MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 28, 2022, at or after 6:00 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
Don Duncan, Commissioner
John Flint, Commissioner
John McIntyre, Commissioner
Joseph Parsons, 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 September 28, 2022, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE 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 6:00 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

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 inside 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 inside 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.

Public Comments
Please 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 August 31, 2022 Meeting Minutes

B. Public Hearings

1. **PCM2209-001 Willow Ridge Zoning Ordinance Condition Modification;** A request for a recommendation to the Town Council approving a modification of a rezoning condition of Marana Ordinance No. 2004.07, which rezoned approximately 104.6 acres of land generally located along the south side of Cortaro Farms Road east of Hartman Lane, to remove a rezoning condition that prohibits two-story construction within 300 feet of Cortaro Farms Road as it applies to Block B of the Final Block Plat for Willow Ridge, a 3.60-acre parcel located at the southwest corner of Cortaro Farms Road and Sandy Desert Trail (Brian D. Varney)

2. **PCZ2204-001 and GPA2207-001 Ranch House Specific Plan Amendment and Minor General Plan Amendment;** A request for a recommendation to the Marana Town Council for approval to amend the Sanders Grove Specific Plan, as well as the Marana 2040 General Plan Future Circulation map as it applies to the specific plan area. The 841-acre specific plan area is generally located north of Marana Road, east of Wentz Road, and west of Sanders Road within a portion of Sections 17 and 20, Township 11S, Range 11E. (Brian D. Varney)

3. **PCM2209-002: Amendments to Marana Town Code, Title 17 "Land Development".** Recommendation to the Town Council regarding amendments to various chapters of Title 17 "Land Development" of the Marana Town Code, adding provisions regarding solar energy systems and energy storage facilities, to include the following: adding definitions for solar energy systems and energy storage to Section 17-1-6 (Definitions), adding zoning provisions for solar energy systems and energy storage to Chapter 17-4 “Zoning,” revising Chapter 17-6 “General Development Regulations” to add new section 17-6-11 (Solar energy systems and energy storage facilities); and other various revisions to Title 17 of the Marana Town Code. (Travis Lundell)

4. **PCM2209-003: Amendments to Marana Town Code, Title 17 "Land Development".** Recommendation to the Town Council regarding amendments to various chapters of Title 17 "Land Development" of the Marana Town Code to include the following: revisions to Chapter 17-4 “Zoning” Section 17-4-2 (Use matrix) and Section 17-4-7 (Commercial zoning districts); revisions to Section 17-6-8 (Medical marijuana dispensary); and revisions to Chapter 17-10 “Signs” Section 17-10-15 (Classification; enforcement; removal) . (Steve Cheslak)

C. Commission Action

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

1. **DPP2207-001: The Learning Experience;** A request for approval of the Silverbell Road Corridor Overlay District development plan review application for The Learning Experience located at 8693 N Silverbell Rd, on the South side of Silverbell Road between N Silver Moon Way and Continental Reserve Loop. (Sarah Smith)

2. **DPP2206-003: Safford Apartments;** A request for approval of the Silverbell Road Corridor Overlay District development plan review application for Safford Apartments located at 8740 N Silverbell Rd, on the South side of Silverbell Road between N Silver Moon Way and Continental Reserve Loop. (Sarah Smith)

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: 09/28/2022

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: September 28, 2022

Subject: **Approval of the August 31, 2022 Meeting Minutes**

Attachments

August 31, 2022 Planning Commission Meeting Minutes

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, August 31, 2022, at or after 6:00 P.M.

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
Don Duncan, Commissioner
John Flint, Commissioner
John McIntyre, Commissioner
Joseph Parsons, Commissioner

SUMMARY MINUTES

DRAFT

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:00 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

APPROVAL OF AGENDA

Motion to approve by Commissioner Flint, seconded by Vice Chair Hill. Motion passes, 7-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of July 27, 2022
Motion to approve by Commissioner McIntyre, seconded by Commissioner Flint. Motion passed, 7-0.

PUBLIC HEARINGS

1. PCZ2203-002 Grier and Sanders Commercial Corner; A request for a recommendation to the Marana Town Council for approval to rezone approximately 7.0 acres of land from Zone A – Small Lot Zone and R-6 (Single-Family Residential) to Neighborhood Commercial (NC) generally located south of Grier Road and east of Sanders Road within a portion of Section 28, Township 11S, Range 11E. (Brian D. Varney).

Senior Planner Brian Varney gave a brief overview of the project.

- Request: rezone to Neighborhood Commercial (NC.)
- Size and Location: approximately 7 acres located south of Grier Road and east of Sanders Road.
- Current Zoning**:** Zone A – Small Lot Zone and R-6 (Single-Family Residential.)
- Land Use: rezoning area - 7.0 acres, existing SFR 1.5 Acres, proposed mix of neighborhood- scale commercial uses.

Chairman Schnee opened the public hearing.
Chairman Schnee closed the public hearing.

No questions or comments from the Commission.

Motion to approve, subject to the recommended conditions by Chairman Schnee, seconded by Commissioner Flint. Motion passed 7-0.

2. PCZ210-001 SWC Tangerine and Thornydale Specific Plan; A request for a recommendation to the Marana Town Council for approval to rezone approximately 50.92 acres of land from R- 144 (Residential) to "F" Specific Plan. The property is generally located west of Thornydale Road and south of Tangerine Road within a portion of Section 6, Township 12S, Range 13E. (Brian D. Varney)

Senior Planner Brian Varney gave a brief overview of the project.

- Applicant: Lazarus & Silvyn, PC.
- Request: Rezone to Specific Plan (SP).
- Size and Location: Approximately 50.92 acres, south of Tangerine Road and west of Thornydale Road.
- Current Zoning: R-144 (Residential, minimum lot size of 144,000 S.F.)
- 2040 General Plan: Existing land use designation is Commercial (C). Proposed amendment to Master Plan Area (MPA).
- Land Use: Mixed Use designation to accommodate single-family residential, multi-family residential and commercial uses typically allowed within the Town's Village Commercial (VC) zone.

Keri Silvyn; Lazarus & Silvyn – applicant, provided an overview. The current zoning for this project is R-144; the larger lot subdivision. All of the surrounding area was originally zoned R-144 before the rezonings were brought forward for the specific plans.

DRAFT

Ms. Silvyn noted the property to the north will not remain vacant. The Tangerine Thornydale Specific Plan contemplates residential directly across; with commercial designated on the corner.

The plan proposes mixed use; commercial, residential, and multi-family residential. The 300 ft. open space buffer will be measured from the project property line and will remain predominately natural undisturbed open space.

Public outreach:

- First neighborhood meeting - June 29, 2021 – initial feedback on proposal.
- Specific Plan Submittal – incorporated language to address neighbor concerns.
- Second neighborhood meeting – January 24, 2022 – update neighbors on changes
- Meetings with Sky Ranch neighbors to the south – February 18, 2022 & April 4, 2022.
- Outreach with Sky Ranch neighbors to the west – August 2022.

General concerns included building heights, density, buffers, open space, drainage, water resources, traffic, and lighting.

Changes to the specific plan:

- No more than 60% 2-story homes; no more than two 2-story homes side-by-side on same street; edge single story on west and south.
- Higher-intensity uses focused closer to north and east near arterial roadways.
- Buffers provided adjacent to existing Sky Ranch homes.
  - Minimum 300 feet between Specific Plan boundary lines and any new residential uses.
  - Minimum 600 feet between Specific Plan boundary lines and any new commercial buildings and/or apartment-style MFR.
- 30% open space for any SFR development.
- Retention/detention facilities provided throughout Property; quantity & velocity of flows to match (or improve) existing conditions.
- Detailed traffic & drainage analyses to be prepared when final uses and layout determined.
- Limited access points on Tangerine Road, and Thornydale Road.
- Shared-use path connection along south side of Tangerine Road – installed with 1st phase.
- No illuminated signage on west & south faces of building within 800 feet of southern property boundary.
- Low voltage lighting around buildings.

Chairman Schnee opened the public hearing.

1 citizen spoke in support of the proposed project. 1 citizen spoke neutrally of the proposed project. 25 citizens spoke in opposition of the proposed project with general concerns relating to water, wildlife, density, traffic, and a large saguaro cactus.

Staff received the following public comments by email, metered mail, or in-person; 5 letters of support, 1 letter of conditional non-opposition from 11 bordering neighbors, a neighborhood outreach summary from the applicant, 17 letters of opposition, an opposition binder from the Sky Ranch HOA, an opposition letter from Carolyn Campbell (Coalition for Sonoran Desert Protection), and an opposition letter from the Tortolita Alliance.

DRAFT

Chairman Schnee closed the public hearing.

Chairman Schnee asked Development Services Director; Jason Angell to confirm that since the 2007 adopted General Plan, the property has been identified as commercial use. **Mr. Angell** noted that the property has been identified as commercial in the 2007 adopted General Plan, as well as the 2040 General Plan.

Public question: How does changing benefit Marana? **Chairman Schnee** noted the property owner has a right to request a rezoning to their property.

Public question: Water supply. **Mr. Angell** noted the property is located in the Tucson water service area and the applicant does have a will-serve letter from Tucson Water. The guarantee of a 100-year water supply comes at the time in which development is approved or platting is done.

Public question: Extending the 80% Natural Undisturbed Open Space (NUOS.) **Development Services Deputy Director; Jennifer Flood** noted the Sky Ranch development was developed at a time the pygmy owl was listed on the endangered species list. The US Fish and Wildlife Service restricted the percentage of the development on this site to a maximum of 20% disturbance through their Habitat Conservation Plan. The restriction was from the US Fish and Wildlife Service. This is not a restriction that the Town of Marana had placed.
Regarding a floodplain perspective, the detention requirement would only be required if the developer was looking to downsize the amount of water that is leaving the property. By Town Code, they cannot increase the amount of water that is leaving the property. The inlet and outlet points need to remain the same.

Public question: Traffic hazard mitigation. **Traffic Division Manager, Diahn Swartz** noted a traffic study has been prepared for this project. The traffic study took into consideration the worst-case scenario for a development plan; more intense uses and most trips generated. It has been determined that the anticipated increase in traffic would not impact the current roadway.

Ms. Silvyn noted the single-family residential is limited to no more that 60% two-story and no two-story next to each other. Also there is a requirement along Tangerine Road that the setbacks be staggered. **Commissioner Duncan** suggested restricting the single-family residential along Tangerine Road to single story. **Commissioner Bowen** preferred a staggered look along Tangerine Road and felt if would not detract from anyone's views. As for the homes along Tangerine Road, **Commissioner Bowen** wanted to leave the decision to the discretion of the developer. **Chairman Schnee** had no concerns with the development on the eastern portion of the project. **Commissioner Flint** would like to restrict the single-family residential along Tangerine Road to single story. **Vice Chair Hill** suggested limiting single-family residential to maximum two-story and limit to single story along Tangerine Road. **Chairman Schnee** asked about the large saguaro on the property. **Commission McIntyre** asked if the saguaro could be encompassed. **Mr. Angell** noted that as part of the development plan process and native plant preservation and evaluation process, a licensed environmentalist would make an assessment to determine the health and survivability of any plants there were to be relocated and/or preserved. The plans presented tonight are only conceptual in design at this point.

DRAFT

Motion to approve, based on the revised conditions that were presented tonight, as opposed to what was presented in the packet, to restrict single-family residential along Tangerine Road to single story, also west of the wash all commercial would be restricted to single story, and the 24-armed saguaro should be preserved in accordance with the Town Code Chapter 17-11; regarding native plant preservation and our normal policies by Commissioner Flint, seconded by Commissioner McIntyre. Motion passed 7-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting.

Commissioner McIntyre moved to adjourn the meeting and Commissioner Flint second the motion.

Meeting adjourned at 8:39 p.m.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on August 31, 2022. I further certify that a quorum was present.

Terri Byler

Terri Byler, Commission Secretary

DRAFT

Planning Commission Regular Meeting

Meeting Date: 09/28/2022

To: Planning Commission

From: Brian Varney, Senior Planner

Date: September 28, 2022

Strategic Plan Focus Area:
Not Applicable

Subject: **PCM2209-001 Willow Ridge Zoning Ordinance Condition Modification;** A request for a recommendation to the Town Council approving a modification of a rezoning condition of Marana Ordinance No. 2004.07, which rezoned approximately 104.6 acres of land generally located along the south side of Cortaro Farms Road east of Hartman Lane, to remove a rezoning condition that prohibits two-story construction within 300 feet of Cortaro Farms Road as it applies to Block B of the Final Block Plat for Willow Ridge, a 3.60-acre parcel located at the southwest corner of Cortaro Farms Road and Sandy Desert Trail (Brian D. Varney)

Discussion:

Request

A.23 Studios is requesting a recommendation to the Town Council for approval to modify Condition No. 6 of Marana Ordinance No. 2004.07, adopted by the Marana Town Council on April 20, 2004, approving a rezoning for the 104-acre Willow Ridge development. Condition No. 6 of the rezoning ordinance stipulates the following: "No two-story construction shall be provided within three hundred (300) feet of Cortaro Farms Road on the north and along the westerly property line, as delineated in the site analysis and tentative development plan". The applicant is requesting a modification to Condition No. 6 that would allow two-story construction within 300 feet of Cortaro Farms Road only on the 3.60-acre, Block B of the Willow Ridge Final Block Plat, located at the southwest corner Cortaro Farms Road and Sandy Desert Trail.

