimental to the immediate area or to the health, safety and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis:
Review Criteria:

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

Staff Recommendation:

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

Suggested Motion:

I move to recommend to the Town Council approval of PRV2101-003, a Preliminary Plat for Sierra Pointe, Lots 1-27 and Common Areas "A" and "B" located on the west side of Coachline Road approximately 0.2 miles north of Silverbell Road.

Attachments

PRV2101-003 Sierra Pointe PP
Location Map
Application
Landscape Plan
Continental Ranch Association Architectural Approval

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 136,059 SF, OR 3.1 ACRES.
2. THE EXISTING ZONING IS "F" (SPECIFIC PLAN – CONTINENTAL RANCH) PER MARANA ORDINANCE NO. 88.09. THE LAND USE DESIGNATION IS MEDIUM HIGH DENSITY (MHD).
3. GROSS DENSITY IS 8.7 RAC.
4. THIS PROJECT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CONTINENTAL RANCH, INCLUDING EASEMENT RIGHTS, AS RECORDED IN DOCKET 11928, PAGE 6229.
5. THE ASSESSOR'S PARCEL NUMBERS FOR THIS PROJECT ARE 226-22-011P AND 226-22-011Q.
6. THE NUMBER OF RESIDENTIAL LOTS IS 27.
7. MINIMUM REQUIRED LOT AREA: 4,000 S.F. AVERAGE, 3,000 S.F. MINIMUM INCLUDING COMMON AREA.
   DENSITY CALCULATION: MINIMUM REQUIRED GROSS AREA PER DWELLING UNITS IS 4,000 S.F.
   MINIMUM PROVIDED LOT AREA: 3,000 SF.
   DENSITY CALCULATION: GROSS AREA PER DWELLING UNIT IS 5,039 SF.
   AVERAGE LOT SIZE: 3,339 SF.
8. MAXIMUM ALLOWABLE BUILDING HEIGHT 30', OR TWO STORIES.
9. APPROXIMATE AREAS:
   – COMMON AREA "A" (PRIVATE STREETS) 27,301 SF.
   – COMMON AREA "B" (OPEN SPACE/DRAINAGE) 18,393 SF.
10. BUILDING SETBACKS PER THE CONTINENTAL RANCH SPECIFIC PLAN (DEVELOPMENT REGULATIONS, SECTION E.2.b.5).
    FRONT – 20 FOOT MINIMUM (GARAGES MUST VARY BY 3 FOOT MINIMUM)
    SIDE – 5 FOOT
    REAR – 5 FOOT
    CORNER – 10 FOOT
11. NO FURTHER SUBDIVISION OF ANY LOTS OR BLOCKS SHOWN HEREON WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.
12. AT LEAST TWO OFF-STREET SPACES WITHIN A FULLY ENCLOSED GARAGE WILL BE PROVIDED FOR EACH LOT (27 LOTS x 2 = 54).
13. COACHLINE BOULEVARD IS THE NEAREST PAVED ACCESS, IT IS ADJACENT TO THIS PROJECT.
14. TOTAL MILES OF NEW PRIVATE STREETS IS 0.1 MILES.
15. ALL WEATHER ACCESS WILL BE PROVIDED FOR ALL LOTS PRIOR TO ANY LOT RELEASE.
16. THE DESIGN SPEED FOR THIS PROJECT IS 25 MPH, WB-40 DESIGN VEHICLE.
17. "A" LOTS ARE FRONT DRAINING. "B" LOTS ARE 60'± FRONT/60'± REAR DRAINAGE. "B-1" LOTS ARE 20'± FRONT/100'± REAR DRAINING.
18. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
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. ALL PRIVATE ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM P.A.G. STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2015 EDITION, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
22. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF TUCSON WATER WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
23. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
24. 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.
25. 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.
26. ALL NEW UTILITIES AND ALL EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
27. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALLL 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 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.
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 LANDSCAPE, HARDSCAPE, IRRIGATION, DRAINAGE IMPROVEMENTS, SIGNAGE, MONUMENTATION, WALLS, ETC., WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE, AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATIONS WITHIN THE PUBLIC RIGHTS-OF-WAY.
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 EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
36. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH, GRAFFITI-RESISTANT MATERIALS.

PUBLIC SEWER NOTES

1. 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.
2. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

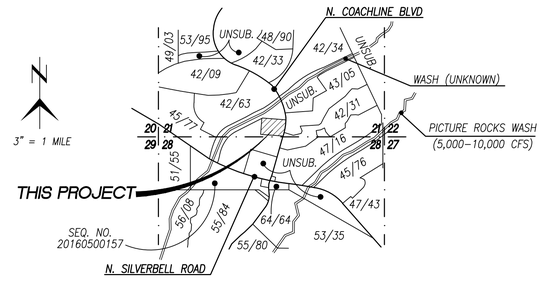
BASIS OF BEARING/BASIS OF ELEVATION

- THE BASIS OF BEARING: IS THE SOUTH LINE OF SECTION 21 TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. BEARING BEING: S 89°04'24" W
- THE BASIS OF ELEVATION: IS PCDOT/COTDOT GEODETIC CONTROL POINT N09. A 1/2" IR W/TAG "PCDOT GPS" (12S12E_N09), ELEVATION BEING: 2097.24 (NAVD 88)

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER YARD AREA = 18,383 S.F.

- TOTAL LANDSCAPED AREA = 15,783 S.F.
- NOT INCLUDING CONCRETE DRAINAGEWAY = 2,590 S.F.



LOCATION PLAN

A PORTION OF SECTION 21, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- FOUND SURVEY MONUMENT AS SHOWN
- SURVEY MONUMENT TO BE SET
- FOUND PROPERTY CORNER AS SHOWN
- EASEMENT LINE
- PROPOSED PUBLIC SEWER/MANHOLE
- S — EXISTING PUBLIC SEWER/MANHOLE (APPROXIMATE LOCATION)
- W — PROPOSED WATER
- W — EXISTING WATER (APPROXIMATE LOCATION)
- U3 , U — EXISTING UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION)
- G — EXISTING UNDERGROUND GAS LINE (APPROXIMATE LOCATION)
- SIGHT VISIBILITY TRIANGLE ("SVT") AREA (EASEMENT TO BE GRANTED BY FINAL PLAT WHERE APPLICABLE)
  DIMENSION: COACHLINE BOULEVARD – 380' x 15' (NEAR); 300' x 15' (FAR)
- HANDICAP RAMP
- 2650 — EXISTING CONTOURS
- A.C.E. — PUBLIC ACCESS CONTROL EASEMENT TO BE GRANTED BY FINAL PLAT
- P.U.E. — PUBLIC UTILITY EASEMENT TO BE GRANTED BY FINAL PLAT
- NEW PAVEMENT
- EXISTING PAVEMENT
- AREA=### ac / Q100=### cfs — DRAINAGE CONCENTRATION POINT
- PG 23.1 — PRELIMINARY PAD GRADES
- X 63.1 — PRELIMINARY SPOT GRADES
- DETAIL # / SHEET # — DETAIL # SHEET #

OWNER:

JJEP INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
112 BONANZA, SPICEWOOD, TX 78669
PHONE: 830-798-8211

DEVELOPER:

A.F. STERLING BUILDERS
ATTN: RANDY AGRON
6340 N. CAMPBELL AVENUE, TUCSON, AZ 85718
PHONE: 520-577-3600

ACCEPTANCE

ADMINISTRATIVE ADDRESS:
8877 N. COACHLINE BLVD.

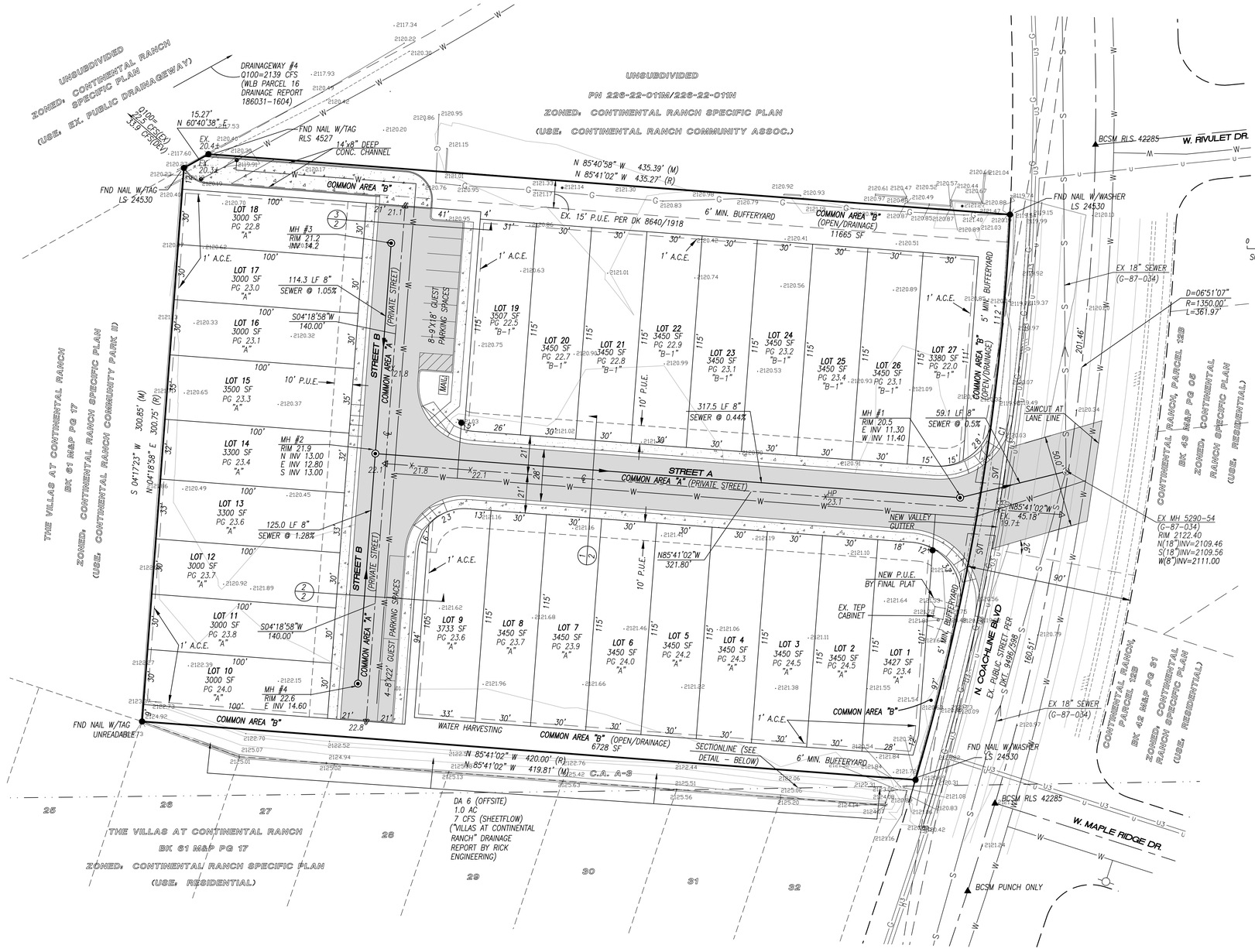
#PRV-2101-003 REF.: LPR2102-001; NPP2101-001

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

PRELIMINARY PLAT for
SIERRA POINTE, LOTS 1-27 AND
COMMON AREAS "A" (PRIVATE STEETS) AND "B" (OPEN SPACE/DRAINAGE)
BEING A PORTION OF SECTION 21, T12S, R12E, G&SRB&M,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

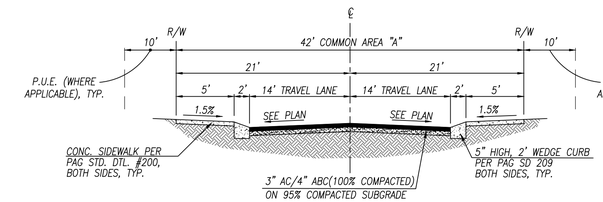
Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE:	DRAWN BY: JVA	DATE: 1/11/2021	DRAWING #	SHEET
HORIZ: 1"= N/A	DESIGNED BY: MVM	REV. DATE: 3/8/21	2552-PP1.DWG	1 of 2
C.I.= N/A	CHECKED BY: MVM	REV. DATE: 4/13/2021	PLAN #2552	



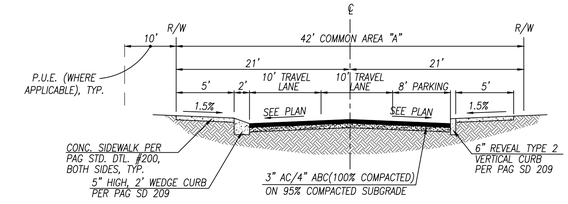
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	311.21' (R) 311.22' (M)	1305.00'	13°39'49" (R) 13°39'51" (M)

CURVE TABLE



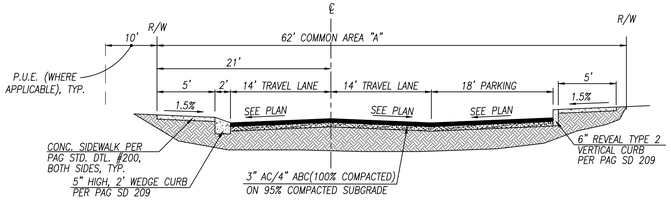
1 PRIVATE 42' ROADWAY X-SECTION (STREET A)

NTS



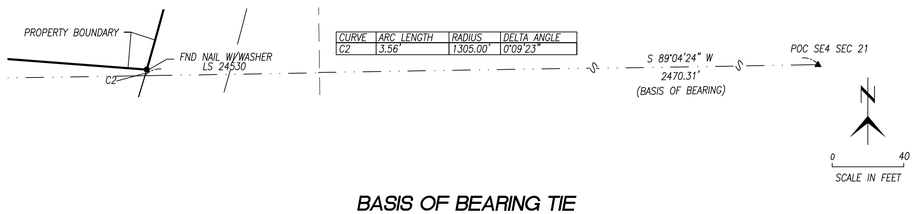
2 PRIVATE 42' ROADWAY X-SECTION (STREET B-SOUTH)

NTS



3 PRIVATE 42' ROADWAY X-SECTION (STREET B-NORTH)

NTS



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C2	3.56'	1305.00'	0°09'23"

BASIS OF BEARING TIE

ADMINISTRATIVE ADDRESS:
8877 N. COACHLINE BLVD.