Block B is zoned Neighborhood Commercial (NC) and the approved rezoning established a maximum building height of 24-feet within the NC zoning area. The property owners would like to develop the site with two-story home products and find the 24-foot height allowance adequate for their planned residential product but feel they are unable to develop the site with a two-story prohibition.

Marana General Plan

The 2040 Marana General Plan designates Block B with the land use category of Commercial (C).

Surrounding Land Use and Site Characteristics

Block B is bordered on the north by Cortaro Farms Road. Beyond Cortaro Farms Road is land zoned R-144 Residential that has been developed with single-family residential land uses as well as the campus of the New Life Bible Fellowship Church. East of the subject property is Sandy Desert Trail, a collector street that serves the residential development and Tucson Community Church south of Cortaro Farms Road. Beyond Sandy Desert Trail is a commercial zoned property that remains undeveloped, as well as a few lots of the Willow Vista residential development. Block B is bordered on the south and west by single-family residential land use, including common area and residential lots within the 155-lot Willow Ridge Commons subdivision containing both single-story and two-story homes.

Land Use and Analysis

Staff review of the documents pertaining to the 2004 rezoning of Willow Ridge revealed the zoning condition

restricting two-story construction within a depth of 300 feet along the west and north property boundaries of the rezoning area, was proposed by the property owner in an effort to maintain potential mountain views of the residents of the Oshrin Park subdivision in Pima County, south and west of Willow Ridge. After review of the staff reports, meeting minutes, and other documents in the project file, it is unclear whether the restriction was self-imposed by the property owner or made as a concession to a request from nearby property owners. The restriction was included in the staff reports to both the Planning Commission and the Town Council, thereby, indicating that the restriction was probably not imposed by either body.

The general area surrounding the site has changed considerably over the past 18 years including major improvements to Cortaro Farms Road, the development of church sites north of Cortaro Farms Road, and the build-out of Willow Ridge Commons subdivision with a large quantity of two-story homes. A review of the site and surrounding area indicates that visibility to the north and east from Oshrin Park is probably more significantly impacted by development within the subdivision of Willow Ridge Commons than from similarly sized development adjacent to Cortaro Farms Road.

Due to the fact that the subject property is zoned Neighborhood Commercial (NC) and building heights shall be restricted to 24 feet per Condition No. 7 of the rezoning ordinance, the applicant feels that two-story construction on the 3.60-acre parcel, adjacent to an arterial roadway and among other buildings of similar or greater height, should not present negative impacts to the neighborhood.

Citizen Participation
The applicant was advised by staff that contact should be made with the Willow Ridge homeowner's association to inform them of the proposed modification.

Public Notification
This public hearing was appropriately noticed in The Daily Territorial, and all property owners within 300 feet of the boundary of the rezoning area were noticed by United States mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community.

Staff Recommendation:
This is a discretionary item for the Planning Commission to consider. Should the Commission choose to recommend approval of this item to the Town Council, staff recommends it be subject to the following conditions:

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.

Suggested Motion:
I move to recommend to the Town Council approval of PCM2209-001, Willow Ridge Zoning Ordinance Condition Modification, subject to the recommended conditions.

Attachments

PCM2209-001 WRZCM Location map
PCM2209-001 WRZCM Application
PCM2209-001 WRZCM Project narrative
Ordinance No. 2004.07
PCM2209-001 WRZCM TDP Rezoning
PCM2209-001 WRZCM Conceptual elevations
PCM2209-001 WRZCM Context map

PCM2209-001: Cortaro Residences Zoning Condition Modification

Town of Marana Planning





Legend

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

Notes

0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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: amendment to zoning ordinance, see narrative

PROJECT INFORMATION

Project Name: Cortaro Residences	
Description of Project: Cortaro Residences Devepolment Site to MF	Number of Lots: 1
Parcel No.(s): 221-18-4410	Gross Area (Acres): 3.60
Project Address: SW Corner of Cortaro Farms Rd & Sandy Desert Trail, Tucson AZ	
Ref. Project No.:	

CONTACT INFORMATION

Owner: ADG Cortaro LLC	Contact Name: Marcel Dabdoub		
Address: 45 N Tucson Blvd	City: Tucson	State: AZ	Zip: 85716
Email: marcel@cidholdings.com	Phone No.: (520) 631-7788		
Applicant: 2016 Marcel Dabdoub Family Irrev Trust	Contact Name: Marcel Dabdoub		
Address: 45 N Tucson Blvd	City: Tucson	State: AZ	Zip: 85716
Email: marcel@cidholdings.com	Phone No.: (520) 631-7788		
Consultant/Engineer: a23 Studios/Burak Bekat (#54899)	Contact Name: Burak Bekat		
Address: 711 E 9th St	City: Tucson	State: AZ	Zip: 85719
Email: burak@a23studios.com	Phone No.: 520-245-4010		

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.)

Marcel Dabdoub		4/12/2022
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

Amendment Request

Project:	**Cortaro Residences**		
Subject:	**Marana Ordinance 2004.07**		
	Town of Marana		
Date:	**September 9th, 2022**	Issued by:	**Cade Shaw**

Attn: Town of Marana Development Services

I am writing to you to request an amendment to Condition 6 of Zoning Ordinance No. 2004.07. The condition reads as follows:

"No two-story construction shall be provided within three hundred (300) feet of Cortaro Farms Road on the north and along the westerly property line, as delineated in the site analysis and tentative development plan."

Our client, ADG Cortaro LLC, hopes to propose the construction of townhomes on parcel #221-18-4410. To achieve a needed increase in housing supply, while keeping the project economically viable, we are requesting an amendment that would allow two-story construction that does not exceed the height restriction outlined in Condition 7. The proposed project would satisfy all the other conditions specified in this section.

Please let me know if there is any additional material you need from us. I can be reached from the contact methods included in the footer of this document. We hope the Town of Marana will consider our request regarding this amendment.

Thank you,
Cade Shaw

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: TFM
DEPUTY RECORDER
8047 PE2

SMARA
TOWN OF MARANA
ATTN: TOWN CLERK
13251 N LON ADAMS RD
MARANA AZ 85653

DOCKET: 12292
PAGE: 6656
NO. OF PAGES: 8
SEQUENCE: 20040841064
04/30/2004
ORDIN 16:45

MAIL

AMOUNT PAID $ 9.50

MARANA ORDINANCE NO. 2004.07

RELATING TO DEVELOPMENT; REZONING THE 104.6-ACRE WILLOW RIDGE PROPERTY ALONG THE SOUTH SIDE OF CORTARO FARMS ROAD EAST OF HARTMAN LANE AND WEST OF STAR GRASS DRIVE TO R-6 (60.8 ACRES), R-16 (34.1 ACRES) AND NC (9.7 ACRES).

WHEREAS, Ron Asta represents the property owners of approximately 104.6 acres of land located within Section 25, Township 12 South, Range 12 East, as described and depicted on Exhibit "A", attached hereto and incorporated herein by this reference; and

WHEREAS, the Marana Planning Commission held public hearings March 31, 2004, and at said meeting voted to recommend that the Town Council approve said rezone, adopting the recommended staff conditions; and

WHEREAS, the Marana Town Council heard from representatives of the owner, staff and members of the public at the regular Town Council meeting held April 20, 2004 and has determined that the rezoning is in conformity with the General Plan and should be approved, subject to conditions.

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

Section 1. The zoning of approximately 104.6 acres located within Section 25, Township 12 South, Range 12 East, on the south side of Cortaro Farms Road, east of Hartman Lane and west of Star Grass (the "Rezoning Area"), is hereby changed from Zones "R-144" (Single Family Residential, 144,000 sq. ft. minimum lot size) and "R-36" (Single Family Residential, 36,000 minimum lot size) to 9.7 acres of "NC" (Neighborhood Commercial), 60.8 acres of "R-6 (Single Family Residential 6,000 sq. ft. minimum lot size) and 34.1 acres of "R-16 (Single Family Residential 16,000 sq. ft. minimum lot size).

Section 2. The purpose of this rezoning is to allow the use of the Rezoning Area for single family detached homes and Neighborhood Commercial, subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this rezoning ordinance):

1. Compliance with all provisions of the Town's codes, ordinances and policies of the General Plan as current at the time of any subsequent development, including, but not limited to, requirements for public improvements.

20040841064

2. Subject to Article 5 of the Willow Ridge Development Agreement, this rezoning is valid for five years from the date of Town Council approval; if the developer fails to have a final subdivision plat recorded prior to the five years the Town may initiate the necessary action to revert the property to the original zoning, upon action by the Town Council.

3. The ultimate development proposed by this rezoning shall be consistent with the adopted Willow Ridge Development Agreement.

4. The applicant shall provide a direct connection from the south extension of Camino de Oeste to Pima Farms Road, including the dedication of right-of-way at no cost to the Town substantially consistent with the Tentative Development Plan. This will provide access to a signalized intersection for the surrounding residents, at the extension of Camino de Oeste and Cortaro Farms Road.

5. The property owner shall not cause any lot split of any kind without the written consent of the Town of Marana.

6. No two-story construction shall be provided within three hundred (300) feet of Cortaro Farms Road on the north and along the westerly property line, as delineated in the site analysis and tentative development plan.

7. Building heights shall be restricted to 24' within the NC zone.

8. The proposed auto service station in NC zone shall require a conditional use permit.

9. The NC zoned property shall not be allowed to be developed at the R-6 standards.

10. Lots in the R-16 zone shall be limited to a maximum grading disturbance of ten thousand (10,000) square feet, as identified in the site analysis and tentative development plan. During the platting process the necessary covenant shall be established to protect the natural open space, outside of the ten thousand square feet of grading area.

11. Custom lots that develop on 15% or greater slopes shall comply with Marana's HDZ ordinance per Title 19 of the Marana Land Development Code.

12. The proposed grading limits of the custom lot area shall be clustered into the best, buildable site areas that preserve as much connective high resource value habitat as possible. Individual Native Plant Permits shall be required for the R-16 zoned lots, to protect and preserve the high resource vegetation.

13. All slope and drainage treatments shall be aesthetically designed and engineered (where necessary) to "naturalize" the built environment. The developer and custom lot owner shall mitigate drainage improvements and slopes with vegetation, natural rock, riprap, textures, and colors characteristic of the natural, onsite desert environment to minimize the negative interface between the built environment and the natural environment.

14. The west fifty foot (50') buffer along Oshrin Park shall be designed with a minimum fourteen foot (14') pathway, for vehicle and pedestrian users, and an equestrian path along the west side of the Cortaro-Marana Irrigation District (CMID) irrigation easement. In addition the area east of the CMID channel shall be revegetated with desert plants and cacti that are transplanted from the site.

20042021
03566

15. The required vegetation inventory shall specifically locate high-density saguaro, ironwood and palo verde communities and specimen multi-armed saguaro's and ironwood and palo verde trees that are over fifteen feet in height.

16. The layout adjustments shall be driven by preservation of mature multi-armed saguaros with a minimum thirty foot (30') circumference of preserved under-story vegetation.

17. All of the saguaro spears of 14' and less shall be preserved in place or transplanted onsite or into Marana's existing parks, community centers, or natural preserve areas.

18. A minimum of seventy-five percent (75%) of the 20'-30' ironwood trees shall be preserved in place or transplanted onsite or into Marana's existing parks, community centers, or natural preserve areas.

19. At the time that the local roads are staked the applicant shall retain a biologist to be onsite to protect valuable habitat and specimen trees where possible and determine the primary do not disturb areas based on vegetation coverage and habitat.

20. No approval, permit or authorization of the Town of Marana authorizes the applicant and/or the landowner to violate any applicable federal or state laws or regulations, or relieves the applicant and/or the landowner from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. You are advised to retain appropriate expert and/or consult with the appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.

21. The applicant shall dedicate, or cause to have dedicated, at no cost to the Town, the additional right-of-way along Cortaro Farms Road to provide the south 75-foot half right-of-way of the ultimate 150-foot Cortaro Farms Road right-of-way. .

22. A water service agreement and a master water plan shall be submittede applicant, and accepted by the Utilities Director prior to the approval of the first plat, by the Town Council.

23. The applicant shall work with CMID to maintain the necessary irrigation system and well sites to perpetuate the ability for CMID to have their users irrigate as necessary.

24. The applicant shall develop a reclaimed water irrigation system, dedicated to the Town, to distribute irrigation water to all properties and recreation areas within this development.

25. A sewer service agreement and master sewer plan shall be submitted, by the Developer, and accepted by Pima County Wastewater Management and the Town Engineer prior to the approval of the first plat by the Town Council.

26. Conservation easements for each lot and along open space corridors shall be recorded by final plat.

27. A Class III archeological survey for all onsite un-surveyed areas and any further recommended archeological testing and mitigation shall be required prior to the issuance of grading permits.

28. The applicant shall include detailed residential and commercial design guidelines with the first preliminary plat or development plan submittal.

29. Where applicable, in the R-6 zoned area a wrought iron view fence shall be constructed on top of the drainage stem wall for a combined maximum height not to exceed 6', in the open space

20050620

corridor. In the R-16 zone to encourage wildlife migration the additional view fencing on top of the drainage stem wall will not be allowed.

30. The applicant shall not receive a Certificate of Occupancy from the Town of Marana until the improvements to Cortaro Farms Road are in place.

31. The applicant shall modify the street sections to provide sidewalks on both sides of the local streets in the R-6 residential area. Sidewalks on one side of the street may be acceptable for the lower density (R-16) residential area, subject to review and approval of the Town.

Section 3. All Ordinances, Resolutions and Motions and parts of Ordinances, Resolutions, and Motions of the Marana Town Council in conflict with the provisions of this Ordinance are hereby repealed, effective as of the effective date of Ordinance No. 2004.07.

Section 4: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

Section 5. The Mayor is authorized to execute this Ordinance upon receipt by the Town of a fully executed Willow Ridge Development Agreement in substantially the form approved by the Council on April 20, 2004.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 20th day of April, 2004.

Mayor BOBBY SUTTON, JR.

Dated: 04/26/04

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

TOWN OF MARANA CORPORATE SEAL ARIZ. 1977

20040960 12/22/2004

EXHIBIT A

PRELIMINARY
LEGAL DESCRIPTION
WILLOW RIDGE REZONING
ASSESSORS TAX PARCELS:
221-15-023A, 221-15-023B, 221-16-026B, & 221-16-026C

THREE PARCELS OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

R-6 PARCEL

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, SAID POINT ALSO BEING ON THE CENTERLINE OF RIGHT-OF-WAY OF CORTARO FARMS ROADWAY AS RECORDED IN BOOK 2 OF ROAD MAPS AT PAGE 123, RECORDS OF PIMA COUNTY, ARIZONA;

THENCE CONTINUING ALONG SAID CENTERLINE N 89°40'19" E, A DISTANCE OF 677.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 89°40'19" E, ALONG SAID CENTERLINE, A DISTANCE OF 1473.83 FEET;

THENCE DEPARTING SAID CENTERLINE, S 00°14'26" W, A DISTANCE OF 446.74 FEET;

THENCE N 89°40'41" E, A DISTANCE OF 495.08 FEET;

THENCE S 00°27'28" E, A DISTANCE OF 871.10 FEET;

THENCE S 00°32'28" E, A DISTANCE OF 1256.41 FEET;

THENCE N 40°50'17" W, A DISTANCE OF 1153.00 FEET;

THENCE N 57°40'37" W, A DISTANCE OF 553.00 FEET;

THENCE N 66°04'39" W, A DISTANCE OF 117.12 FEET;

THENCE N 00°37'38" E, A DISTANCE OF 30.33 FEET;

THENCE N 89°38'57" E, A DISTANCE OF 99.40 FEET;

THENCE N 00°39'32" W, A DISTANCE OF 99.88 FEET;

THENCE S 89°32'06" W, A DISTANCE OF 99.51 FEET;

20222160009

THENCE N 00°41'42" W, A DISTANCE OF 98.00 FEET;

THENCE N 42°33'37" W, A DISTANCE OF 330.00 FEET;

THENCE N 39°13'52" W, A DISTANCE OF 216.34 FEET;

THENCE N 16°29'05" W, A DISTANCE OF 449.58 FEET;

THENCE N 38°43'35" W, A DISTANCE OF 260.59 FEET;

THENCE N 00°19'54" W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN SAID CORTARO ROAD RIGHT-OF-WAY AS IT CURRENTLY EXISTS.

SAID PARCEL CONTAINING 60.8 ACRES, MORE OR LESS.

NC PARCEL

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, SAID POINT ALSO BEING ON THE CENTERLINE OF RIGHT-OF-WAY OF CORTARO FARMS ROADWAY AS RECORDED IN BOOK 2 OF ROAD MAPS AT PAGE 123, RECORDS OF PIMA COUNTY, ARIZONA;

THENCE CONTINUING ALONG SAID CENTERLINE N 89°40'19" E, A DISTANCE OF 2150.92 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID CENTERLINE, S 00°14'26" W, A DISTANCE OF 446.74 FEET;

THENCE N 89°40'41" E, A DISTANCE OF 495.08 FEET;

THENCE N 72°59'39" E, A DISTANCE OF 453.88 FEET;

THENCE N 00°39'06" E, A DISTANCE OF 60.00 FEET;

THENCE S 89°45'35" E, A DISTANCE OF 180.10 FEET;

THENCE N 00°18'17" E, A DISTANCE OF 258.35 FEET TO A POINT ON THE CENTERLINE OF SAID CORTARO ROAD RIGHT-OF-WAY;

THENCE CONTINUE ALONG SAID CENTERLINE S 89°40'11" W, A DISTANCE OF 622.44 FEET;

THENCE CONTINUE ALONG SAID CENTERLINE S 89°40'19" W, A DISTANCE OF 493.75 FEET TO THE POINT OF BEGINNING.

1 0 0 0 2 2 0 9 1

EXCEPT ANY PORTION LYING WITHIN SAID CORTARO ROAD RIGHT-OF-WAY AS IT CURRENTLY EXISTS.

SAID PARCEL CONTAINING 9.7 ACRES, MORE OR LESS.

R-16 PARCEL

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, SAID POINT ALSO BEING ON THE CENTERLINE OF RIGHT-OF-WAY OF CORTARO FARMS ROADWAY AS RECORDED IN BOOK 2 OF ROAD MAPS AT PAGE 123, RECORDS OF PIMA COUNTY, ARIZONA;

THENCE CONTINUING ALONG SAID CENTERLINE N 89°40'19" E, A DISTANCE OF 2644.67 FEET TO THE POINT OF BEGINNING;

THENCE N 89°40'11E" ALONG SAID CENTERLINE, A DISTANCE OF 622.44 FEET;

THENCE DEPARTING SAID CENTERLINE, S 00°18'17" W, A DISTANCE OF 74.94 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 00°18'17" W, A DISTANCE OF 183.41 FEET;

THENCE N 89°45' 35" W, A DISTANCE OF 180.10 FEET;

THENCE S 00°39'06" W, A DISTANCE OF 60.00 FEET;

THENCE S 72°59'39" W, A DISTANCE OF 453.88 FEET;

THENCE S 00°27'28" E, A DISTANCE OF 871.10 FEET;

THENCE N 89°33'46" E, A DISTANCE OF 1323.73 FEET;

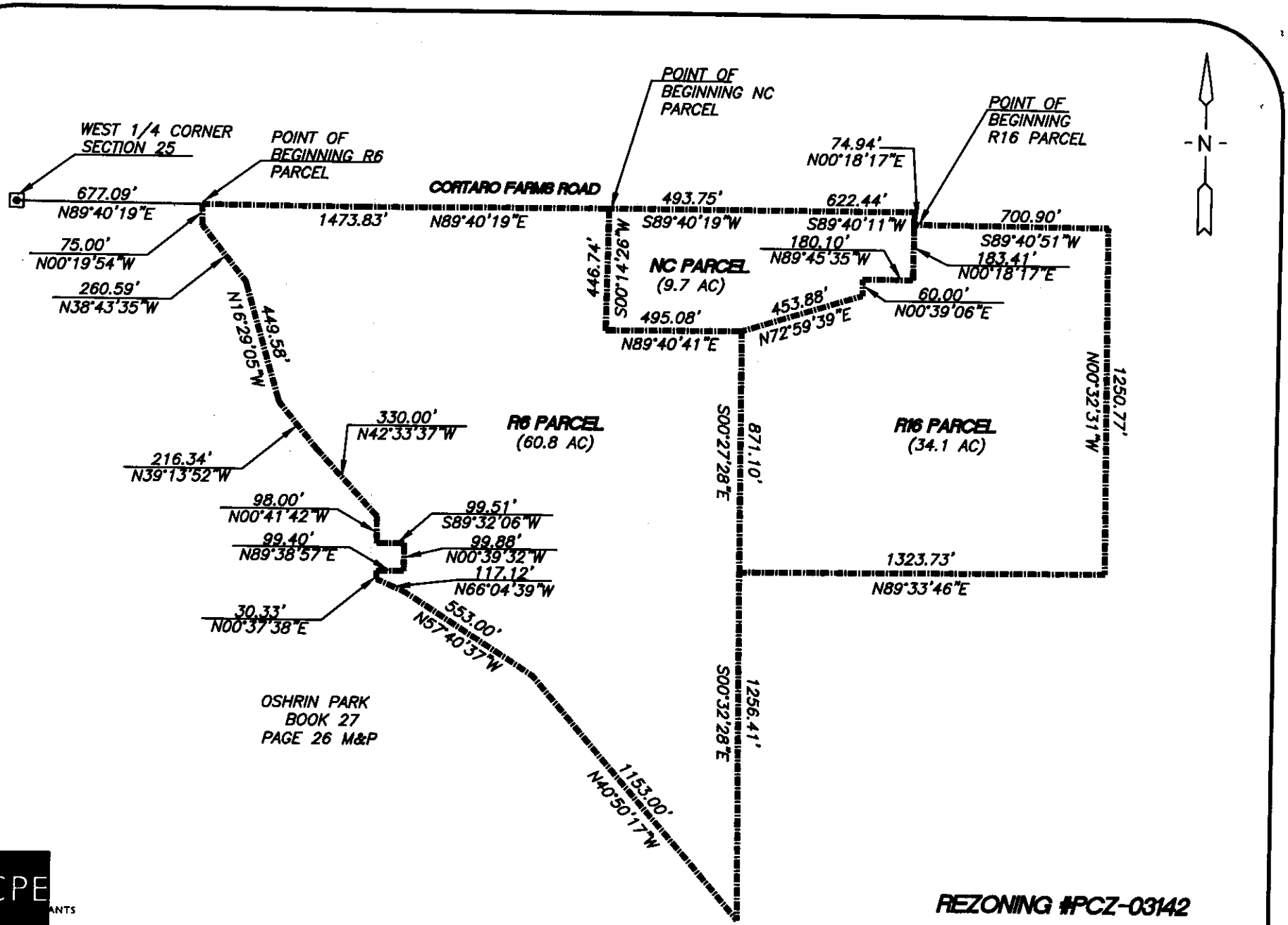
THENCE N 00°32'31", A DISTANCE OF 1250.77 FEET;

THENCE S 89°40'51" W, A DISTANCE OF 700.90 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN SAID CORTARO ROAD RIGHT-OF-WAY AS IT CURRENTLY EXISTS.

SAID PARCEL CONTAINING 34.1 ACRES, MORE OR LESS.