#PRV-2101-003 REF.: LPR2102-001; NPP2101-001

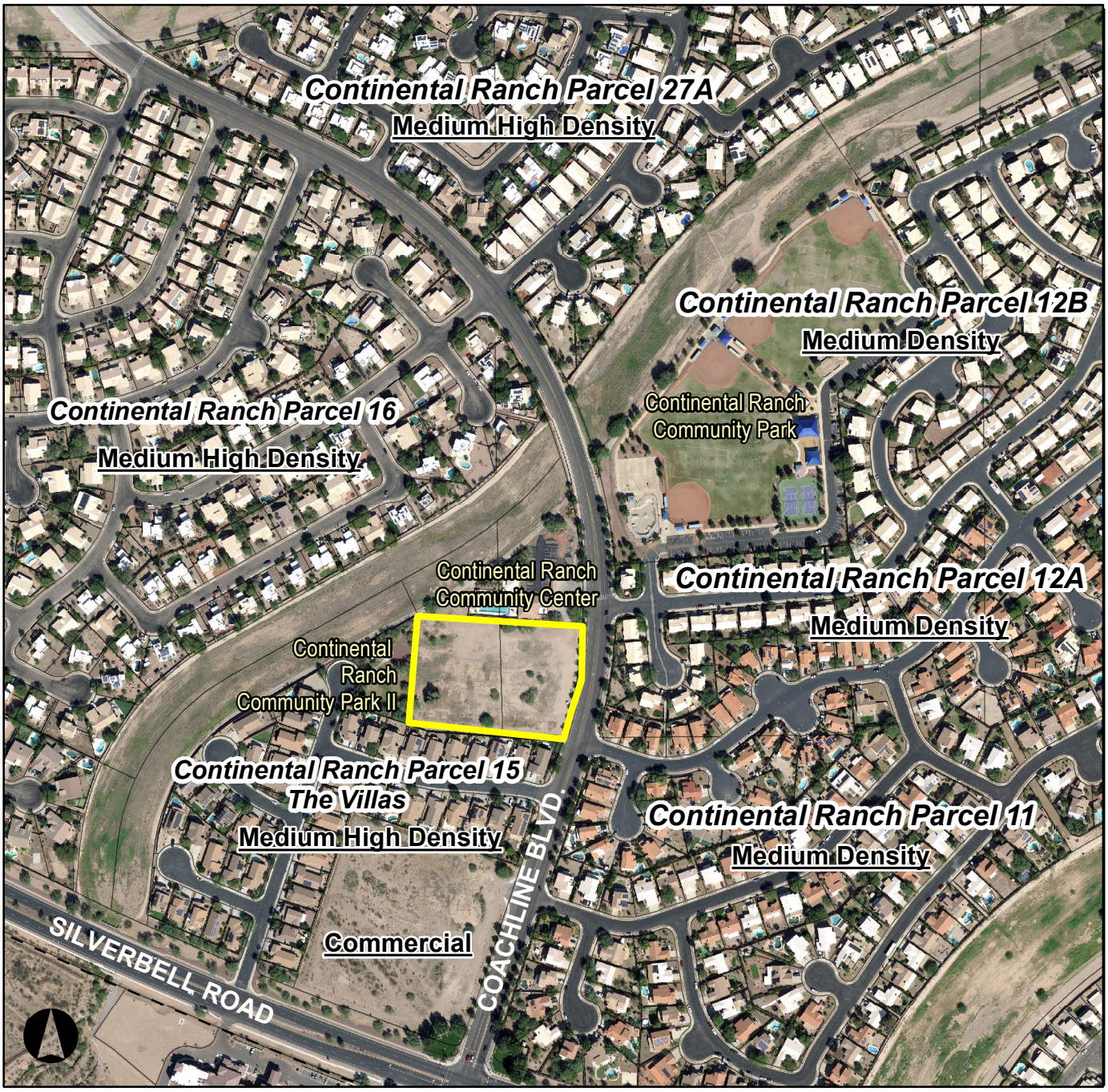
36655
MARTIN V.
MAGELLI
REGISTERED
ARIZONA U.S.A.

PRELIMINARY PLAT for
SIERRA POINTE, LOTS 1-27 AND
COMMON AREAS "A" (PRIVATE STEETS) AND "B" (OPEN SPACE/DRAINAGE)
BEING A PORTION OF SECTION 21, T12S, 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: 1/11/2021	DRAWING #	SHEET
HORIZ: 1"=30' C.I.:=1'	DESIGNED BY: MVM	REV. DATE: 3/8/21	2552-PP1.DWG	2 of 2
	CHECKED BY: MVM	REV. DATE: 4/13/2021	PLAN #2552	

Location Map



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: Sierra Pointe, Lots 1 - 27	
Description of Project: Single Family Residential	Number of Lots: 27
Parcel No.(s): 226-22-011P and 226-22-011Q	Gross Area (Acres): 3.1
Project Address: 8877 N. Coachline Blvd.	
Ref. Project No.:	

CONTACT INFORMATION

Owner: JJEP Investments	Contact Name:		
Address: 112 Bonanza	City: Spicewood	State: TX	Zip: 78669
Email:	Phone No.:		
Applicant: A.F. Sterling	Contact Name: Randy Agron		
Address: 6340 N. Campbell Ave.	City: Tucson	State: AZ	Zip: 85718
Email: randy@afsterling.com	Phone No.: (520) 577-3600		
Consultant/Engineer: Baker & Assoc. Engineering	Contact Name: Marty Magelli		
Address: 3861 E. Sunrise	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.)

RANDY AGRON		12/8/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

LANDSCAPE PLANS
SIERRA POINTE

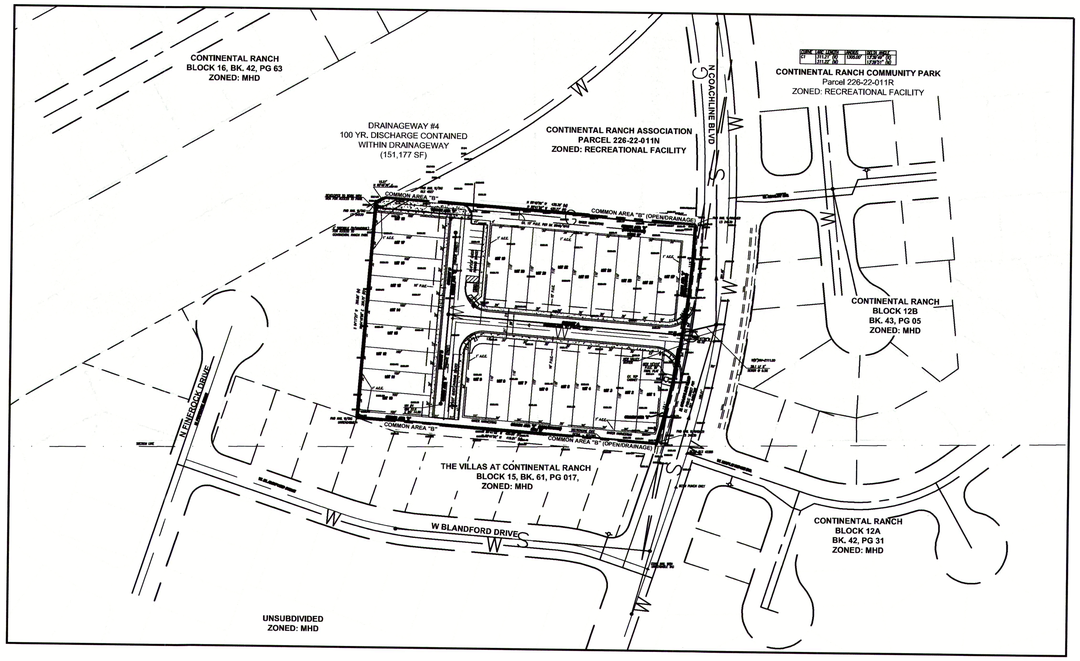
LOTS 1-27 AND COMMON AREAS "A" (PRIVATE STREETS)
AND "B" (OPEN SPACE/DRAINAGE)
BEING A PORTION OF SECTION 21, T12S, R12E, G&SRB&M,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

GENERAL NOTES:

1. ZONING: THE EXISTING ZONING IS MHD PER THE CONTINENTAL RANCH SPECIFIC PLAN AS ADOPTED BY THE TOWN OF MARANA MAYOR & COUNCIL ON 4-5-88.
2. AREA: THE PROJECT AREA IS 136,959 SF, OR 3.1 ACRES.
   2.1. COMMON AREA "A" (PRIVATE STREETS) 27,314 SF.
   2.2. COMMON AREA "B" (OPEN SPACE/DRAINAGE) 18,383 SF
3. SIGHT VISIBILITY TRIANGLES: OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACES SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" IN HEIGHT ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO TOWN OF MARANA SUBDIVISION STREET STANDARDS.
4. BASIS OF BEARING: THE SOUTH LINE OF SECTION 21 TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. BEARING BEING: S 89°04'24" W
5. BASIS OF ELEVATION: THE PCDOT/COTDOT GEODETIC CONTROL POINT N09. A 1/2" IR W/TAG "PCDOT GPS" (12S12E_N09), ELEVATION BEING: 2097.24 (NAVD 88).
6. PLANT SIZE: PLANT MATERIAL SHALL BE INSTALLED AT THE FOLLOWING MINIMUM SIZES: TREES = 15 GAL, SHRUBS/ACCENTS = 5 GAL, GROUNDCOVERS/VINES = 1 GAL.
7. IRRIGATION: THE LANDSCAPE WILL BE IRRIGATED BY MEANS OF A PERMANENT UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC CONTROLLER.
8. HARDSCAPE, LANDSCAPE, AND IRRIGATION CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND TOWN OF MARANA STANDARD SPECIFICATIONS.
9. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, WALLS, AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION.
10. ALL TOWN OF MARANA AND LANDSCAPE ARCHITECT INSPECTIONS REQUIRE A MINIMUM ADVANCE NOTICE OF 48 HOURS. SEPARATE INSPECTIONS MAY BE REQUIRE FOR BACKFLOW PREVENTION ASSEMBLIES AND ELECTRICAL WORK. CONTRACTOR SHALL RECTIFY ALL DEFICIENCIES PRIOR TO FINAL INSPECTION BY OWNER'S AUTHORIZED REPRESENTATIVE AND TOWN OF MARANA.
11. 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.
12. THE DESIGN SPEED FOR THIS PROJECT IS 25 MPH, WB-40 DESIGN VEHICLE.
13. PLANTS SHALL BE PRUNED ON A REGULAR BASIS TO PREVENT OBSTRUCTION OF WALKWAYS, CURB AREAS, DRIVES AND LINE OF SIGHT VISIBILITY TRIANGLES.
14. MINIMUM REQUIRED PRESSURE (AT POINT OF CONNECTION) TO OPERATE THE IRRIGATION SYSTEM IS 45 PSI.
15. THE CONTRACTOR SHALL VERIFY THE EXISTING PRESSURE AND THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR ANY DISCREPANCY BEFORE CONTINUING WORK.
16. STREET TREES: ONE (1) STREET TREE IS REQUIRED WITHIN THE FIRST 10' OF THE FRONT OF LOTS ON BOTH SIDES OF RESIDENTIAL STREETS TO SATISFY THE RESIDENTIAL DESIGN STANDARDS. MINIMUM TREE SIZE SHALL BE 15 GALLONS. SPECIES MAY VARY. ACTUAL LOCATION OF TREE MAY VARY DUE TO ACTUAL LOCATION OF HOUSE/DRIVEWAY. STREET TREES SHALL BE IRRIGATED BY INDIVIDUAL LOT OWNER.
17. ALL PERIMETER WALLS SHALL MEET THE REQUIREMENTS OF THE MARANA RESIDENTIAL DESIGN STANDARDS.
18. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESITANT MATERIALS.
19. THE **PLANT INVENTORY METHODOLOG**Y WAS USED FOR THIS PROJECT SITE.
20. THIS LANDSCAPE PLAN MEETS OR EXCEEDS THE LANDSCAPE BUFFER STANDARDS STIPULATED IN TOWN OF MARANA LAND DEVELOPMENT CODE 17.03.07.
21. THIS LANDSCAPE PLAN WAS **DEVELOPED BY HORTICULTURE UNLIMITED** AND REVIEWED, SEAL/STAMPED AND SIGNED BY REGISTERED LANDSCAPE ARCHITECT PHILIP VAN WYCK, CERTIFICATE NO. 23443.

MAINTENANCE REQUIREMENTS

1. CONTINUOUS MAINTENANCE PROVISIONS SHALL ACCOMMODATE THE FOLLOWING:
   1.1. THE IRRIGATION SYSTEM SHOULD BE DESIGNED TO ASSURE CONSISTENT WATER COVERAGE OF NEWLY PLANTED AREAS, REGULAR WATERING OF NON-NATIVE SPECIES AND SPECIFIC WATERING SCHEDULE PER PLANT TYPE OR XERISCAPE ZONE.
   1.2. PRUNING METHODS SHALL ALLOW MAXIMUM SHADING WHILE PREVENTING OBSTRUCTION INTO WALKWAYS, CURB AREAS, DRIVES, AND LINE OF SIGHT TRIANGLES. TREE CLEARANCE FOR PEDESTRIAN AND AUTOMOBILE PASSAGE SHALL BE A MINIMUM OF SEVEN (7) FEET ONCE THE TREE HAS REACHED MATURITY. PRUNING SHALL BE CONSISTENT WITH THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT. OPAQUE HEDGES ARE PERMITTED.
   1.3. ORNAMENTAL LANDSCAPING SHALL REQUIRE REGULAR FERTILIZING, AERATING AND MULCHING SCHEDULES TO ENCOURAGE PLANT GROWTH AND WATER CONSERVATION.
   1.4. GENERAL LANDSCAPE MAINTENANCE SUCH AS THE CLEARING OF DEBRIS, LITTER AND WEEDS SHALL BE INCLUDED ON A REGULAR MAINTENANCE SCHEDULE.
   1.5. ANY PLANT MATERIAL IN AREAS OF REQUIRED LANDSCAPING THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS ON AN ONGOING BASIS.
   1.6. IRRIGATION SHALL BE ROUTINELY TESTED AND SHALL BE REPAIRED AND REPLACED AS NECESSARY TO PREVENT EXCESS SPRAY OR WATER TO PLANTED AREAS, CURBS AND PAVEMENT, CLOGGED EMITTERS AT EACH PLANT, AND FLOODING OF LOW LYING AREAS.
   1.7. ARCHITECTURAL AND BUILT STRUCTURES, SCULPTURES OR DECORATIVE FEATURES, AND EXTERIOR FURNISHINGS (BENCHES, TRASH RECEPTACLES, ETC.) SHALL BE MAINTAINED TO PREVENT INJURY, MAINTAIN ACCESS, AND PREVENT DEFACEMENT.
   1.8. ANY PLANT MATERIAL INCLUDED IN THE APPROVED LANDSCAPE PLAN THAT DOES NOT SURVIVE AFTER INSTALLATION SHALL BE REPLACED WITH PLANT MATERIAL OF THE SAME OR LIKE SPECIES OF EQUAL SIZE WITHIN (30) DAYS OF THE PLANT'S DEMISE. FAILURE TO REPLACE DEAD PLANT MATERIAL WITHIN THE SPECIFIED TIME PERIOD SHALL CONSTITUTE A ZONING VIOLATION.