20070020021



CPE ANTS

CPE Consultants, LLC
1555 EAST BROADWAY
TUCSON, ARIZONA 85719
520.545.7001

REZONING #PCZ-03142

PRELIMINARY LEGAL DESCRIPTION

DATE 4/13/04
JOB NO. 111.1

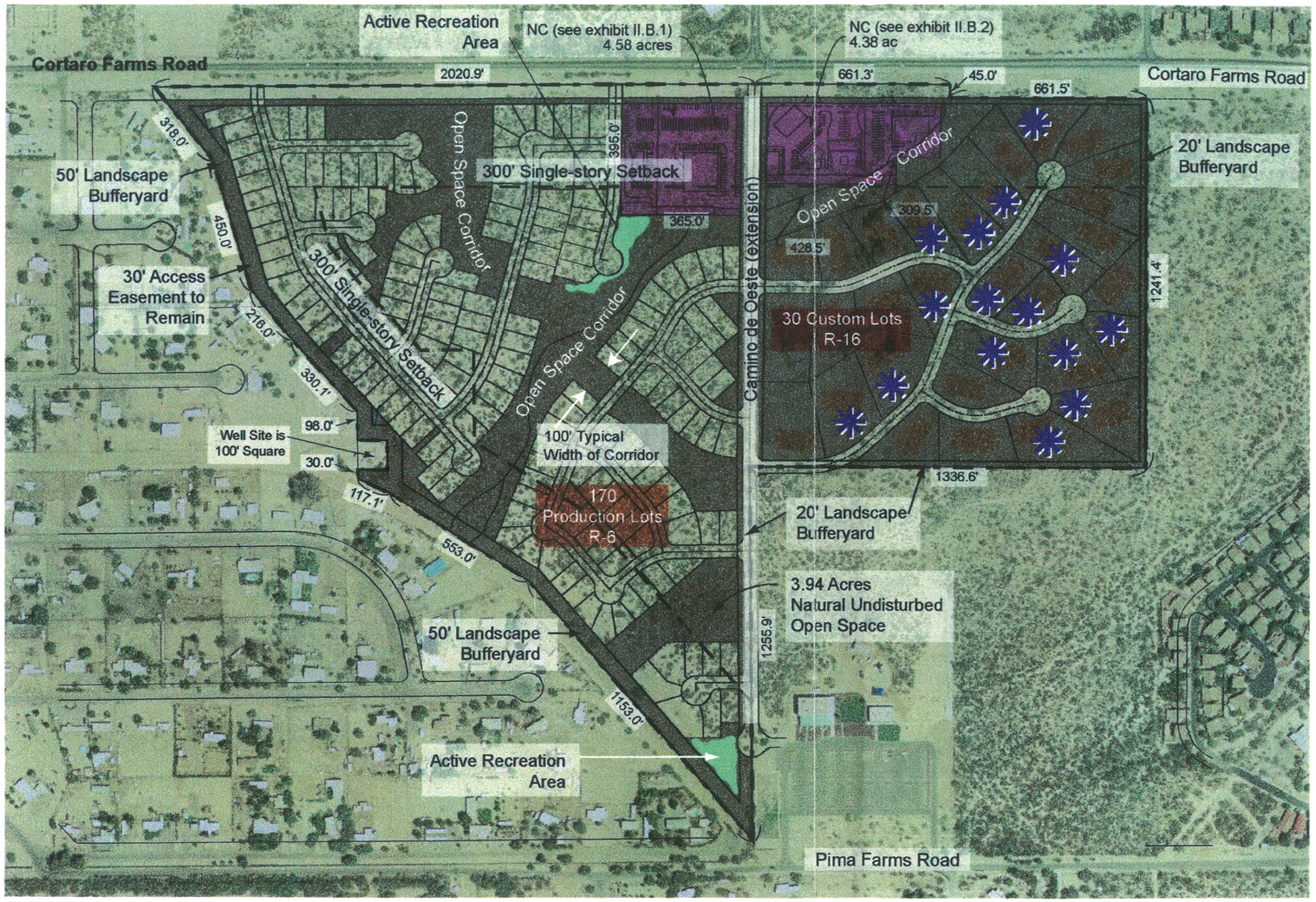


TABLE OF REGULATIONS

LOT SIZES	REQ'D	PROPOSED
R-16	16,000 SF	16,000 - 60,000 SF
R-6	6,000 SF	6,840 SF (60x114)
NC	0-15 AC	4.38 - 4.58 AC (MAX)
BLDG HTS.		
R-16	25'	25'
R-6	25'	25'
NC	30'	24'

REZONING ACREAGE	REQ'D	PROPOSED
R-16	N/A	34.03 AC
R-6	N/A	59.98 AC
NC	N/A	8.96 AC
DENSITIES		
R-16	2.25 RAC	0.88 RAC
R-6	6.0 RAC	2.83 RAC
NC	N/A	N/A

LOT COVERAGE	REQ'D	PROPOSED
R-16	50%	50%
R-6	50%	50%
NC	35%	35%

Exhibit II.B:
Tentative Development Plan
Willow Ridge

Notes

1. Site area 102.97 acres
   Existing zoning SR and SH (County)
   Translation zoning R144 and R36 (Marana)
   Proposed zones: R-16, R-6, NC (Marana)

2. Natural Undisturbed Open Space: 25.41 acres
   Natural Open Space: 13.05 acres
   Active Recreational Open Space: 0.73 acres
   Total Open Space: 39.19 acres

2a. Natural undisturbed open space includes approximately one-third open space corridors, custom lot areas outside building envelopes and high density area at southern triangle.

3. Public Equestrian & Pedestrian Trails to be provided by easement along west boundary.

4. No 2-story construction within 300' of Cortaro Farms Road and 300' of west boundary.

5. All signage to conform to Title 16, Marana Land Development Code. Separate signage to be provided for each commercial corner, the subdivision east of Camino de Oeste and the subdivision west of Camino de Oeste.

6. See post development topography, section II.D. for grading concepts.

7. Typical ROW width for local streets: 46'

8. Minimum open space corridor width is 100 feet.

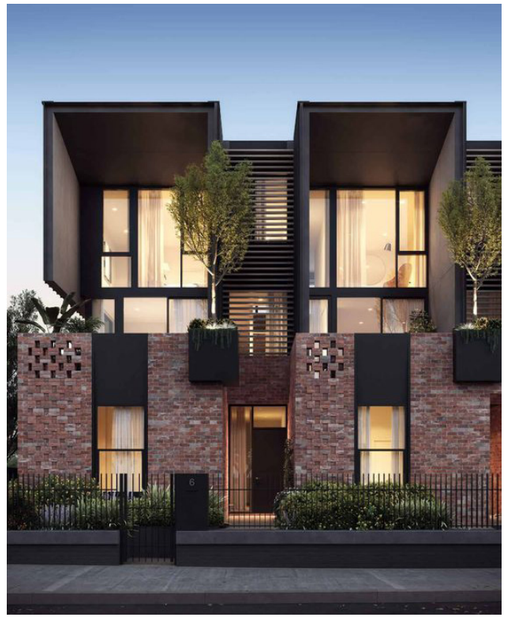
9. Building setback line from Cortaro Farms Road: 30' (scenic)
   Building setback line from Camino de Oeste: 20'

* Marana HDZ Restricted Lots

0 200' 400' 800'

N

CPE CONSULTANTS
ENGINEERING
PLANNING
SURVEYING











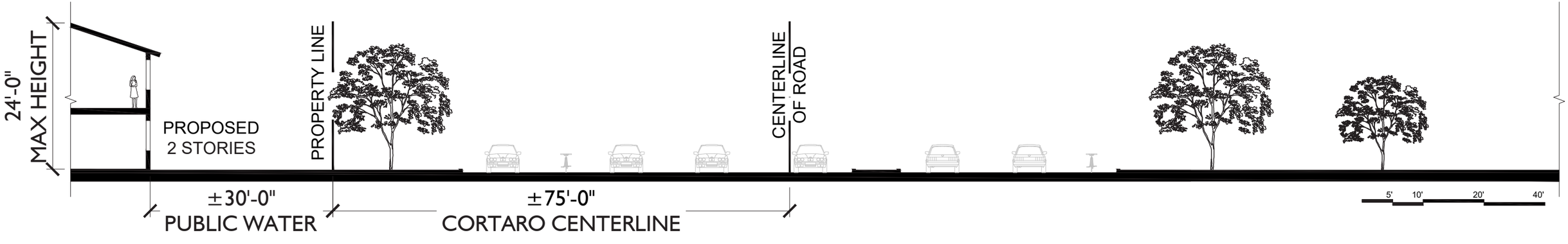







Common Melrose




24'-0"
MAX HEIGHT
PROPOSED
2 STORIES
PROPERTY LINE
CENTERLINE
OF ROAD
±30'-0"
PUBLIC WATER
±75'-0"
CORTARO CENTERLINE
5'
10'
20'
40'

Town of Marana Planning

PCM2209-001 Willow Ridge Zoning Condition Modification





Legend

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

Notes

0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

From: marcel cidholdings.com
To: msosa@cadden.com
Cc: Ike Isaacson; Burak Bekat; Brian Varney
Subject: Application to Modify Rezoning Conditions
Date: Tuesday, September 20, 2022 2:30:50 PM

PLEASE BE CAUTIOUS
THIS MESSAGE AND SENDER COME FROM OUTSIDE THE TOWN OF MARANA. IF YOU DID NOT EXPECT THIS MESSAGE, PROCEED WITH CAUTION. VERIFY THE SENDER'S IDENTITY BEFORE PERFORMING ANY ACTION, SUCH AS CLICKING ON A LINK OR OPENING AN ATTACHMENT.

Hi Maritza. My name is Marcel Dabdoub. I'm one of the partners in the entity that owns the southwest corner of Cortaro Farms Road and Sandy Desert Trail. I understand you manage the Willow Ridge HOA. I'm writing to let you know that we applying for a modification of rezoning conditions to allow 2-story construction on that parcel because the current rezoning conditions impose a 1-story restriction on any new development proposed for this site. We are not requesting any additional modifications. Feel free to contact me with any questions regarding this application. My cell number is (520) 631-7788.

Thanks,

Marcel

Planning Commission Regular Meeting

Meeting Date: 09/28/2022

To: Planning Commission

From: Brian Varney, Senior Planner

Date: September 28, 2022

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2204-001 and GPA2207-001 Ranch House Specific Plan Amendment and Minor General Plan Amendment;** A request for a recommendation to the Marana Town Council for approval to amend the Sanders Grove Specific Plan, as well as the Marana 2040 General Plan Future Circulation map as it applies to the specific plan area. The 841-acre specific plan area is generally located north of Marana Road, east of Wentz Road, and west of Sanders Road within a portion of Sections 17 and 20, Township 11S, Range 11E. (Brian D. Varney)

Discussion:

Request

Lazarus and Silvyn, PC is requesting a recommendation to the Marana Town Council for approval to amend the Sanders Grove Specific Plan. The amendment to the specific plan proposes comprehensive revisions to the Land Use Plan including a revised Land Use Concept, an increase in the maximum number of residential lots allowed within the plan, and revisions to the distribution of attached and multi-family residential housing products. The proposed amendment to the specific plan is accompanied by a request to amend the Future Circulation map within the 2040 General Plan, as it applies to the specific plan area, to correspond with the adopted development agreement for Sanders Grove as well as the proposed plan.

As a part of the amendment, the Sanders Grove Specific Plan has been rebranded as the **Ranch House Specific Plan.** The project will predominantly be referred to as Ranch House in this report, as well as in other documents and discussions moving forward.

Location

The property is generally located north of Marana Road, east of Wentz Road, and west of Sanders Road within a portion of Sections 17 and 20, Township 11S, Range 11E.

Proposed Amendments and Land Use

The Sanders Grove Specific Plan was adopted in March 2004 and amended in May 2015 in an effort by the property owners to adjust the Plan to changes in market conditions. After recent market analysis and a better understanding of the process and costs for extending infrastructure, the property owners are now proposing an amendment to the existing specific plan.

The proposed amendment includes the following:

- A new land use concept plan is proposed for the 841 acre site. The proposed changes include redesigned circulation and open space plans that utilize a collector road that is broken up multiple times by neighborhood parks in areas of high visibility, framed by homes, and connects them with an extensive trail system. The land use categories within the plan have remained the same with small changes in the allocation of acreage for each

of those categories. The existing and proposed land use concept plan acreage allocation is as follows:

Existing land use acreage
Commercial - 23.1 acres, Medium High Density Residential - 47.8 acres, Medium Density Residential - 536.6 acres, Medium Low Density Residential - 233.5 acres

Proposed land use acreage
Commercial - 18.1 acres, Medium High Density Residential - 65.1 acres, Medium Density Residential - 457.4, Medium Low Density Residential - 214.4 acres.

- The maximum number of residential units is proposed to be increased from the existing cap of 2,500 units to 3,200 units, plus a potential for up to 300 additional units, to be built as rental homes, yielding a maximum of 3,500 residences permitted within the specific plan area. A maximum of 12% (384) of the 3,200 proposed lots within the plan may be between 3,500 square feet and 4,500 square feet, and may only be permitted within the Medium High Density Residential (MHDR) land use designation. The remainder of single-family residential lots shall be a minimum of 4,500 square feet or greater.

- Both attached and detached housing products are proposed to be allowed on lots between 3,500 square feet and 4,500 square feet in the MHDR designation. The existing plan requires a minimum of 4,500 square feet for detached products in the MHDR designation.

- Multi-family residential uses are proposed to be allowed within the Commercial (C) designation only as a detached rental home product. Given that these units will be rented, they will be developed on a single parcel, thus, considered multi-family, limited to 14 residence per acre (RAC) and a maximum of 300 homes.

Minor General Plan Amendment
A minor amendment to the 2040 General Plan is also proposed with this specific plan amendment. The requested amendment applies to the Future Circulation map within the General Plan. Both the Sanders Grove Specific Plan, and the First Amendment to Sanders Grove Development Agreement (2016) specify right-of-way widths for Kirby Hughes Road and Hardin Road, both serving this development, as significantly less than what is shown on the Future Circulation map in the Marana 2040 General Plan. The development agreement stipulated that Kirby Hughes Road, when required by a Traffic Impact Analysis (TIA), would be constructed from Sanders Road to Wentz Road as a two-lane urban cross-section constructed to Town standards with a maximum right-of-way of 90 feet along its current alignment. The Future Circulation Map in the General Plan indicates that this road is anticipated to be classified as an arterial street with a right-of-way width of 150 feet. A Capacity Analysis Memo prepared by Greenlight Traffic Engineering indicates that the Town's 90-foot Urban Collector Median cross-section (Detail 110-2) will be sufficient to accommodate the traffic for Ranch House that is anticipated by the Traffic Impact Analysis.

Similarly, the Future Circulation map designates a right-of-way width of 190 feet (Including a drainageway) for Hardin Road and anticipates it being developed as an arterial street. The development agreement stipulates that Hardin Road, a collector roadway, when required by the Traffic Impact Analysis, shall be constructed as a two-lane rural cross-section within the existing 60-foot right-of-way. The draft Ranch House Traffic Impact Analysis indicates that the anticipated traffic from Ranch House may be accommodated by a 60-foot right-of-way for Hardin Road. Under this scenario, staff expects that the drainage along Hardin Road will be accommodated either within the right-of-way or on private property.

This request to amend the Future Circulation map of the General Plan, to align with the existing and proposed specific plan and the First Amendment to Sanders Grove Development Agreement (2016), is supported by both the Planning Division and the Traffic Engineering Division as it

applies to this project. This support comes with a stipulation that the traffic impact analysis currently in review will be resubmitted, reviewed, and must be approved by the Town Engineer. A condition has been added to the staff recommendation in this report addressing this stipulation.

Citizen Participation
The applicant mailed a letter to the neighboring property owners informing them of the application submitted to the Town and inviting them to reach out for discussion. The applicant did receive feedback, and will share the results at the public hearing.

Public Notification
This public hearing was appropriately noticed in The Daily Territorial, and all property owners within 300 feet of the boundary of the specific plan area were noticed by United States mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community.

Case Analysis Review Criteria
Pursuant to Town Code Section 17-3-1(D), the Planning Commission and Town Council shall consider the following questions, at a minimum, in reviewing an application for rezoning:

1. Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development;

   Based upon the requirements and conditions, the rezoning amendment does not appear to be detrimental to the character of the area due to installation of public facilities or any other rezoning changes.

2. The degree to which the proposed zoning will benefit the community; whether there will be benefits derived by the community, or area, by granting the proposed rezoning;

   With the acceptance of the recommended conditions, this rezoning will benefit the community by providing additional commercial opportunities and residential options.

3. Whether the proposed rezoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such an excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances;

   Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding area and does not appear to be adversely impact the adjacent street network or generate such excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances

4. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the general plan, other adopted plans, and the goals, objectives and policies of the land development code, and other town regulations and guidelines, including goals and policies relating to economic development;

   With the acceptance of the recommended conditions and the approval of the accompanying Minor General Plan Amendment, the rezoning amendment conforms with the goals and policies of the general plan, the land development code, and other town regulations and guidelines.

5. The zoning districts and existing land uses of the surrounding properties;

   Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding properties zoning and existing land use.

6. Whether the existing and proposed transportation infrastructure is suitable and adequate to

serve the traffic anticipated to be generated by the proposed development;

With the acceptance of the recommended conditions, the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development

7. Whether the existing and proposed utility infrastructure, public facilities, and public services are suitable and adequate to serve the proposed rezoning area;

   Based upon the rezoning requirements and conditions, there is adequate utility infrastructure, public facilities, and public services in the area to serve the proposed rezoning area

8. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;

   Based upon the rezoning requirements and conditions, the subject property is suitable for the proposed uses.

9. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;

   Based upon the rezoning requirements and conditions, this rezoning amendment is compatible with the adjacent neighborhood in area stability and character;

10. If applicable, the length of time the subject property has remained vacant as zoned:

    The subject property has remained vacant since annexation in to the Town.

11. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs:

    Based upon the rezoning amendment subject area location, there is an adequate supply of land available in the area and the surrounding community to accommodate the zoning and community needs.

Staff Recommendation:

This is a discretionary item for the Planning Commission to consider. Should the Commission choose to recommend approval of this item to the Town Council, staff recommends it be based upon the recommended findings and subject to the following conditions:

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the Conceptual Site Plan(s) presented to and approved by the Town Council as part of this Amendment.
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 Marana Water (the "water utility") prior to approval of a preliminary plat or development plan 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 Marana Water (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), 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. 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.
9. The Property Owners shall transfer to the water provider, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for 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 water provider 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.
10. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
11. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
12. The applicant will be required to submit a revised traffic analysis to be reviewed and approved by the Town Engineer. The revised traffic analysis shall take into account redistribution of Ranch House traffic due to termination of collector roads at park facilities interior to the site. Irrespective of the General Plan Amendment, the applicant agrees to dedicate all necessary rights-of-way for road expansions and drainage requirements within the project area, as required by the Town Engineer.

Suggested Motion:

I move to recommend to the Town Council approval of PCZ2204-001, Ranch House Specific Plan Amendment and GPA2207-001, Minor General Plan Amendment subject to the recommended conditions.

Attachments

PCZ2204-001 RHSPA Application

PCZ2204-001 RHSPA Location Map

PCZ2204-001 RHSPA GPA narrative

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: SPlan Amendment

PROJECT INFORMATION

Project Name: Ranch House (formerly Sanders Grove) Specific Plan Amendment			
Description of Project: Amend Sanders Grove Specific Plan		Number of Lots: 3,200	
Parcel No.(s): multiple (see supplemental information, attached)		Gross Area (Acres): 841	
Project Address: multiple (see supplemental information, attached)			
Ref. Project No.: PCZ-04019 & SPA1411-001			

CONTACT INFORMATION

Owner: Sanders Grove Management, LLC	Contact Name: Randy Bury		
Address: 6720 N. Scottsdale Rd., Ste. 380	City: Paradise Vall	State: AZ	Zip: 85253
Email: rbury@modernecommunities.com	Phone No.: (480) 993-7690		
Applicant: Lazarus & Silvyn, P.C.	Contact Name: Keri Silvyn/Robin Large		
Address: 5983 E. Grant Rd., Ste. 290	City: Tucson	State: AZ	Zip: 85712
Email: RLarge@LSLawAZ.com	Phone No.: (520) 207-4464		
Consultant/Engineer: The WLB Group	Contact Name: Jerry Zillman		
Address: 1600 W. Broadway Rd., Ste. 150	City: Tempe	State: AZ	Zip: 85282
Email: jzillman@wlbgroup.com	Phone No.: (480) 736-1600		

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.)

Robin Large	Robin Large Digitally signed by Robin Large Date: 2022.03.28 11:40:23 -07'00'	3/28/2022
Applicant Name (PRINT)	Signature	Date

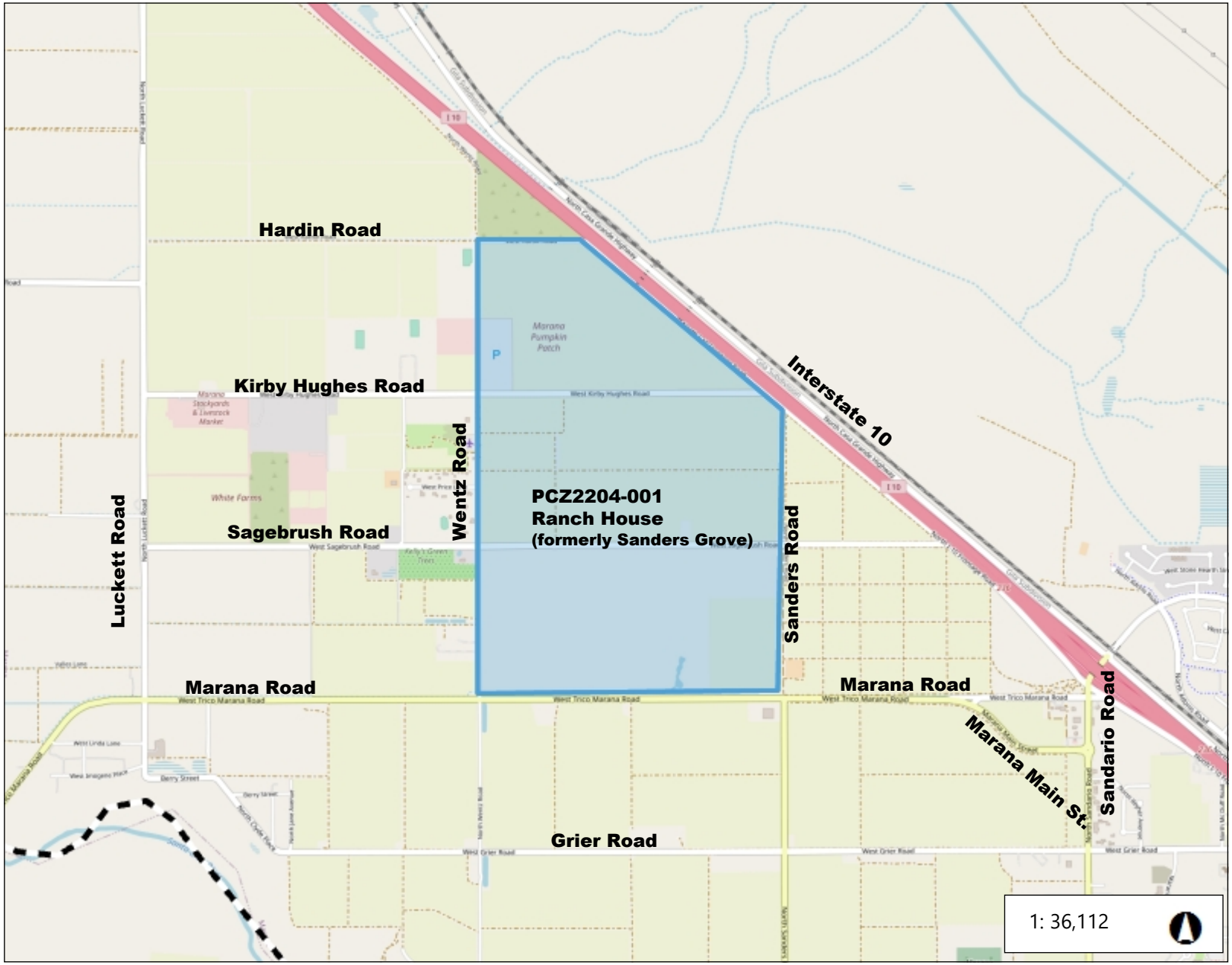
FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

Town of Marana Planning

PCZ2204-001: Ranch House Specific Plan Amendment





Legend

Marana Town Limits

Notes

1.1 0 0.57 1.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

RANCH HOUSE MINOR GENERAL PLAN AMENDMENT

A. Background

The Ranch House Specific Plan, formerly known as the Sanders Grove Specific Plan, ("Specific Plan" or the "Project") encompasses approximately 841 acres (the "Property") on the north side of Marana Road between Wentz and Sanders Road within the Town of Marana (the "Town"). (See *Exhibit 1: Regional Map*.) The Specific Plan was originally approved in 2005 ("2005 Specific Plan") along with a development agreement between the Property owners and the Town in support of what is primarily a residential community that features a modest amount of commercial zoning at the corner of Marana and Sanders Roads. Both the 2005 Specific Plan and development agreement were subsequently amended in 2015 and 2016, respectively, to account for development trends, population forecasts and infrastructure plans current at that time in Northwest Marana.

A new amendment request was submitted in April 2022 to update the Specific Plan ("2022 SPA") in response to current market demands. Because very little has changed in Northwest Marana since 2016 in terms of infrastructure, population and land entitlements, no changes to the development agreement ("2016 DA", provided as *Appendix A*) are proposed.

Since its conception in 2005, the circulation plan for the major streets serving the Specific Plan has largely remained unchanged. Despite this, two of the streets serving the Specific Plan, Kirby Hughes and Hardin Roads, are identified on the Future Circulation Map (the "Circulation Map") within the Town's General Plan, Make Marana 2040, as having much larger rights-of-way widths than ever contemplated by this Project. (See *Exhibit 2: Circulation Map*.) Even taking into consideration the proposed amendments in the 2022 SPA, the future rights-of-way depicted on the Circulation Map are not warranted.