LEGEND

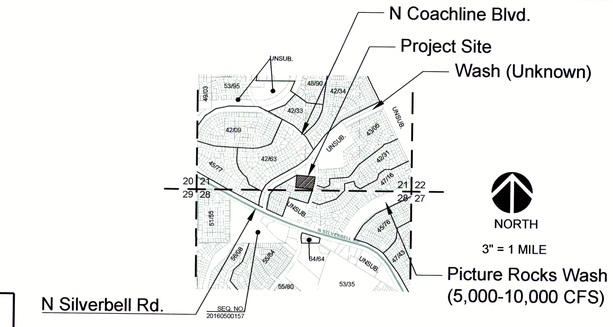
— — — — PROJECT BOUNDARY
— · — · — PROJECT SECTION LINE

0 50' 100' 200'
SCALE: 1" = 100'-0" NORTH
CONTOUR INTERVAL: 1 FOOT

LANDSCAPE BUFFER CALCULATIONS

-LANDSCAPE BUFFER YARDS AREA= 18,383 SF

-TOTAL LANDSCAPED AREA= 15,783 SF
-NOT INCLUDING CONCRETE DRAINAGEWAY= 2,590 SF



LOCATION MAP:

SECTION 21, T12S, R12E, G&SRB&M,
TOWN OF MARANA, ARIZONA

SHEET INDEX

COVER	THIS SHEET
LANDSCAPE BUFFERYARD PLAN	L-0
LANDSCAPE PLAN	L-1
IRRIGATION PLAN	IR-1
DETAILS	D-1
DETAILS	D-2

SUBMITTAL HISTORY

1ST SUBMITTAL 01/05/2020 TOWN OF MARANA
2ND SUBMITTAL 03/18/2021 TOWN OF MARANA

ADMINISTRATIVE ADDRESS

8877 N. COACHLINE BLVD.

LANDSCAPE ARCHITECT

VAN WYCK PROJECTS
5840 E. WINDSOR AVE.
P.O. BOX 2651, SCOTTSDALE, AZ 85252
CONTACT: PHILIP VAN WYCK
TEL: 520-891-6575

horticulture unlimited, inc.
3237 N. Richey Blvd.
Tucson, Arizona 85716
Phone: (520) 321-4678
Fax: (520) 318-4529

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Date:12/21/2020
Rev 1:02/19/2021
Rev 2:03/23/2021
Rev 3:04/01/2021
Drawn by: IP
Designed by: IP
Checked by: PVW

Owner:
JJJEP Investments LTD
112 Bonanza
Spicewood, Texas, 78669-3269
Contact: Robert Brack
Office: 520-577-3600

Developer:
A.F. Sterling Homes
6340 N Campbell Ave, Ste 100,
Tucson, Arizona, 85718
Contact: Robert Brack
Office: 520-577-3600

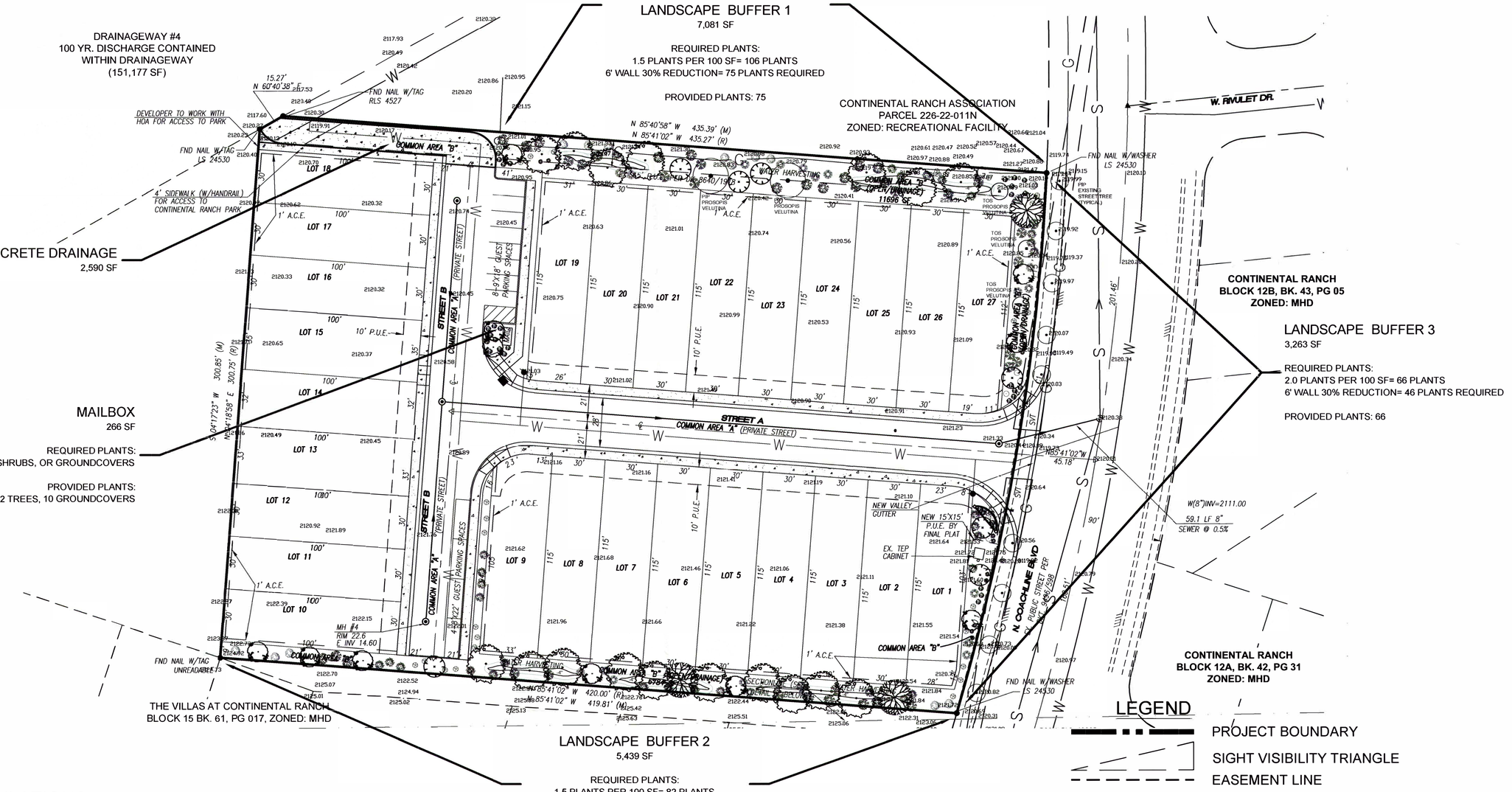
REGISTERED LANDSCAPE ARCHITECT 23443 PHILIP VAN WYCK ARIZONA U.S.A. 4-6-21 exp 9-30-22

LANDSCAPE PLANS
SIERRA POINTE
LOTS 1-27 AND COMMON AREAS "A" (PRIVATE STREETS)
AND "B" (OPEN SPACE/DRAINAGE)
BEING A PORTION OF SECTION 21, T12S, R12E, G&SRB&M,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

CASE NO:
LPR2101-001

REFERENCE:
PRV2101-003
NPP2101-001

COVER
Sheet # 1 of 6



LANDSCAPE BUFFER CALCULATIONS

LANDSCAPE BUFFER PLANT REQUIREMENTS HAVE BEEN DETERMINED BY A COMPARISON OF ZONE AND/OR EXISTING LAND USE (BY WHICH IS MOST RESTRICTIVE). THE APPROPRIATE FORMULA TO DETERMINE PLANT REQUIREMENTS WAS APPLIED PER LANDSCAPE BUFFER MATRIX, TOWN OF MARANA, LAND DEVELOPMENT CODE 17.03.07)

1. NORTH COMMON AREA "B": 7,081 SF
   - BUFFERYARD MATRIX REQUIREMENT: B X B = CODE 1
   - 6' MINIMUM DEPTH - 24' DEPTH PROVIDED
   - PLANT COUNT 1.5 PER 100 SF= 106 PLANTS
     - 6' WALL 30% REDUCTION = 75 PLANTS REQUIRED
     - 75 PLANTS PROVIDED
2. SOUTH COMMON AREA "B": 5,439 SF
   - BUFFERYARD MATRIX REQUIREMENT: B X B = CODE 1
   - 6' MINIMUM DEPTH - 9-13' DEPTH PROVIDED
   - PLANT COUNT 1.5 PER 100 SF= 82 PLANTS
     - 6' WALL 30% REDUCTION = 57 PLANTS REQUIRED
     - 61 PLANTS PROVIDED
3. EAST STREETSCAPE: 3,263 SF
   - BUFFERYARD MATRIX REQUIREMENT: STREET FRONTAGE - SIDE OR REAR = CODE 3
   - 15' MINIMUM DEPTH - 15' DEPTH PROVIDED
   - PLANT COUNT 2.0 PER 100 SF= 66 PLANTS
     - 6' WALL 30% REDUCTION = 46 PLANTS REQUIRED
     - 66 PLANTS PROVIDED
4. MAILBOX: 266 SF
   - OFFSTREET PARKING LANDSCAPE STANDARD REQUIREMENT:
   - (1) TREE, (5) SHRUBS OR GROUNDCOVERS PER 150 SF
   - PROVIDED: (2) TREES, (10) GROUNDCOVERS

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3237 N. Richey Blvd.
Tucson, Arizona 85716
Phone: (520) 321-4678
Fax: (520) 318-4529

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Date:12/21/2020	
Rev 1:02/19/2021	
Rev 2:03/23/2021	
Rev 3:04/01/2021	
Drawn by: IP	
Designed by: IP	
Checked by: PVW	

LANDSCAPE BUFFERYARD PLAN

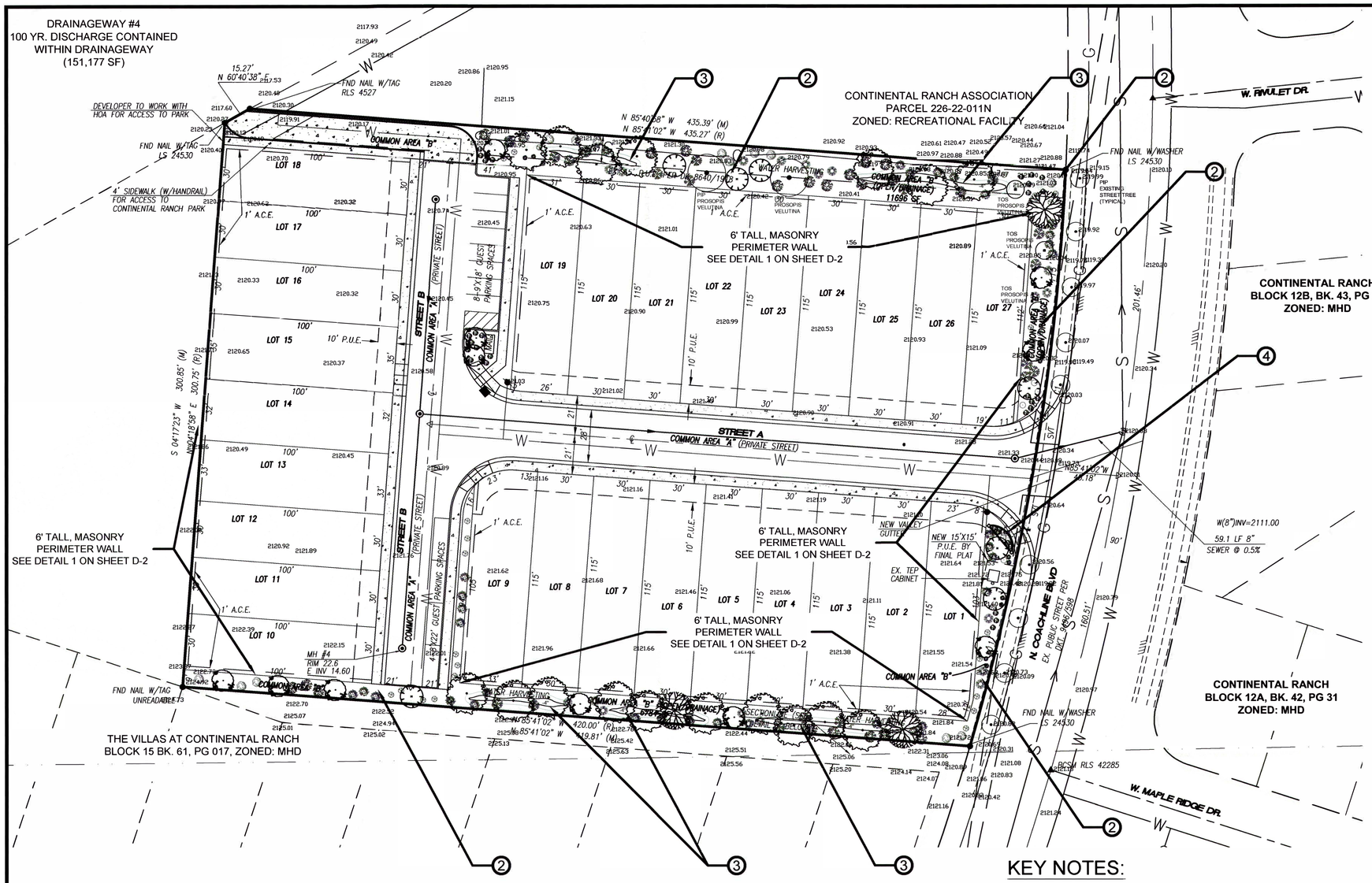


LANDSCAPE PLANS
SIERRA POINTE
LOTS 1-27 AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)
BEING A PORTION OF SECTION 21, T12S, R12E, G&SRB&M,
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CASE NO:
LPR2101-001