This is a request to amend the Circulation Map to align with the specifications outlined in the 2016 DA and the 2022 SPA ("GPA Request"). The GPA Request is being submitted for review concurrent with the second submittal of the 2022 SPA.

B. Minor GPA Request

As demonstrated on the Circulation Map (Exhibit 2), Northwest Marana is anticipating a tremendous amount of growth in the coming years. Much of this growth was already contemplated with the 2005 Specific Plan authorization, and certainly by the time the 2016 DA was approved. This GPA Request proposes to amend the Circulation Map within Make Marana 2040 so that it continues to align with the 2016 DA. Per Page 1-14 of Make Marana 2040, any change to the Circulation Map constitutes a minor amendment to the General Plan and may be processed concurrently with other zoning entitlement applications. The following is an explanation of (and justification for) the GPA Request.

1. Hardin Road

Circulation Map ROW:	**190 Feet**
GPA Proposed ROW:	**60 Feet**

Hardin Road, an east/west collector roadway, makes up the Project's northern boundary. The Circulation Map identifies Hardin as an arterial street with a 190-foot future right-of-way width, which may have been considered based on long-term plans by Arizona Department of Transportation ("ADOT") to construct a traffic interchange at the intersection of Hardin and Interstate 10 and turn the two-way Frontage Road traffic to one-way. Based on discussions with ADOT, the Frontage Road is not slated for transition to one-way travel for decades, and the Frontage Road would not be expanded to accommodate an intersection with the proposed 190-foot right-of-way. In the event the Frontage Road is transitioned to one-way travel many years down the road, Hardin's proposed 60-foot right-of-way would easily be able to tie into the Frontage Road. Further, the Frontage Road, which starts/ends at its intersection with Hardin Road, would not be extended northward due to conflicts with the regional drainage basin located along the north side of Hardin between Wentz Road and the Frontage Road.

As indicated in the Ranch House Traffic Impact Analysis ("TIA"), the anticipated traffic on Hardin may be accommodated by the proposed 60-foot right-of-way cross-section.

2. Kirby Hughes Road

Circulation Map ROW:	**150 Feet**
GPA Proposed ROW:	**90 Feet**

Kirby Hughes Road is currently an east/west collector roadway with no dedicated public right-of-way that intersects with the Interstate 10 Frontage Road on the east and Wentz Road on the west. The Circulation Map identifies Kirby Hughes as an arterial street with a 150-foot future right-of-way width. A Capacity Analysis Memo prepared by Greenlight Traffic Engineering (included as *Appendix B*) indicates that the Town's 90-foot Urban Collector Median cross-section (Detail 110-2) would be sufficient to accommodate future Ranch House traffic based on the TIA's projected traffic volumes for Kirby Hughes Road.

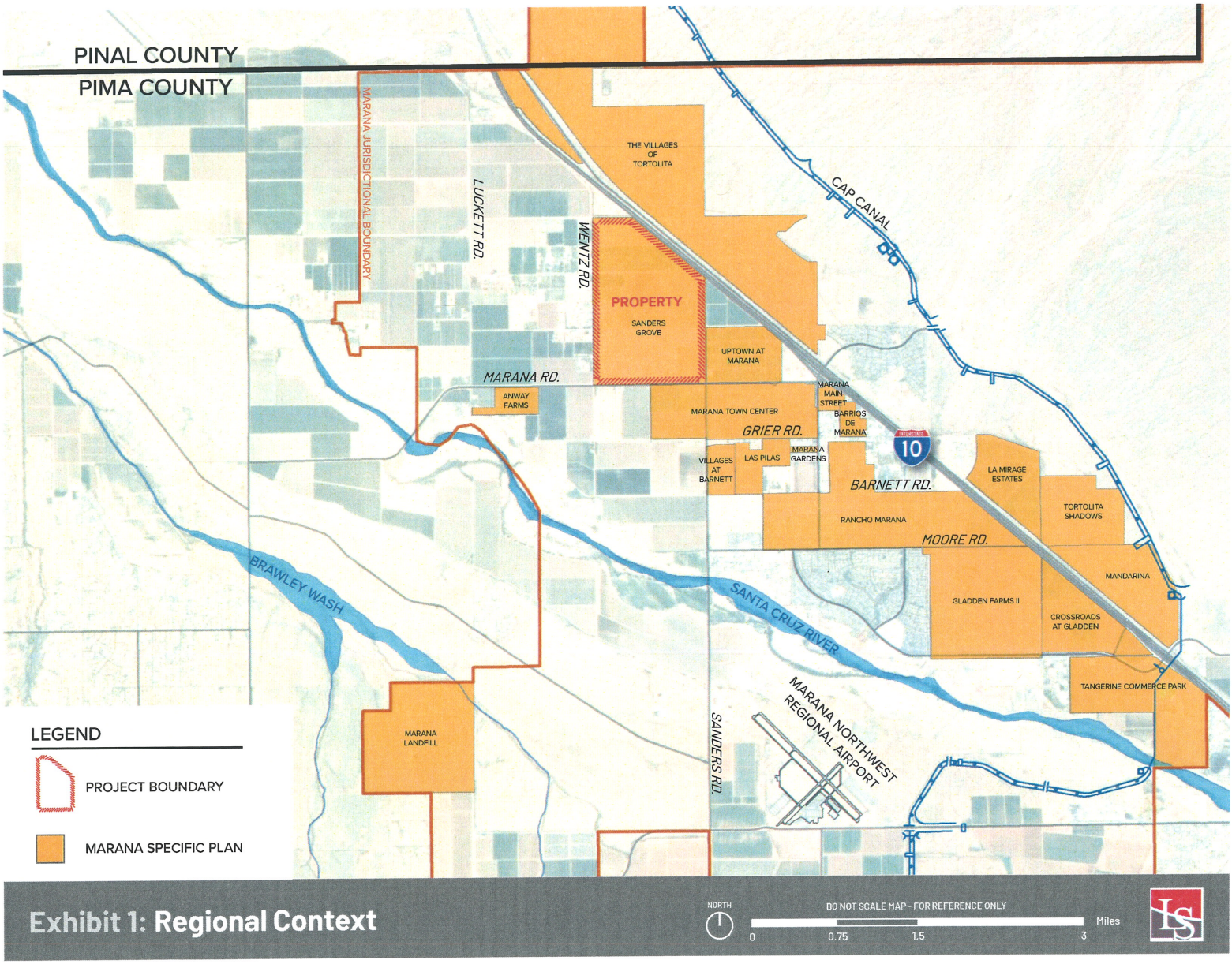
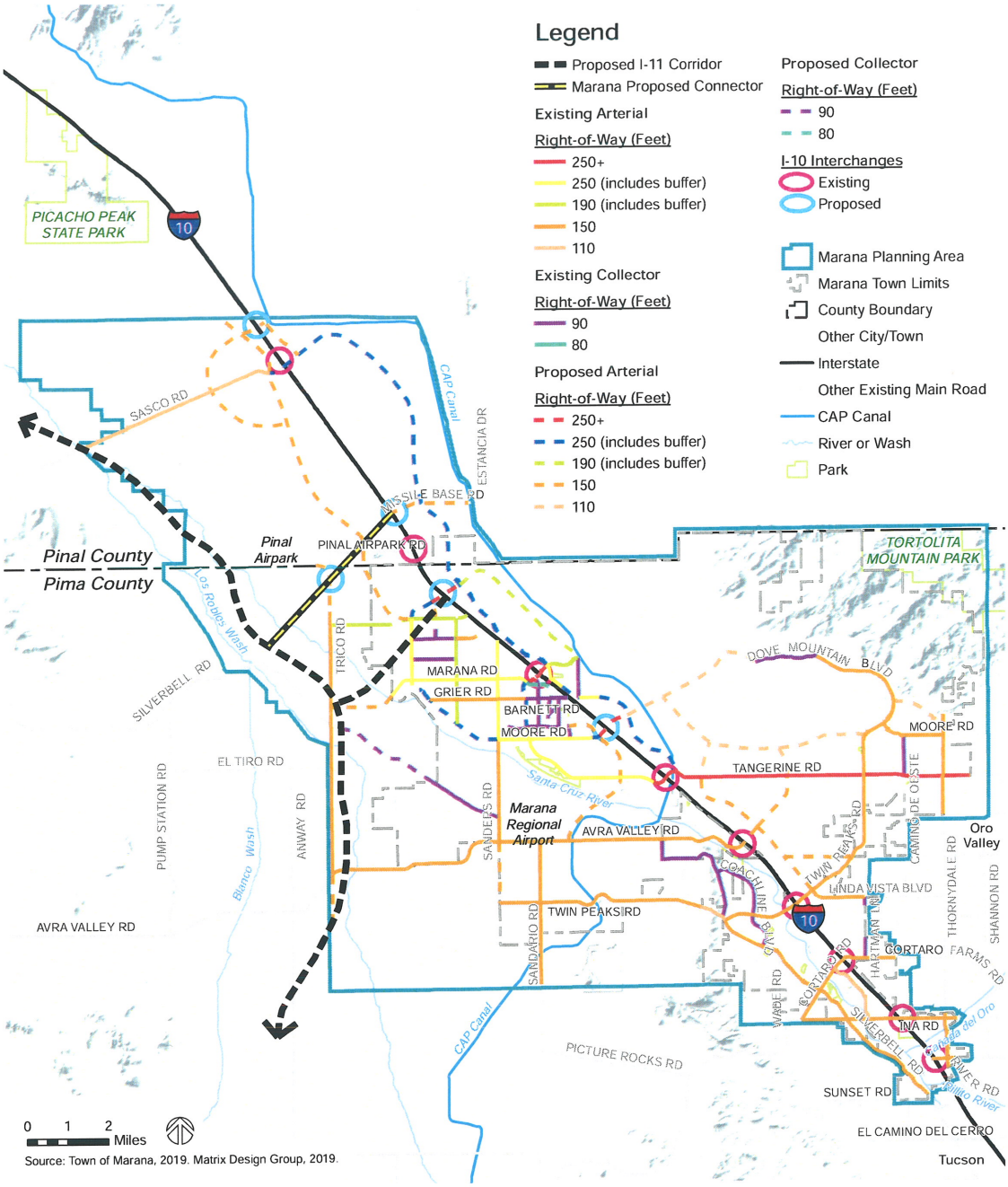


Exhibit 1: Regional Context



Source: Town of Marana, 2019. Matrix Design Group, 2019.

Matrix

MAKE MARANA 2040 • GENERAL PLAN

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

Map Revised: 1/13/2020

Figure 2-4
Future Circulation

RANCH HOUSE SPECIFIC PLAN AMENDMENT

(formerly known as Sanders Grove Specific Plan)

13100 West Marana Road

Marana, Arizona 85653



Town of Marana Case Number: PCZ2204-001

~~July~~ August 2022

RANCH HOUSE SPECIFIC PLAN AMENDMENT

(formerly known as Sanders Grove Specific Plan)

Marana, Arizona

Submitted to:

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

Prepared for:

Sanders Grove Management, LLC
6720 North Scottsdale Road, Suite 380
Paradise Valley, Arizona 85253

Prepared by:

Lazarus & Silvyn, P.C.
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Greey Pickett
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Southwest Traffic Engineering
3838 North Central Avenue, Suite 1810
Phoenix, Arizona 85012

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Appendix A: Legal Description

I. INTRODUCTION

A. Specific Plan Summary

1. Background & Vision

The Ranch House Specific Plan, formerly known as the Sanders Grove Specific Plan, ("Specific Plan" or the "Project") establishes comprehensive guidance and regulations for the development of approximately 841 acres (the "Property") located in the Town of Marana (the "Town"). (See *Exhibit I.A: Regional Map*.) The Specific Plan was originally adopted in 2005 via Ordinance No. 2005.09, and along with several other specific plans adopted at the height of the real estate boom, there was an expectation that much of northern Marana's farmlands would be developed today with several master planned communities featuring an abundance of housing and neighborhood-level commercial uses to support these homes. That vision has not come to fruition.

The Property presents an awesome opportunity: a very large, vacant and well-positioned parcel of land in a desirable town. The Property's ownership entities (the "Ownership") intend to create a place inspired from the land and its location. To emphasize this new direction, Sanders Grove is now being branded "Ranch House".

The vision for Ranch House is one where residents will be energized by their surroundings and enjoy the outdoors, where they can get to know their neighbors and experience a real connection to the land. The buyers in Ranch House are expected to be mostly young couples, families and move-down couples looking for a place where life is a little simpler—a place they can afford to either raise their families or begin again in retirement. They are looking for a community with a modern look and feel that supports an active lifestyle.

The Ownership and its development design team see the land as an opportunity to create a different style of community. The key focus for designers of Ranch House is to create a safe and fun place to live and enjoy family and friends—a place that fosters social interaction and neighborhood connectivity, that is highly connected and promotes smaller intimate neighborhoods. After conducting current market analyses and gaining a better understanding of the cost to extend infrastructure for the Specific Plan, the Ownership is requesting a Specific Plan Amendment ("SPA") to fulfill this vision.

2. SPA Proposal

The Specific Plan has been in place for more than 17 years with no development activity. Since its original adoption, the real estate market has substantially changed. In recent years, it has become increasingly apparent that the market is demanding more diverse housing options, including smaller lot sizes for single-family residences

and more rental opportunities. In addition, this Specific Plan requires a significant investment for infrastructure (specifically sewer) extensions and that cost needs to be spread over more units than is currently permitted. The ~~Ownership is asking for modifications to the Specific Plan in response to~~SPA addresses these concerns. This SPA request includes:

- *A new Land Use Concept that supports the Ranch House vision.*

  Ranch House is a place where parents feel safe allowing their children to play and visit friends. Trails are abundant, and neighborhood (or "pocket") parks are framed by homes to ensure there are residential eyes watching park activities. The community is designed for safe access and circulation utilizing a collector road that is broken up multiple times by these neighborhood-scale parks that will provide slower and safer vehicular movement without creating a huge community divide.

  In addition, the community's focal point, *The Ranch House*, will serve as the central hub where the community can come together under the stars with outdoor grilling, participate in pool and water activities under the sun, and make connections with their neighbors, friends and family.

- *An increase in the ~~M~~maximum number of residential ~~lots~~units that may be constructed with the Specific Plan.*

  The previous cap on residential lots within the Specific Plan was 2,500 or 3 ~~lots~~ residences per acre ("RAC")—a number that does not appear to have been established based on a market demand study or a cost analysis related to the infrastructure extensions required of the Specific Plan nor does it reflect the densities of surrounding specific plans. There are substantial infrastructure improvements required for the development of Ranch House. The Ownership determined it needs to develop at ~~an~~ a higher overall density ~~of 3.8 lots per acre (up to 3,200 lots)~~ to offset the cost of development. Up to 3,200 individual lots, plus up to 300 rental units (for a maximum of 3,500 residences), are permitted within Ranch House.

  Under this new unit cap, only a limited number of smaller lots (i.e., those measuring 3,500 square feet) is permitted. Up to 12% (or 384) of the 3,200 permitted lots within the Specific Plan may be 3,500 square-feet in size, and those lots are only permitted in the Medium-High Density Residential ("MHDR") designation. The remainder of the single-family residential ("SFR") lots within Ranch House will measure 4,500 square feet and above.

- *Detached products, along with the attached products, to be built on 3,500 square-foot lots within the MHDR designation.*

Previously, only attached home products were permitted to be constructed on 3,500 square-foot lots within the MHDR designation. This SPA allows both attached and detached products to be built using this smaller lot size.

In the last few years, many homebuilders have expanded their portfolios in response to market demands. They are designing their single-family detached homes to fit on 3,500 square-foot lots and are still able to ensure each home has private patio and/or backyard space. The overall Project is also designed to create more community open spaces with the centralized park spaces throughout. Some residents are choosing smaller living and private outdoor spaces in exchange for what they deem to be quality-of-life features, including proximity to work or schools and access to commercial, entertainment, recreation or open space.

- *Multi-family residential uses within the Commercial designation.*

  Multi-family residential ("MFR") uses are now permitted within the Specific Plan. The Ownership is interested in developing a rental home community that resembles a higher density SFR neighborhood. These are detached single-family homes in design and concept that are rented instead of sold. Because the lots are not platted like traditional neighborhoods, they are classified in the Specific Plan as a MFR use. This rental community will be developed on a single lot, and owned and operated by a single managing entity. To the resident, it will function like a neighborhood but without the constraints of homeownership. While most apartment units are developed at over 20 residences per acre ~~("RAC")~~, the density of MFR within this Specific Plan is limited to 14 RAC to align with the SFR design concept for rental. ~~The~~ A maximum of ~~3,200 lots permitted within Ranch House does not include the~~300 MFR homes may be developed within Ranch House.

  Many people are opting for renting over homeownership—even long-term. Renting offers more flexibility to the resident if and when they choose to relocate, and it removes the burden of home maintenance and repairs. Many rental communities are providing amenities, such as playgrounds, community space for arts and crafts and fitness centers, in an effort to target a specific demographic. The Ownership is eager to offer this rental option within Ranch House.

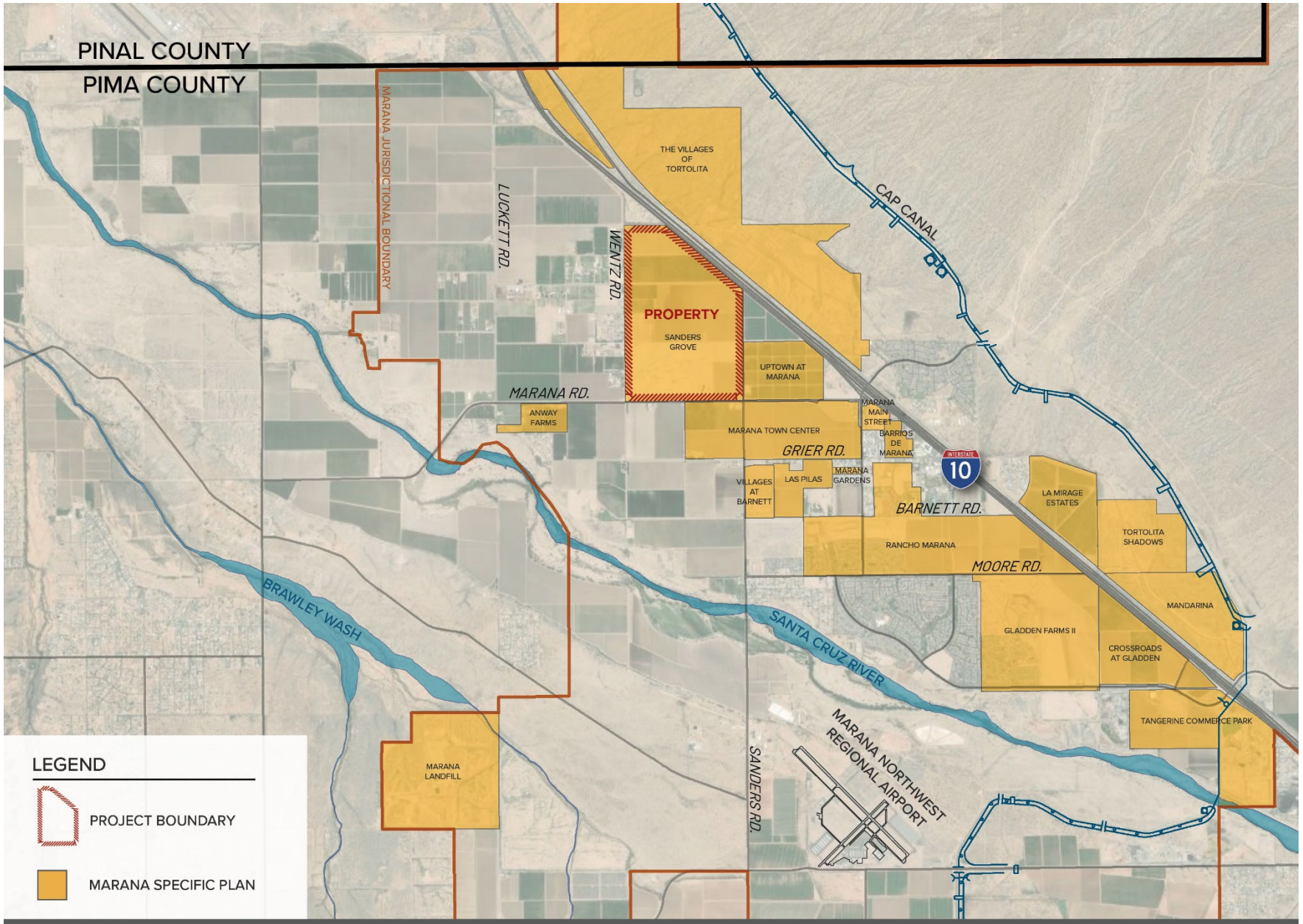


Exhibit I.A: Regional Context

B. Location

The Specific Plan lies in the Central Growth Area of the Town, as defined by the Town's General Plan, *Make Marana 2040*. The Central Growth Area largely encompasses agricultural lands, although much of that land is entitled via specific plans. This area, which includes Downtown Marana, is bounded by the Santa Cruz River to the south, the Central Arizona Project ("CAP") canal to the east and the Pima/Pinal County border to the north.

The Property lies within Sections 17 and 20 of Township 11 South, Range 11 East. This location is approximately 1.3 miles south of the Pinal County/Pima County line and 1.6 miles northwest of the Marana Municipal Complex in a generally agricultural area consisting of terraced fields, access roads and irrigation canals. Interstate 10 is adjacent to the northeast boundary of the Property and is located approximately one mile west of the Marana/Interstate 10 interchange.

See Exhibit I.B: Location and Vicinity Map.

C. Authority and Scope

The authority for the preparation of specific plans is found in Arizona Revised Statutes, Section 9-461.08. State law allows the preparation of specific plans based on the general plan, as may be required for the systematic execution of the general plan.

Town Ordinance 87.22 provides the uniform procedures and criteria for the preparation, review, adoption and implementation of specific plans in Marana.

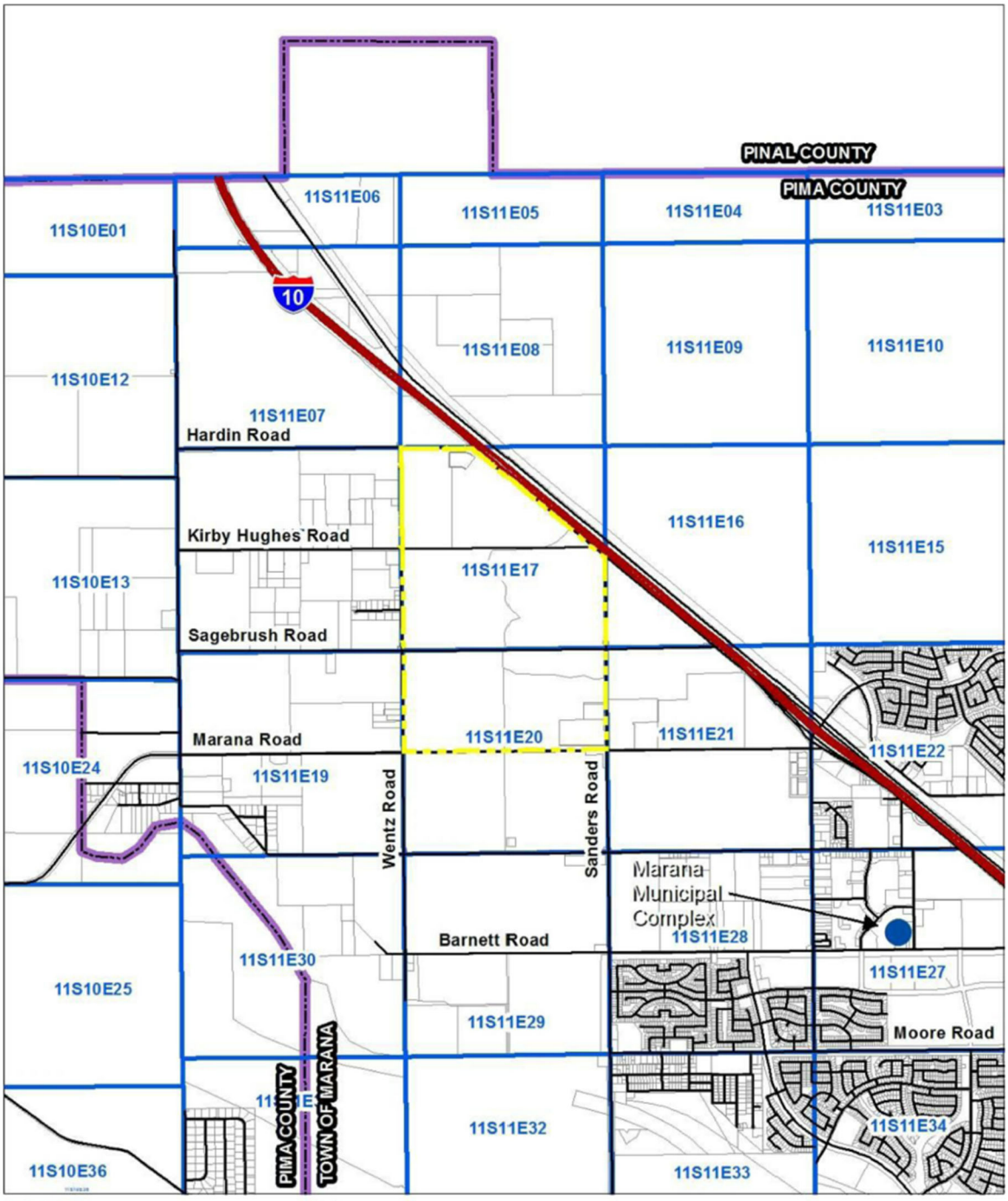
Pursuant to these state statutes and Marana Town Code ("MTC") Sections 17-3-1 and 17-4-15, a public hearing will be conducted by the Town Planning Commission and the Town Council after which the Specific Plan ordinance may be adopted by the Town Council and become effective.