REFERENCE:
PRV2101-003
NPP2101-001

L-0
Sheet # 2 of 6



NATIVE PLANT PRESERVATION PLAN SUMMARY:

1. THIS SITE CONTAINS 13 PROTECTED NATIVE PLANTS.
2. 2 PRESERVED IN PLACE NATIVE PLANT: (2) VELVET MESQUITE.
3. 3 NATIVE PLANTS SHALL BE TRANSPLANTED ON SITE: (3) VELVET MESQUITE.
4. NATIVE PLANTS WILL BE REMOVED FROM SITE REQUIRING MITIGATION AS FOLLOWS:
   (18) 15 GALLON SIZE VELVET MESQUITE
   (3) 15 GALLON SIZE BLUE PALO VERDE

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	NUMBER OF EMITTERS	EMITTER OUTPUT (GPH)
	Acacia aneura Mulga	7	15 GAL	3	2
	Acacia stenophylla Shoestring Acacia	11	15 GAL	3	2
	Agave parryi v. truncata Artichoke Agave	7	5 GAL	1	1
	Calliandra eriophylla Pink Fairy Duster	26	5 GAL	1	2
	Cordia parvifolia Little Leaf Cordia	22	5 GAL	1	2
	Dalea capitata Lemon Dalea	13	1 GAL	1	1
	Dasylirion wheeleri Desert Spoon	20	5 GAL	1	2
	Dodonae viscosa Hop Bush	19	5 GAL	1	2
	Lantana camara Bush Lantana	34	1 GAL	1	1
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	29	5 GAL	1	2
	Parkinsonia florida Blue Palo Verde	3	15 GAL	3	2
	Prosopis velutina Velvet Mequite	18	15 GAL	3	2
	Vaquelina californica Arizona Rosewood	14	5 GAL	1	2

KEY NOTES:

1. OVERALL SITE DRAINAGE SHALL BE EXAMINED & REMEDIED TO ENSURE POSITIVE, NON-EROSIVE STORM WATER FLOW.
2. ALL LANDSCAPE AREAS TO BE TOP-DRESSED WITH 1/2" SCREENED ROCK. 2" MINIMUM DEPTH. COLOR: TBD (EARTH TONE).
3. RAIN WATER HARVESTING BASIN. DEPTH NOT TO EXCEED 4". SIDE SLOPES SHALL NOT EXCEED 3:1 SLOPED EDGES.
4. NEW ENTRY SIGNAGE WALL. 20' LENGTH X 6' HEIGHT. SEE DETAIL 2 ON SHEET D-2.

LEGEND

- PROJECT BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- EASEMENT LINE
- SEWER LINE
- WATER LINE
- GAS LINE
- CENTER LINE
- CONTOURS (1' INTERVAL)
- TRANSFER ON SITE (TOS)
- PRESERVE IN PLACE (PIP)

0 15' 30' 60'

SCALE: 1" = 30'-0" NORTH
CONTOUR INTERVAL: 1 FOOT

horticulture unlimited, inc.
3237 N. Richey Blvd.
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Rev 1:02/19/2021	
Rev 2:03/23/2021	
Rev 3:04/01/2021	
Drawn by: IP	
Designed by: IP	
Checked by: PVW	

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT 23443 PHILIP VAN WYCK 4-16-21 Date Signed ARIZONA U.S.A.
exp 9.30.22

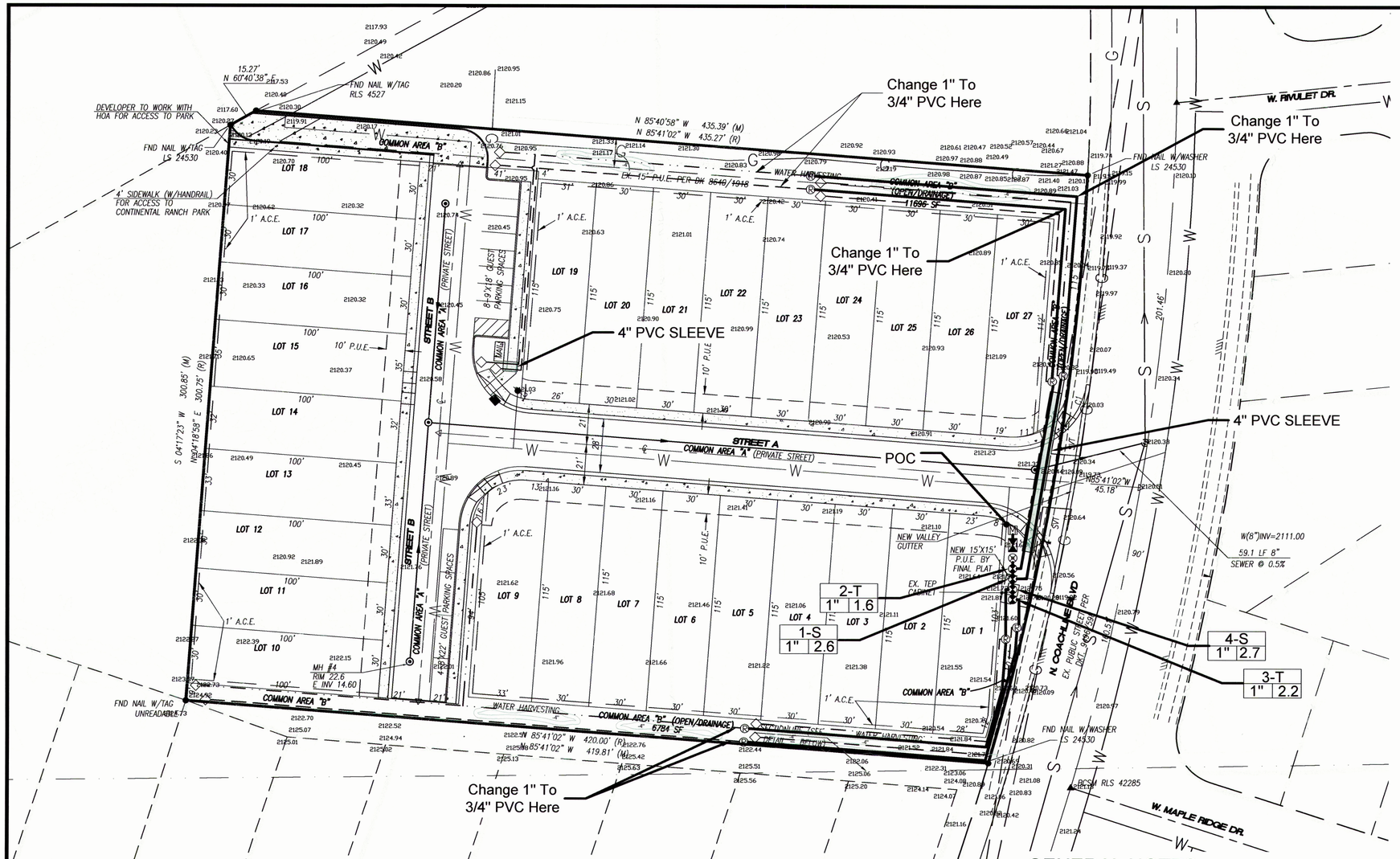
LANDSCAPE PLANS
SIERRA POINTE

LOTS 1-27 AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)
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CASE NO: LPR2101-001

REFERENCE: PRV2101-003 NPP2101-001

L-1
Sheet # 3 of 6



IRRIGATION SYSTEM DESCRIPTION

A NEW IRRIGATION SYSTEM WILL BE INSTALLED TO IRRIGATE THE LANDSCAPE BORDER AND PLANTINGS ASSOCIATED WITH THE COMMON AREAS. THERE IS NO IRRIGATION SYSTEM CURRENTLY ON SITE. THE IRRIGATION SYSTEM IS DESIGNED FOR POTABLE WATER USE, AND THE POINT OF CONNECTION SHALL BE AT THE NEW WATER METER AS NOTED ON THE PLAN. THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT 40 PSI AT THE BACKFLOW PREVENTER. DUE TO AVAILABLE WATER PRESSURE, THE TWO-VALVE SYSTEM IS DESIGNED TO OPERATE WITH ONE VALVE OPEN AT A TIME.

1. THE IRRIGATION PLAN IS SCHEMATIC. FOR CLARIFICATION OF PLANS, IRRIGATION LINES / COMPONENTS MAY BE SHOWN OUTSIDE OF PROPERTY LINES OR WITHIN HARDSCAPE AREAS. ALL IRRIGATION LINES / COMPONENTS ARE TO BE LOCATED WITHIN THE PROJECT SITE, AND WITHIN NON-PAVED AREAS WHEREVER POSSIBLE.

IRRIGATION SCHEDULE

SYMBOL	ITEM	SIZE	NOTES	QTY
M	Water Meter	Standard	Water Service and Meter by Others.	NA
	Backflow Prevention Assembly	3/4" FEBCO 825 RP Backflow	In tan GS-1 Guardshack enclosure and frost Guard.	1 EA
	Ball Valve	1" Brass	Install in 10" round valve box.	1 EA
Not Shown	Irrigation Controller	2 Station Node Controller	Install in Control Valve box.	2 EA
	Control Valve with Filter	1" Electric Valve with Assembly	Jumbo sized, heavy-duty, locking valve box for valves.	4 EA
R	Pressure Regulator	1"		8 EA
	Lateral End Cap Assembly	NA	Provide MHT adapter with FHT cap.	7 EA
	Unconnected Pipe Crossing	NA		NA
	Mainline PVC Header	3/4" & 1"		10 LF
	Lateral Line (Tree)	3/4" & 1"		1,165 LF
	Lateral Line (Shrub)	3/4" & 1"		1,252 LF
	2" Sch 40 Sleeving	4"		93 LF
Not Shown	Emitter Assembly	Rainbird XB-10-6 (Trees) Rainbird XB-10-6 (Shrubs)	Refer to this sheet for number of emitters per plant.	As Required
1-S 1" 0.8	Valve Callout. 1-S - Controller Station I.D. (Tree or Shrub) 1" - Size 0.8 - Valve Flow (GPM)	NA		NA

LEGEND

- PROJECT BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- EASEMENT LINE
- S — SEWER LINE
- W — WATER LINE
- G — GAS LINE
- CENTER LINE
- CONTOURS (1' INTERVAL)
- TRANSFER ON SITE (TOS)
- PRESERVE IN PLACE (PIP)

GENERAL NOTES:

1. VALVE BOXES TO COVER EMITTER ASSEMBLIES & BALL VALVE. SEE DETAIL 2 ON SHEET D-1.
2. 1" PVC PIPING TO REMOTE REGULATORS AS SHOWN.
3. EMITTERS - (1) MULTI-PORT PER TREE - 6 PORTS PER EMITTER..3.1. (1) MULTI-PORT PER 3-6 SHRUBS/GROUND COVERS - 1 PORT PER PLANT.
   - 3.2. EMITTERS TO BE ON SWING JOINT FROM T'S OFF HEADER LINE AND PLACED IN 6" ROUND BOXES.
     - 3.2.1. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.

0 15' 30' 60'

SCALE: 1" = 30'-0" NORTH
CONTOUR INTERVAL: 1 FOOT

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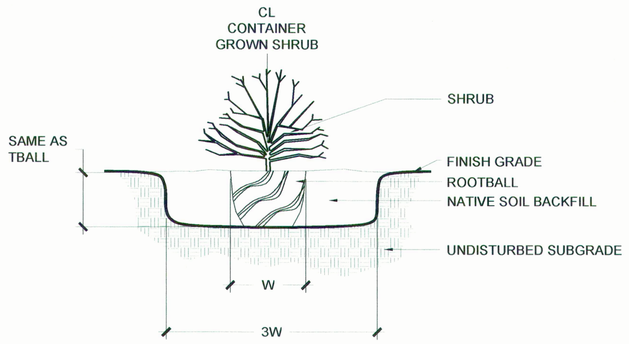
Date:12/21/2020	
Rev 1:02/19/2021	
Rev 2:03/23/2021	
Rev 3:04/01/2021	
Drawn by: IP	
Designed by: IP	
Checked by: PVW	

IRRIGATION PLAN

23443 PHILIP VAN WYCK 4.6.21 ARIZONA U.S.A. exp 9.30.'22

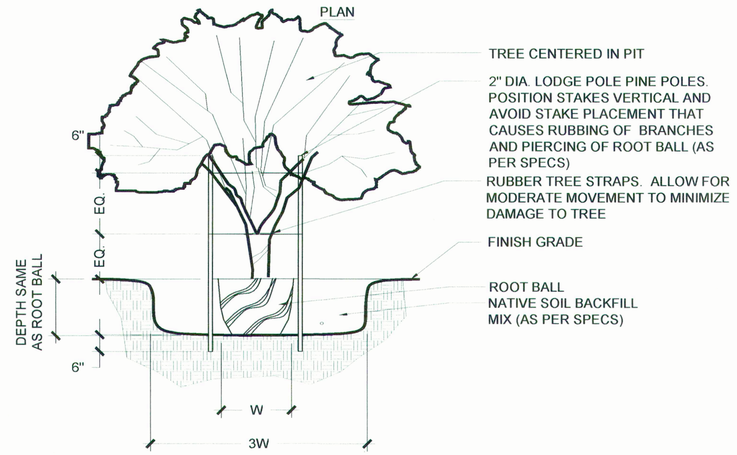
LANDSCAPE PLANS
SIERRA POINTE
LOTS 1-27 AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)
BEING A PORTION OF SECTION 21, T12S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

CASE NO: LPR2101-001
REFERENCE: PRV2101-003 NPP2101-001



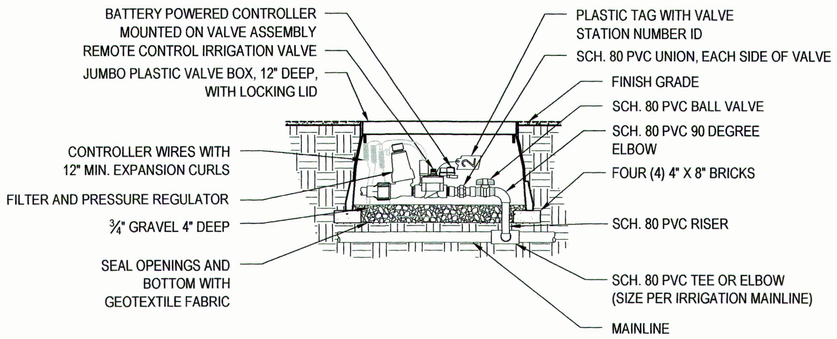
NOTES:
1. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
2. CONTRACTOR SHALL ASSURE THAT PLANTS ARE LOCATED SO THAT AT FULL GROWTH PLANTS DO NOT INTERFERE WITH HARDSCAPE SURFACES SUCH AS WALKS AND PATHS.
3. PLANTS SHALL BE MAINTAINED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

1 SHRUB & ACCENT PLANTING DETAIL SCALE: NTS



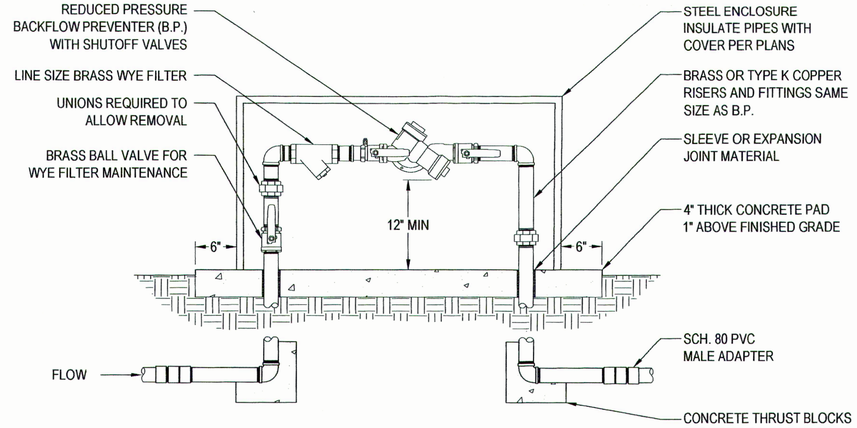
NOTES:
1. MARK THE NORTH SIDE OF THE TREE IN THE FIELD BEFORE TRANSPLANTING, AND WHEN TRANSPLANTING ROTATE THE TREE TO FACE NORTH, WHENEVER POSSIBLE.
2. STAKING SHALL BE CONSTRUCTED SO TRUNK HAS FLEXIBILITY.
3. PLANTS TO BE STAKED ARE NOTED ON PLANTING SCHEDULE SHEET UNDER REMARKS.
4. SUFFICIENT CLEARANCE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

2 TREE PLANTING DETAIL SCALE: NTS



NOTES:
1. Locate valve boxes away from pedestrian / vehicular traffic, and align with nearest hardscape.
2. Ensure water flows away from top of valve box.
3. Bundle and tape wire every 10'. Seal wire splices immediately with water tight wire sealers. Do not allow wire ends to contact any water.

3 REMOTE CONTROL VALVE WITH BATTERY CONTROLLER DETAIL SCALE: NTS



NOTES:
1. B.P to be tested and certified after installation.

4 REDUCED PRESSURE BACKFLOW PREVENTER DETAIL SCALE: NTS

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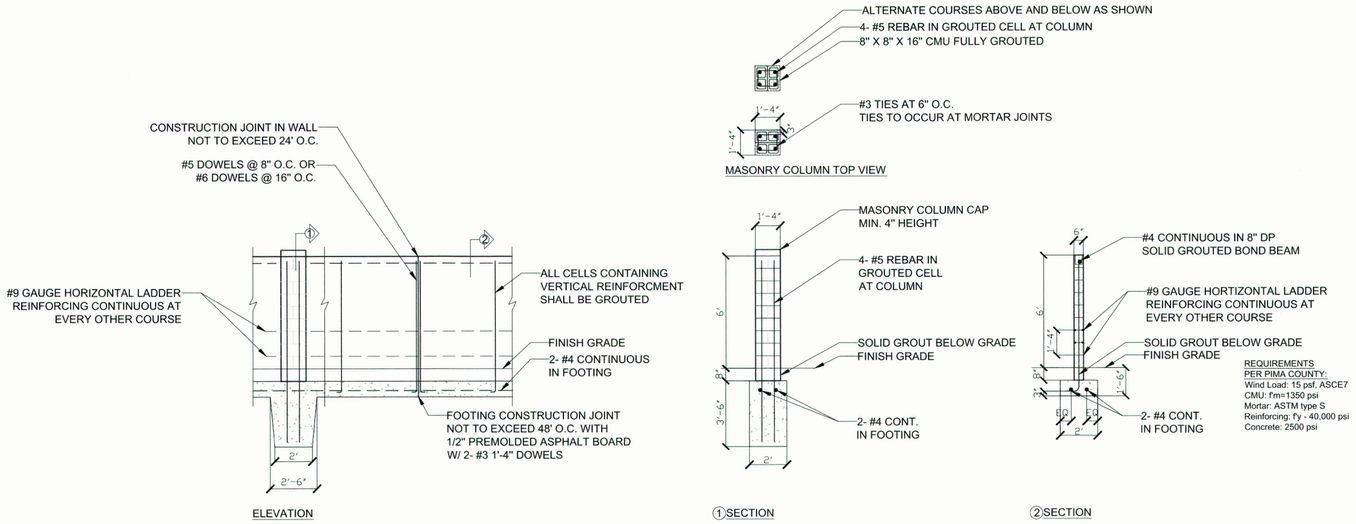
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DETAILS

REGISTERED LANDSCAPE ARCHITECT 23443 PHILIP WM WYCK 4-6-21 Date Signed ARIZONA U.S.A.
exp. 9-30-22

LANDSCAPE PLANS
SIERRA POINTE
LOTS 1-27 AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)
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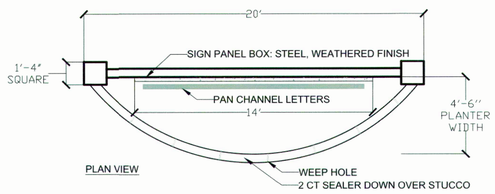
CASE NO: LPR2101-001
REFERENCE: PRV2101-003 NPP2101-001



NOTES:

1. DECORATIVE PERIMETER WALL SHALL BE INSTALLED AT BACK OF LOTS (LOTS 10-18), ALONG NORTH AND SOUTH SIDE BOUNDARY AND EAST SIDE OF PROJECT ALONG COACHLINE BLVD.
2. 6" X 8" X 16" CMU BLOCK. HEIGHT NOT TO EXCEED 6'.
3. STUCCO AND PAINT FINISH. APPLY 2 COATS OF STUCCO, #20 SAND FINISH. COLOR: TBD.
4. 16"W X 16"L, 6'-4" TALL MASONRY BLOCK COLUMNS TO BE SPACED AT APPROXIMATELY 40' INTERVALS.
5. CONTRACTOR TO PROVIDE COLOR SAMPLES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WALL, WALL FOOTING, AND WALL/FOOTING REINFORCEMENT.
7. PERIMIETER WALL DESIGN TO COMPLY WITH CONDITIONS & AGREEMENTS OUTLINED IN ORDINANCE 2018.023 IN REGARDS TO THE PERIMETER WALL DESIGN.

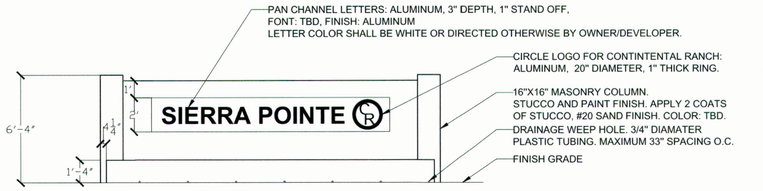
① DECORATIVE PERIMETER WALL DETAIL SCALE: NTS



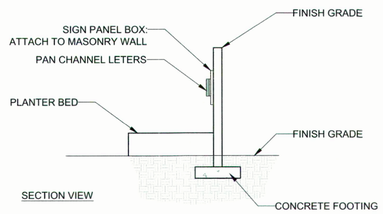
PLAN VIEW



TEXT ELEVATION



ELEVATION

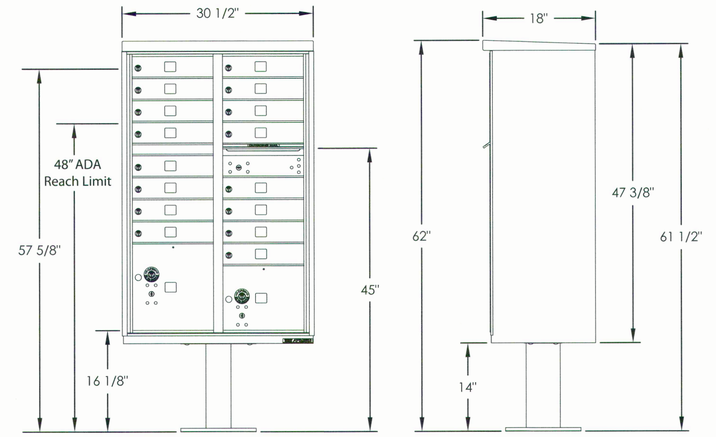


SECTION VIEW

ELEVATION

1. 6"X 8" X 16" CMU BLOCK MASONRY ENTRY WALL. (2) 16"W X 16'L MASONRY COLUMNS. HEIGHT NOT TO EXCEED 6'-4".
2. ATTACH RAISED BED PLANTER. 1'-4" TALL. STUCCO AND PAINT FINISH. APPLY 2 COATS OF STUCCO, #20 SAND FINISH. COLOR: TBD
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF SIGN.
4. CONTRACTOR TO OBTAIN SIGN PERMIT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO CONFIRM LETTER SIZE AND FONT WITH OWNER/DEVELOPER.
6. CONTRACTOR TO CONFIRM COLOR WITH OWNER/DEVELOPER.

② ENTRY SIGNAGE WALL DETAIL SCALE: NTS



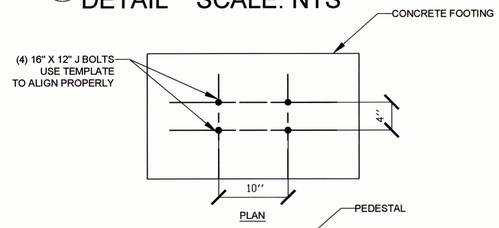
DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	3-3/8"x12-13/16"
10" PARCEL	10-1/4"x12-13/16"
13" PARCEL	13-3/4"x12-13/16"
OUTGOING SLOT	3/4"x11-3/4"

NOTES:

1. AF-FLORENCE CBU CLUSTER PEDESTAL MAILBOX: (2) CLUSTER BOX UNITS ON POST AS MANUFACTURED BY AF FLORENCE (WWW.FLORENCEMAILBOXES.COM) (MODEL #1570-16AF, COLOR: TBD, FINISH: POWDER COAT) MOUNTED ON A PEDESTAL.
2. INSTALL DECAL OF RESIDENCE NUMBER TO EACH RESIDENCE BOX AND PARCEL BOX NUMBER (36 TOTAL DECALS), CONTACT AF FLORENCE FOR CUSTOM DECALS.
3. REFER TO AF FLORENCE CLUSTER BOX UNIT INSTALLATION MANUAL FOR INSTALLATION RECOMMENDATIONS (WWW.FLORENCEMAILBOZES.COM)..
4. NUMBER PLACEMENT ON DRAWING DOES NOT INDICATE FINAL POSITION OF THE ENGRAVINGS.

③ CLUSTER MAIL BOX DETAIL SCALE: NTS



NOTES:

1. CONTRACTOR TO CONSULT LOCAL BUILDING CODES FOR RECOMMENDATIONS.
2. REFER TO AF FLORENCE CLUSTER BOX UNIT INSTALLATION MANUAL FOR THICKNESS, WIDTH, AND DEPTH FOR CONCRETE FOOTING ALTERNATIVES.
3. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN ~ 6% MAX AIR ENTRAPMENT AND BE PLACED WITH A 3.50~4.50 SLUMP IN ACCORDANCE TO 301.
4. USE WIRE MESH AS PER MARANA STANDARD OR FIBER REINFORCED CONCRETE AS PER MARANA STANDARD.

④ CLUSTER MAIL BOX CONCRETE FOOTING DETAIL SCALE: NTS

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DETAILS

REGISTERED LANDSCAPE ARCHITECT 23443 PHILIP VAN WYCK 4-6-21 ARIZONA U.S.A.
exp 9.30.22

LANDSCAPE PLANS
SIERRA POINTE

LOTS 1-27 AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)
BEING A PORTION OF SECTION 21, T12S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

CASE NO:
LPR2101-001

REFERENCE:
PRV2101-003
NPP2101-001

D-2
Sheet # 6 of 6

Continental Ranch Community Association

9150 N. Coachline Blvd.
Tucson, AZ 85743

www.crcatucson.com
Phone: 520-297-7600
Fax: 520-297-7917

A.F. Sterling Home Builders
6340 N. Campbell Ave., Suite 240
Tucson, Arizona 85718

RE: New Single Family Residences (27 Lots) Architectural Submittal for 8877 N Coachline Blvd

February 25, 2021

Dear A.F. Sterling Home Builders,

The Board of Directors and Architectural Review Committee for Continental Ranch Community Association have reviewed and **APPROVED** your most recent architectural submittals for the installation of **New Single Family Residences (27 Lots)** per the plans submitted based on the following conditions:

1. The most recent home designs #1836 A/B and #2127 A/B are to be used.
2. CRCA approved color schemes #3, #6, #14, and #20 must be used as prescribed (i.e. accent options may not be a body option). ARC approval is required to modify any paint scheme.
3. A.F. Sterling will establish the new development as a subsidiary Association to Continental Ranch, and will cover the costs to do so.
4. The entrance will not be gated.
5. A landscape package for the front yards and any common areas will be submitted to the Architectural Review Committee for approval. New irrigation will be installed for the two mature mesquite trees already on the property.
6. A.F. Sterling will notify management each time a lot is sold to a new owner.

Approval by the Committee shall relate only to the conformity of plans and specifications to general architectural plans for the area covered by the Continental Ranch Community Association's Covenants, Conditions, and Restrictions. Plans and specifications are not approved for engineering design or architectural competence, including but not limited to drainage.

You are required to notify the Association in writing upon completion of this improvement and submit a photo of the completed project.

It is also your responsibility to conform to any Town of Marana requirements relating to permits and inspections. If a permit from the Town of Marana is required for your improvement, the Town may require a copy of this approval letter.

If a building permit is required by the Town of Marana, approval of your ARC application shall only be valid when a copy of the building permit is submitted to the CRCA office.

Should you have any questions, please feel free to contact our office at (520) 297-7600. Thank you for your submittal.

Sincerely,

Board of Directors & Architectural Review Committee
For Continental Ranch Community Association

Planning Commission - Regular Meeting

Meeting Date: 04/28/2021

To: Planning Commission

From: Brian Varney, Senior Planner

Date: April 28, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: **PRV2101-002: Gladden Farms Blocks 28 and 34 Preliminary Plat**. A request for a recommendation to the Town Council for approval of a preliminary plat for Gladden Farms Blocks 28 and 34, Lots 1-314 and Common Area "A-1" - "A-9" (Landscape, Utilities, Drainage, and Grading) and "B-1" - "B-8" (Recreation, Landscape, Utilities, Drainage and Grading) located north of Mike Etter Boulevard and southwest of Clark Farms Boulevard. (Brian D. Varney)

Discussion:

Request
Rick Engineering, on behalf of Crown West Realty LLC, is requesting a recommendation to the Marana Town Council for approval of a preliminary plat consisting of 314 residential lots and common areas "A-1" - "A-9" (Landscape, Utilities, Drainage, and Grading) and "B-1" - "B-8" (Recreation, Landscape, and Utilities, Drainage, and Grading) on approximately 58.77 acres within the Gladden Farms II Specific Plan development.

Location
The subdivision is proposed within Blocks 28 and 34 of the Final Block Plat for Gladden Farms Blocks 26-43, north of Mike Etter Boulevard and southwest of Clark Farms Boulevard.

Zoning
Blocks 28 and 34 are zoned F (Specific Plan - Gladden Farms II) with a land use designation of Transitional (TR). The Transitional land use permits small-lot, single-family detached homes at a minimum lot size of 3,500 square feet. This subdivision proposes a minimum lot size of 4,776 square feet, a maximum of 7,336 square feet, and an average lot size of 6,430 square feet.

Access and Traffic Circulation
The subdivision will be accessed directly off of both Mike Etter Boulevard and Clark Farms Boulevard. Roadway connections are also proposed with Block 27 to the north and Block 33 to the west. The Town's 42-foot wide right-of-way street section is proposed for the typical internal street, and the 60-foot right-of-way street section is proposed for the divided roadway at both primary points of ingress / egress.

Park Requirements
The Gladden Farms II Specific Plan requires a minimum of 185 square feet of on-site recreation area per single-family detached residence. This subdivision is required to provide a minimum of 58,090 square feet of recreation area. The active recreation areas are planned for Common Areas "B-1" and "B-7" and total approximately 63,213. Additional recreation amenities are proposed in the form of the typical multi-use paths throughout the subdivision.

Neighborhood Design Plan
The Gladden Farms II Specific Plan, adopted by Town Council per Ordinance 2006.03 on March 7,

2006, will serve as the neighborhood design plan for the development of blocks 26 through 43 within the Gladden Farms II Specific Plan area.

Recommended Findings of Fact

1. The property is currently zoned F (Specific Plan - Gladden Farms II) with a land use designation of Transitional (TR). The proposed subdivision is in compliance with the specific plan and all other development standards.
2. The General Plan land use designation for this area is MPA (Master Plan Area). The purpose of the MPA is to allow flexibility in site planning and design. The proposed subdivision is consistent with the purpose and intent of the Town of Marana General Plan.
3. The proposed subdivision does not appear to be detrimental to the immediate area or to the health, safety and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis:
Review Criteria:

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

Staff Recommendation:

Staff has reviewed the request against the requirements of the Gladden Farms II Specific Plan, the Marana Land Development Code, the Town Code, and the Marana General Plan. This preliminary plat is in substantial conformance with all required development regulations. Staff recommends that the Planning Commission forward this preliminary plat to the Town Council with a recommendation for approval.

Suggested Motion:

I move to recommend to the Town Council approval of PRV2101-002, a preliminary plat for Gladden Farms Blocks 28 and 34, Lots 1-314 and Common Areas "A-1" - "A-9" (Landscape, Utilities, Drainage, and Grading) and "B-1" - "B-8" (Recreation, Landscape, Utilities, Drainage, and Grading).

Attachments

PRV2101-002 GF 28/34 PP

PRV2101-002 GF 28/34 PP Map

PRV2101-002 GF 28/34 PP Landscape Concept

PRV2101-002 GF 28/34 PP App

BASIS OF BEARING

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

BASIS OF ELEVATION

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

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 58.77 ACRES; 2,560,041 SF.

2. THE EXISTING ZONING IS F (SPECIFIC PLAN - GLADDEN FARMS II) PER ORDINANCE NO. 2006.03. THE LAND USE DESIGNATION IS TRANSITIONAL (TR).

3. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE GLADDEN FARMS II SPECIFIC PLAN ADOPTED BY MARANA ORDINANCE NO. 2006.03 ON MARCH 7, 2006, AS AMENDED BY THE FIRST AMENDMENT ADOPTED BY MARANA BY ORDINANCE NO. 2006.35 ON DECEMBER 19, 2006 AND THE SECOND AMENDMENT ADOPTED BY MARANA ORDINANCE NO. 2018.006 ON MARCH 6, 2018.

   THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2006-38, THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2006-218, THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2018-074, THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2018-100, THE FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2019-122 AND THE FIFTH AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2020-134.

4. THE TOTAL NUMBER OF RESIDENTIAL LOTS IS 314. DENSITY IS 5.34 RAC.

5. PER THE TRANSITIONAL DESIGNATION OF THE GLADDEN FARMS II SPECIFIC PLAN, THE MINIMUM LOT SIZE IS 3,500 SF, THE AVERAGE LOT SIZE IS 6,430 SF AND THE MAXIMUM LOT SIZE IS 7,336 SF FOR SMALL LOT SINGLE-FAMILY DETACHED. THE MINIMUM LOT SIZE IN THIS SUBDIVISION IS 4,776 SF.

6. MINIMUM SITE SETBACKS:

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

7. MAXIMUM BUILDING HEIGHT ALLOWED IS 30 FEET.

8. MAXIMUM LOT COVERAGE IS 55%.

9. PARKING SPACES REQUIRED: 2 OFF-SITE SPACES PER UNIT WITHIN A FULLY ENCLOSED GARAGE = 628 SPACES.
   PARKING SPACES PROVIDED: 2 PER GARAGE & 2 PER DRIVEWAY = 1,256 SPACES.

10. APPROXIMATE AREA OF PARKS, DRAINAGEWAYS, NATURAL OPEN SPACES AND OTHER PROPOSED NON-RESIDENTIAL:

    COMMON AREA "A" (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING) IS 0.84 AC OR 36,504 SF
    COMMON AREA "B" (RECREATION, LANDSCAPE, UTILITIES, DRAINAGE AND GRADING) IS 11.47 AC OR 499,822 SF

11. THE DESIGN SPEED FOR THESE STREETS IS 25 MPH. THE DESIGN VEHICLE IS WB-40.

12. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESISTANT MATERIALS.

13. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.

14. THE DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.

15. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.

16. THE GLADDEN FARMS COMMUNITY ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.

17. TOTAL MILES OF NEW PUBLIC STREETS IS: 1.77 MILES

18. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.

GENERAL NOTES - CONTINUED

19. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THE HOMEOWNER'S ASSOCIATION SHALL REVIEW AND APPROVE ALL INSTALLATIONS WITHIN THE RIGHTS-OF-WAY PRIOR TO AND UPON COMPLETION, AS THESE ITEMS WILL BE REGULATED UNDER THE LICENSE AGREEMENT EXECUTED BETWEEN THE HOMEOWNER'S ASSOCIATION AND THE TOWN OF MARANA.

20. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.

21. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.

22. 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.

23. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT.

24. IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANYTIME, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND THE ARIZONA STATE MUSEUM MUST BE CONTACTED IMMEDIATELY AT (520) 621-4795, PURSUANT TO A.R.S.§ 41-865.

25. CONTRACTOR SHALL CALL IN AN ARIZONA 811 REQUEST AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY OR HEAVY EQUIPMENT TRAVEL WITHIN 25' OF THE EL PASO NATURAL GAS PIPELINE, AND ARRANGE FOR AN EPNG STANDBY.

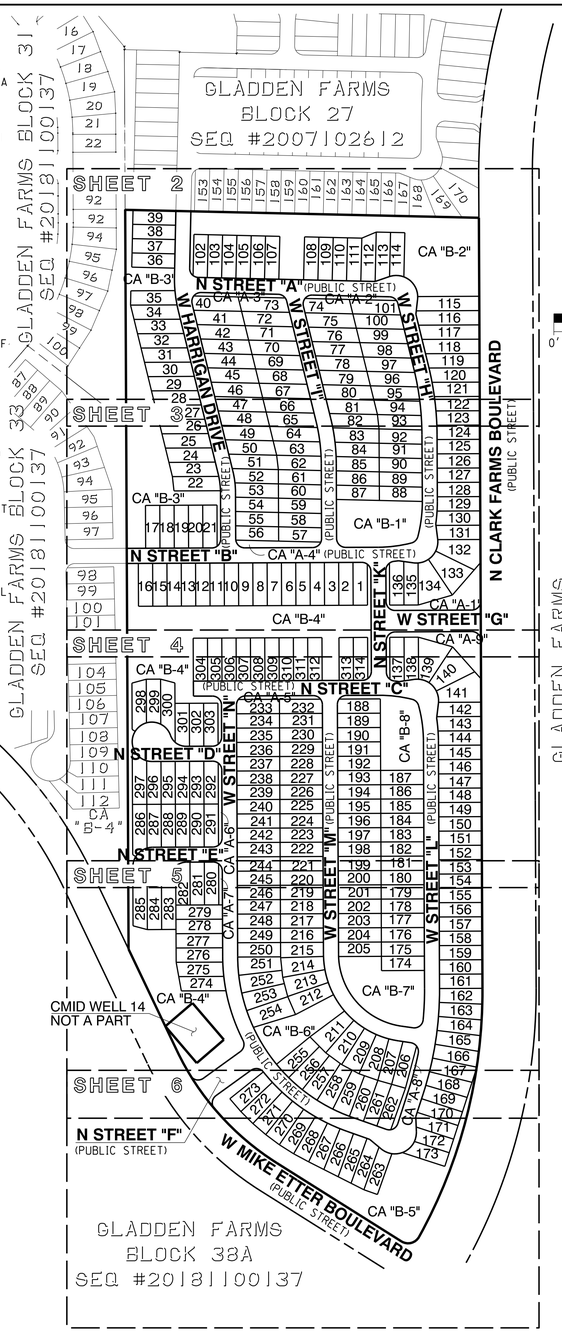
26. AN AGREEMENT FOR THE CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY WATER UTILTIES ARE INSTALLED WITHIN THIS SUBDIVISION.

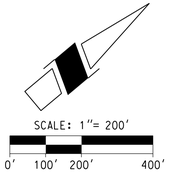
27. THE DEVELOPER, ITS SUCCESORS AND ASSIGNS, WILL CONVENANT TO HOLD CORTARO-MARANA IRRIGATION DISTRICT AND CORTARO WATERS USERS' ASSOCATION ("CMID/CWUA"), IT SUCCESSORS, ASSIGNS, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS PROPERTY DEPICTED ON THIS PLAT NOW AN IN THE FUTURE, BY REASON OF IRRIGATION FACILITY LEAKAGE, OVERTOPPING, OR FAILURES.

28. ALL CMID/CWUA EASEMENTS WITHIN THIS PLAT AND ADJACENT THERETO SHALL MAINTAIN ALL SUPERIOR PRIOR RIGHTS AND COVENANTS AND MAINTAIN THOSE EXCLUSIVE RIGHTS IN PERPETUITY WITH NO ENCUMBRANCE UNLESS AUTHORIZED BY CMID/CWUA IN WRITING.

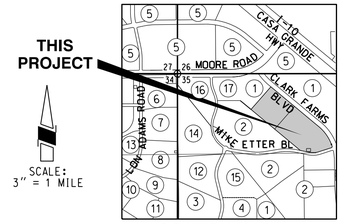
FOR MISCELLANEOUS NOTES SEE SHEET 6

APPROVAL





1. SEQ #20071020612
2. SEQ #20181100137
3. SEQ #20121740308
4. SEQ #20190530029
5. SEQ #20201810353
6. SEQ #20040110791
7. SEQ #20032160454
8. SEQ #20052030148
9. SEQ #20051970423
10. SEQ #20061300698
11. SEQ #20072170310
12. SEQ #20182500081
13. SEQ #20051750608
14. SEQ #20192910094
15. SEQ #20193310053
16. SEQ #20173130070
17. SEQ #20210360143



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

OWNER/DEVELOPER

FIDELITY NATIONAL TITLE TRUST 60423
ATTN: CROWN WEST REALTY LLC
3808 NORTH SULLIVAN ROAD
BUILDING N15-202
SPOKANE VALLEY, WA 99216-1615
(520) 888-3962
CONTACT: DEAN WINGERT

SHEET INDEX

1 COVER SHEET
2-6 PRELIMINARY PLAT SHEETS

LEGEND

ITEM	SYMBOL
CENTERLINE	
QUARTER SECTION LINE	
EXIST BCSM	
SUBDIVISION BOUNDARY	
PROPERTY LINE	
EXIST ROW LINE	
EASEMENT BOUNDARY	
EXIST CONTOUR LINE	2758
EXIST SPOT ELEVATION	X 2751.1
LANDSCAPE BUFFERYARD LIMITS	
DRIVEWAY ORIENTATION	
EXIST PAVEMENT EDGE	
EXIST SEWER LINE W/MH	S
EXIST WATERLINE W/VALVE	W
EXIST UNDERGROUND LINE	E
EXIST GAS LINE	G
PROPOSED STORM DRAIN W/MH	
PROPOSED SEWER W/MH	
PROPOSED SEWER MANHOLE DATA	RIM 50.2 / 1, IE 43.2 (RIM ELEVATION / INVERT ELEVATION)
PROPOSED SEWER MAIN, LENGTH AND SLOPE	100' @ 1.00%
FLOW ARROW	
APPROX FINISH SURFACE	FS 00.0
EXIST GRADE	(0.00)
APPROX FINISH GRADE	FG 00.0
PROPOSED SLOPE	
CURB ACCESS RAMPS	
SIGHT VISIBILITY TRIANGLE	
RIP RAP	
DRYWELL	

ADMINISTRATIVE ADDRESS

10332 WEST MIKE ETTER BOULEVARD MARANA, AZ 85653

Registered Professional Engineer (AZ)
CERTIFICATE NO.
28674
BRUCE PATON
Date Signed 3-16-21
ARIZONA U.S.A.

PRELIMINARY PLAT FOR
GLADDEN FARMS BLOCKS 28 & 34

LOTS 1-314 & COMMON AREA "A-1"-"A-9" & "B-1"-"B-8"

COMMON AREA "A-1 THRU "A-9" (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-8" (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)

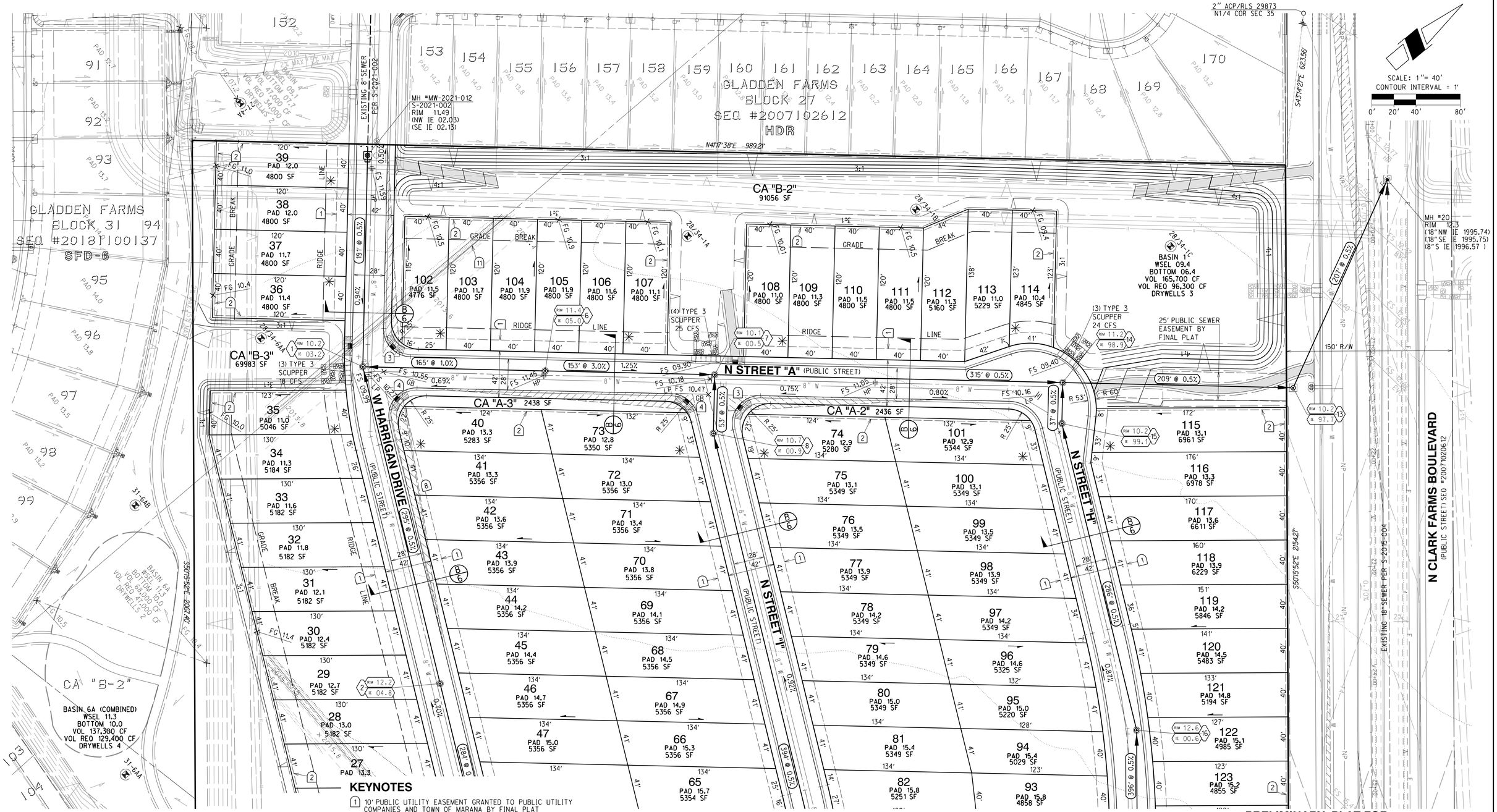
BEING A RESUBDIVISION OF BLOCKS 28 AND 34 OF GLADDEN FARMS 28,31-34, 37, 38 42 AND 43, SEQ#20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PRV1710-002
PCZ1708-002
PCZ-05028

PRV2101-002
SHEET 1 OF 6

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KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TOWN OF MARANA BY FINAL PLAT
2. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
3. 15'x190' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
4. 15'x240' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
5. 15'x370' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
6. 15'x480' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
7. ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT
8. SIGHT VISIBILITY EASEMENT GRANTED BY FINAL PLAT
9. 15'x580' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
10. 15'x740' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
11. EXIST CMID DITCH TO BE REMOVED

SEE SHEET 3

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BRUCE
PATON
Date Signed
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PRELIMINARY PLAT FOR
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PRV2101-002
SHEET 2 OF 6

SEE SHEET 2



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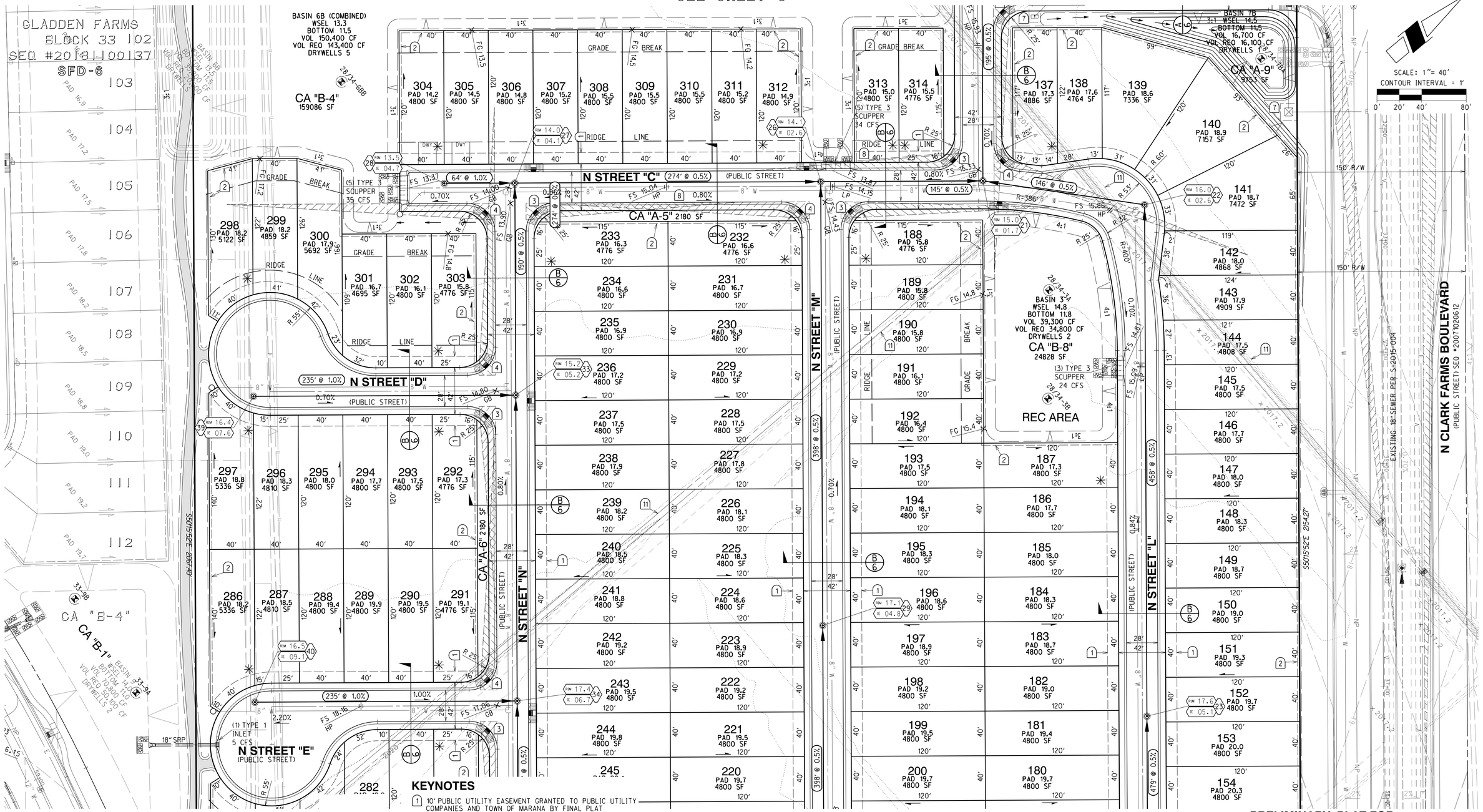
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PRV2101-002
SHEET 3 OF 6



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PRV2101-002
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11. EXIST CMID DITCH TO BE REMOVED
12. 6' HIGH MASONRY SCREEN WALL (TYP)
13. 15' WIDE DOUBLE GATE
14. 16' WIDE PAVED ACCESS
15. 23' WIDE ACCESS EASEMENT TO CMID

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PRELIMINARY PLAT FOR

GLADDEN FARMS
BLOCKS 28 & 34

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SHEET 5 OF 6

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11. EXIST CMID DITCH TO BE REMOVED

MISCELLANEOUS NOTES

1. ALL ROADS AND DRAINAGE IMPROVEMENTS WITHIN OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED ACCORDING TO PLANS AS REVIEWED AND APPROVED BY THE TOWN OF MARANA.

2. APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.

3. THIS PROJECT IS SUBJECT TO ALL APPLICABLE TRANSPORTATION, WATER RESOURCE, WATER INFRASTUCTURE, WASTEWATER INFRASTRUCTURE AND PARK IMPACT FEES, DUE UPON BUILDING PERMIT ISSUANCE FOR EACH LOT.

4. NO FURTHER LOT SPLITTING OR SUBDIVIDING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.

5. ALL RIP RAP AND EROSION PROTECTION ROCK SHALL BE CORONADO BROWN IN COLOR.

6. POTENTIAL BUYERS ARE ADVISED THAT THIS PROJECT FALLS IN THE AIRPORT INFLUENCE AREA AND IS SUBJECT TO FREQUENT OVERFLIGHT BY GENERAL AVIATION AIRCRAFT. AN AVIATION EASEMENT WAS RECORDED WITH THE BLOCK PLAT AT DOCKET 13063, PAGE 4202.

7. PER SECTION 6.6 OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT, THE DEVELOPER SHALL PAY FOR BANK PROTECTION AS SET FORTH HEREINAFTER. THEREFORE, THIS RESIDENTIAL SUBDIVISION PLAT SHALL BE REQUIRED TO PAY THEIR TOTAL OBLIGATION, OF $18,625.88. PRIOR TO RELEASE OF ASSURANCES. WITHIN BLOCKS THAT ARE NOT SUBDIVIDED AND A DEVELOPMENT PLAN IS THE ONLY PROCESS, THE OBLIGATION FOR THOSE BLOCKS SHALL BE PAID PRIOR TO DEVELOPMENT PLAN APPROVAL.

8. PER SECTION 6.5 OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT, A VOLUNTARY SCHOOL IMPROVEMENT IN-LIEU FEE OF $1,200 PER LOT SHALL BE PAID TO THE MARANA UNIFIED SCHOOL DISTRICT UPON THE ISSUANCE OF BUILDING PERMITS FOR EACH INDIVIDUAL RESIDENTIAL UNIT WITHIN THIS BLOCK.

9. THIS PLAT FALLS UNDER THE REQUIREMENTS OF THE GLADDEN FARMS II SPECIFIC PLAN. IF AN ISSUE, CONDITION OR SITUATION ARISES FROM THIS PLAN THAT IS NOT COVERED OR PROVIDED FOR IN THE SPECIFIC PLAN, THOSE REGULATIONS IN THE TOWN OF MARANA LAND DEVELOPMENT CODE THAT ARE APPLICABLE FOR THE MOST SIMILAR ISSUE, CONDITION OR SITUATION SHALL BE USED BY THE PLANNING DIRECTOR AS THE GUIDELINES TO RESOLVE THE UNCLEAR ISSUE, MATTER OR SITUATION.

10. PER THE GLADDEN FARMS II SPECIFIC PLAN SECTION III.L OPEN SPACE, RECREATION, PARKS AND TRAILS CONCEPT AND SECTION IV.C.S/B 5.D DEVELOPMENT STANDARDS - SMALL LOT SINGEL FAMILY DETACHED OF THE 'TR' LAND USE DESIGNATION, THE MINIMUM AREA (IN SQUARE FEET) FOR PRIVATE, COMMON ON-SITE RECREATION AREAS SHALL BE 185 SF PER SINGLE FAMILY RESIDENCE. THIS PROJECT WITH 314 LOTS SHALL REQUIRE 58,090 SF OF DEVELOPED RECREATIONAL AREA. 88,041 SF IS PROVIDED IN COMMON AREA "B-1", "B-7" AND "B-8".

11. FIRE HYDRANTS AT 500 FOOT MAXIMUM INTERVALS SHALL BE INSTALLED WITHIN PUBLIC STREETS. THE FIRE FLOW REQUIREMENT IS 1,500 GALLONS/MINUTE APPROVED BY NORTHWEST FIRE DISTRICT. ALL HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO BEGINNING COMBUSTIBLE CONSTRUCTION MATERIALS ON SITE.

12. ANY BUILDING OVER 3,600 SQUARE FEET UNDER ONE ROOF MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ANY BUILDING HAVING LIMITED ACCESS IN EXCESS OF 150 FEET, OR 12% ACCESS GRADE, OR LOW CLEARANCE, MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ALL HYDRANTS SHALL BE INSTALLED AND TESTED AND ACCESSIBLE VIA AN ALL WEATHER ACCESS ROAD PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

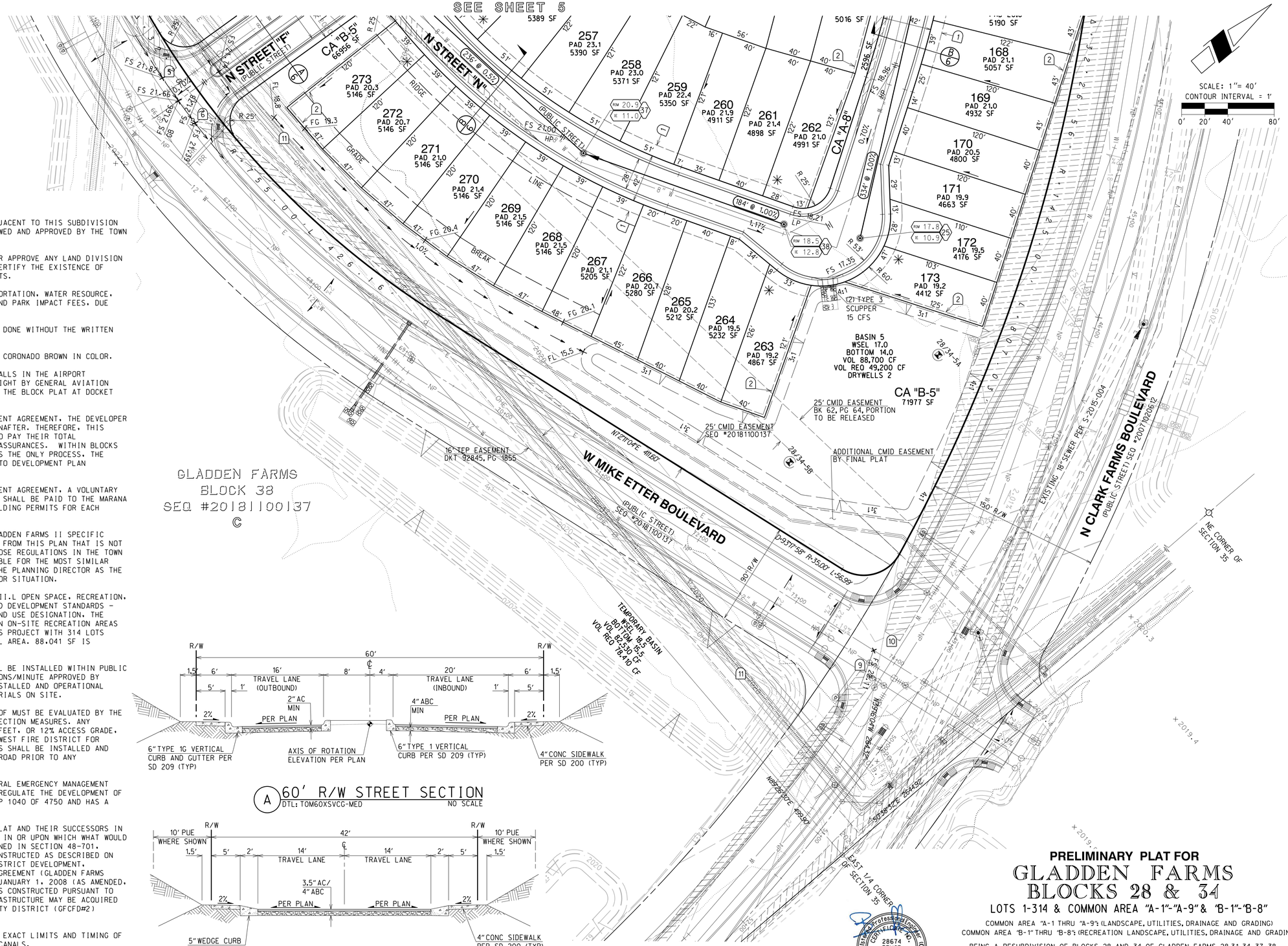
13. THIS PROPOSED SUBDIVISION IS LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 500-YR FLOODPLAIN, WHICH DOES NOT REGULATE THE DEVELOPMENT OF THIS PROJECT. THE SUBDIVISION IS WITHIN DFIRM MAP 1040 OF 4750 AND HAS A FEMA FLOODPLAIN DESIGNATION OF SHADED ZONE X.

14. THE SUBDIVIDING LAND OWNERS DESIGNATED ON THIS PLAT AND THEIR SUCCESSORS IN INTEREST RETAIN AN INTEREST IN THE REAL PROPERTY IN OR UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED) MAY BE CONSTRUCTED AS DESCRIBED ON THE FINAL SUBDIVISION PLAT. PURSUANT TO THE DISTRICT DEVELOPMENT, FINANCING, PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT (GLADDEN FARMS (PHASE II) COMMUNITY FACILITIES DISTRICT) DATED JANUARY 1, 2008 (AS AMENDED, THE GFCFD#2 DA"), IF THE PUBLIC INFRASTRUCTURE IS CONSTRUCTED PURSUANT TO THE GFCFD#2 DA, THE INTEREST AND THE PUBLIC INFRASTRUCTURE MAY BE ACQUIRED BY THE GLADDEN FARMS (PHASE II) COMMUNITY FACULTY DISTRICT (GFCFD#2) PURSUANT TO THE GFCFD#2 DA.

15. CONTRACTOR TO COORDINATE WITH OWNER TO DETERMINE EXACT LIMITS AND TIMING OF REMOVALS OF EXISTING FARM ACCESS AND IRRIGATION CANALS.

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A 60' R/W STREET SECTION
DTL: TOM60XSVCG-MED NO SCALE

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

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

PRELIMINARY PLAT FOR

GLADDEN FARMS BLOCKS 28 & 34

LOTS 1-314 & COMMON AREA "A-1"-"A-9" & "B-1"-"B-8"

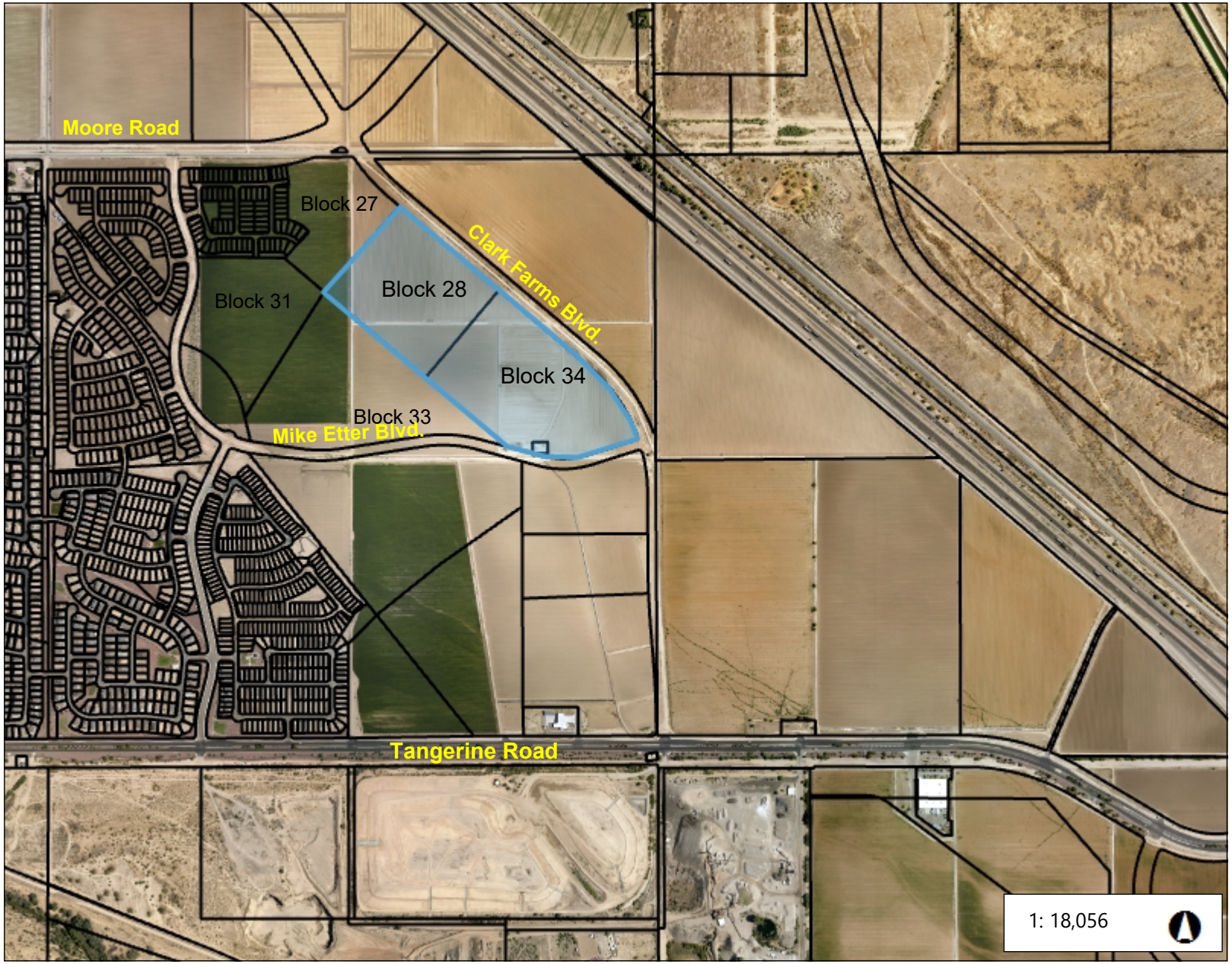
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PRV2101-002
SHEET 6 OF 6

Town of Marana Planning

PRV2101-002 Gladden Farms Blocks 28 and 34 Preliminary Plat





Legend

- Marana Town Limits
- Parcel Labels
- Parcels (Black)

Notes

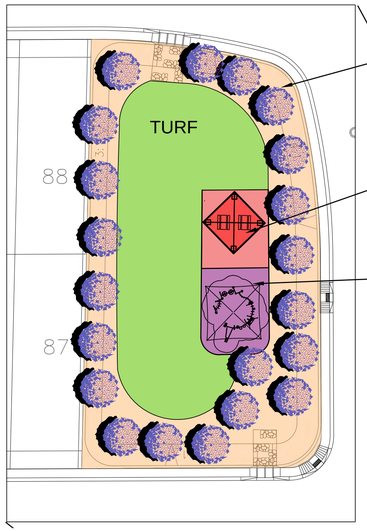
0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Gladden Farms II
Block 28-34 Landscape Concept

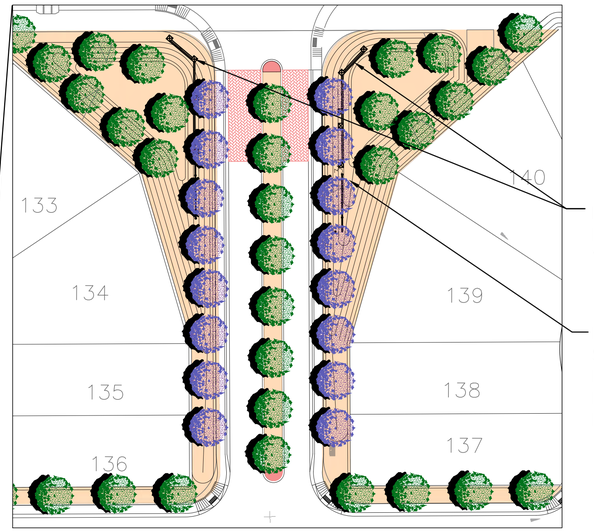


TREE & SHRUB PLANTING, DECORATIVE ROCK, TYPICAL

RAMADA, PICNIC TABLES, BIKE LOOPS, DECORATIVE CONCRETE

SHADED PLAY STRUCTURE 2-5 YRS

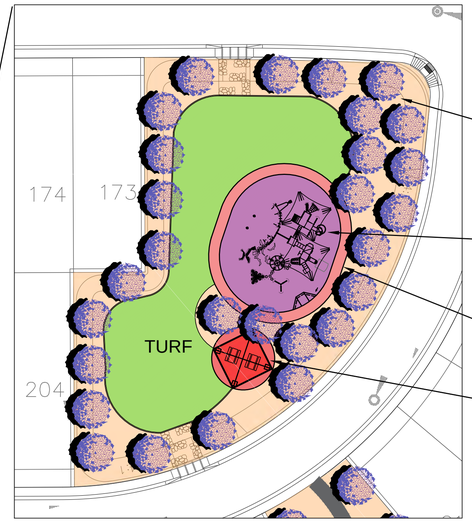
WEST PARK 1" = 40'



ENTRY MONUMENT WALLS

ENTRY TREE & SHRUB PLANTING, DECORATIVE PAVING, DECORATIVE ROCK

ENTRY AREA 1" = 40'



TREE & SHRUB PLANTING, DECORATIVE ROCK, TYPICAL

SHADED PLAY STRUCTURE 5-12 YRS

DECORATIVE CONCRETE PATH

RAMADA, PICNIC TABLES, BIKE LOOPS

EAST PARK 1' = 40'



JANUARY 2021

0' 100' 200' 300'

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

MARANA AZ

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

PROJECT APPLICATION

APPLICATION TYPE

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

PROJECT INFORMATION

Project Name: Gladden Farms Blocks 28 & 34 Preliminary Plat	
Description of Project: Detached Single Family Residenital Subdivision	Number of Lots: 314
Parcel No.(s): 217-54-3360 & 217-54-3400	Gross Area (Acres): 58.77
Project Address: TBD	
Ref. Project No.: PRV1710-002	

CONTACT INFORMATION

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

OWNER/APPLICANT AUTHORIZATION

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

Chuck Martin	Chuck Martin	1/8/21
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No._____ **Date Received**_____