The Specific Plan is a regulatory plan, which, once adopted, will serve as the zoning and development code for the Property. Subdivision plats and any other development approvals must be consistent with the Specific Plan.

D. Legal Description

A copy of the legal description for the Property is included in *Appendix A*.

Exhibit I.B: Location and Vicinity Map



II. DEVELOPMENT CAPABILITY REPORT – (SECTION NOT AMENDED)

The Development Capability Report ("DCR") section of this Specific Plan includes an analysis of the Property's existing site conditions. Since the Specific Plan was amended in 2015, very little has changed in this part of the Town. Land has been entitled for more intense development and neighboring Specific Plans have been amended, but the Property is still largely surrounded by very low-density residential and agricultural uses. There are no changes in the Property's physical characteristics, including its hydrological, geological and topographical features, vegetation and wildlife habitat, cultural resources and viewsheds.

Portions of the DCR, particularly those referring to infrastructure, may be obsolete. The Town is in the process of implementing a regional sewer system, a portion of which is located along Marana Road at the southern boundary of the Property, and other components are planned across the Property. The Project Team is working closely with the Town's Utility Department to ensure coordination. Changes to the Town's regional circulation patterns, such as the realignment of Marana Road at its intersection with Tangerine Farms Loop Road, are acknowledged and considered in the updated Traffic Impact Analysis (submitted under separate cover).

III. DEVELOPMENT PLAN

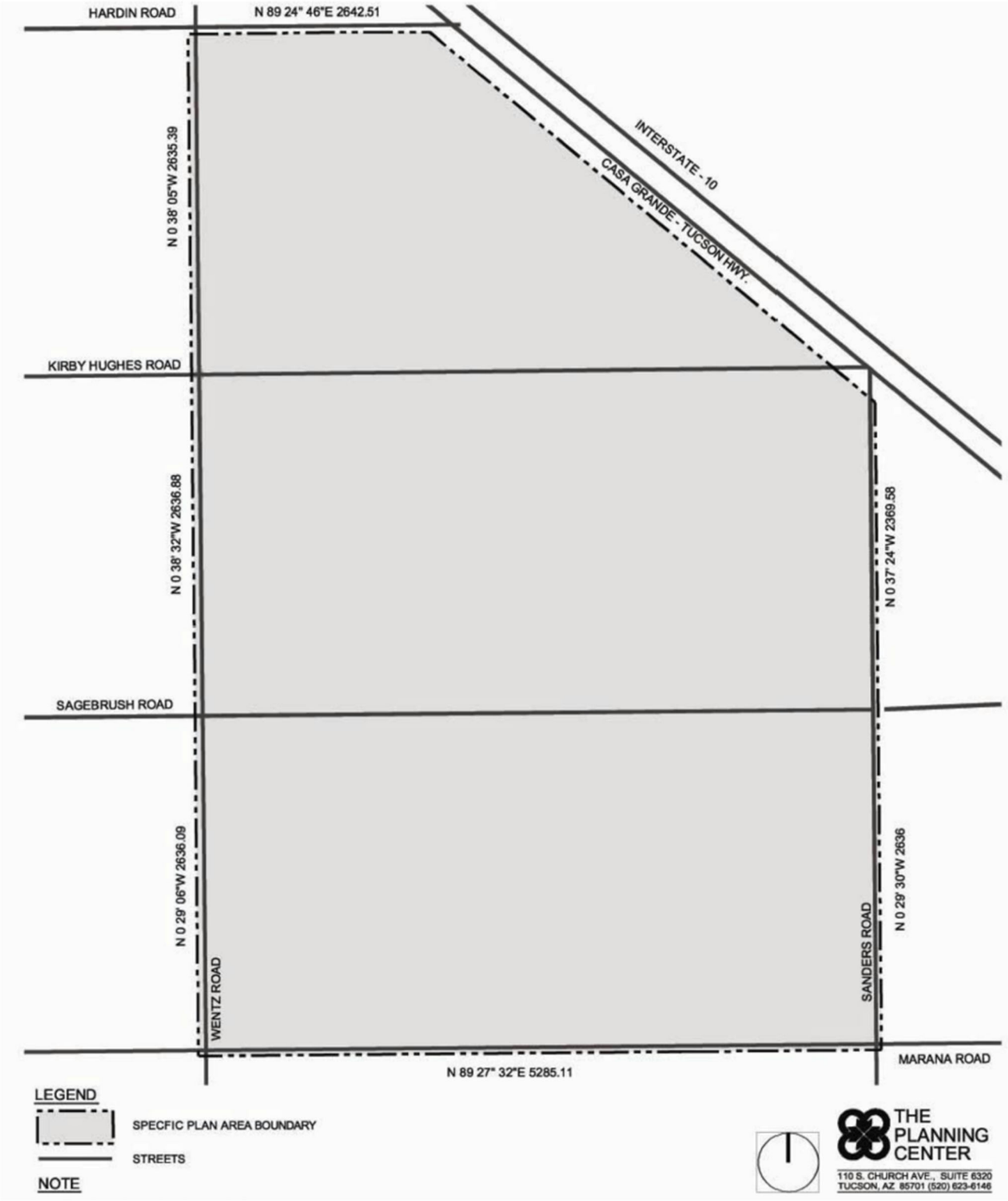
A. Purpose and Intent

This section contains a description of the goals, objectives and policies of the Specific Plan, which reflect the Town's vision for development in Northwest Marana and provide the rationale for the Development & Design Guidelines found in Section IV.

The Ranch House Development Plan is the result of thorough site analysis and research, as presented in Section II: Development Capability Report. (As noted in Section II, the Development Capability Report was not updated for this amendment.) The Specific Plan establishes the location and intensity of land uses, the circulation pattern and overall character of the Ranch House development. The Specific Plan focuses on coordinating a mix of residential densities with commercial uses, while supporting internal pedestrian linkages to recreational uses and open space. The Specific Plan also supports a variety of housing options with a range of lot sizes and price points.

The Specific Plan is a method used to implement the General Plan and Strategic Plan at a more detailed, site-specific, level for a focused area. The Specific Plan establishes the type, location, density and community character within the Specific Plan area. The Specific Plan contains the standards and guidance to ensure that development will occur in a controlled manner with infrastructure as planned. The boundaries of the Specific Plan are shown in *Exhibit III.A: Specific Plan Boundaries*.

Exhibit III.A: Specific Plan Boundaries



B. Objectives of the Specific Plan

The Ownership has established the following objectives for the development of Ranch House:

- Implement the goals, objectives and policies of the General Plan;
- Establish a community character that reflects the Town's agricultural and ranching heritage;
- Provide a blend of public and private park amenities, including both active and passive recreation areas, that create meaningful open spaces for residents of Ranch House and the overall Marana community;
- Design a community that provides a sense of place by locating pocket parks throughout residential areas that are managed by the local homeowners' association;
- Develop a circulation system that is efficient for all modes of traffic, including automobiles, bicycles and pedestrians;
- Provide uniform development regulations for land use, circulation and open space;
- Provide infrastructure systems and public facilities to support development in an efficient and timely manner; and
- Provide a framework for the management and administration of this Specific Plan.

C. Relationship to Adopted Plans

1. Marana General Plan

The Specific Plan is located within the General Plan's Central Growth Area, which is described as an area *"…envisioned to become the central activity hub in Marana, featuring event and gathering spaces, shops, entertainment destinations, and employment opportunities. New residential development supports robust commercial activity throughout Downtown, in combination with enhanced connections to and from Interstate 10 and the Santa Cruz River. This Growth Area is further enlivened by public art displaying, portraying, and celebrating Marana and its rich cultural history."*

The Specific Plan supports the goals and policies outlined in the General Plan, including:

LAND USE

Goal BE-7. Residential areas are well-served by a full range of supporting land uses that contribute to a balanced community.

- Policy BE 7-1. Incorporate the full range of uses to support the ultimate build-out population in development proposals for large scale residential areas that support the neighborhood community.
- Policy BE 7-2. Promote a walkable community by centrally locating institutional uses, civic uses, public spaces, and open spaces within the residential developments.
- Policy BE 7-3. Plan open space areas within residential areas to accommodate a greater variety of passive and active recreational uses.

Goal BE-8. Mixed-use development in Marana provides quality areas of housing, commerce, and community interaction.

- Policy BE 8-1. Encourage mixed-use development proposals in appropriate locations, with the scale and intensity compatible with existing and planned uses in the area.
- Policy BE 8-3. Support mixed-use projects in appropriate areas that promote walkability and livability through compact and integrated residential, commercial and employment areas.

Specific Plan Conformance: Ranch House is primarily a residential community that contributes to the overall balance of land uses in the Central Growth Area of the Town. The Specific Plan's highest intensity uses (i.e., multi-family residential and commercial) are adjacent to the Uptown at Marana Specific Plan to the east and across Marana Road from the Marana Towne Center Specific Plan, which primarily features non-residential uses. The key to supporting non-residential uses—and commercial uses in particular—is developing more rooftops. Together, the residential uses within this Specific Plan and Uptown at Marana should generate the critical mass necessary for successful non-residential uses in Marana Towne Center.

HOUSING

Goal BE-9. Multi-family development in Marana is of high design quality and is supported by necessary infrastructure and community serving uses.

- Policy BE 9-3. Provide access to multi-family residential development from either arterial streets or collector streets.

- Policy BE 9-4. Reduce the bulk and massing of multi-family buildings through orientation, façade articulation, roof plane variation, fenestration, and material and color variations.

Goal BE-27. Marana maintains a diverse housing stock that accommodates the various housing needs of all residents.

- Policy BE 27-2. Encourage a range of housing types, housing sizes, and lot sizes that foster a variety of options, such as detached single-family homes, attached single-family homes, and multi-family units that increase choices throughout the community.

- Policy BE 27-3. Promote development proposals for multi-family residential, mixed-use, and small lot residential areas that are compatible with the existing and planned land uses in the area.

- Policy BE 27-4. Encourage the development of apartments, garden homes, court homes, townhomes, condominiums, and attached single-family dwellings in appropriate locations to increase available housing options for price-sensitive rentals.

Goal BE-28. The cost of housing is affordable for those living and working in Marana.

- Policy BE 28-1. Increase available housing choices in Marana to accommodate a range of needs, such as family size, age, and income.

Specific Plan Conformance: Over the years, it has become increasingly apparent that the market is demanding more diverse housing options, including smaller lot sizes for single-family residences and more rental opportunities. Ranch House provides the opportunity to build a wide range of housing types at a variety of densities. The buyers in Ranch House are expected to include young couples, families and empty-nesters looking for a place they can afford to either raise their families or enjoy their retirement. Ranch House also intends to offer rental opportunities for those who are looking for an alternative to homeownership. By providing a diverse housing stock and increasing the overall availability of housing at a variety of price points in the Town's Central Growth Area, Ranch House will be contributing to the housing needs of the community.

OPEN SPACE & RECREATION

Goal PC-21. Marana proactively plans for future parks that enhance the overall community.

- Policy PC 21-1. Identify potential locations for future district and community parks in the Parks, Recreation, Trails, and Open Space

Master Plan, particularly in underserved areas, in anticipation of future development.

Goal PC-22. Marana's parks and recreational amenities are accessible throughout the Town and to all residents.

- Policy PC 22-3. Ensure that parks and recreational facilities are linked to neighborhoods, schools, and the regional trail network.
- Policy PC 22-4. Locate future community and regional parks near major arterials.

Goal PC-24. New residential developments feature accessible park and recreational amenities that are integrated and connected to the Town-wide network.

- Policy PC 24-2. Continue to require developers to include parks, open spaces, and trails in new residential development.
- Policy PC 24-3. Support the development of recreational facilities in existing and new residential developments.

Specific Plan Conformance: The Specific Plan has been designed with emphasis on its outdoor spaces. Ranch House is a place where parents feel safe allowing their children to play and visit friends. Trails are abundant, linking neighborhoods and open spaces throughout Ranch House, in accordance with the Town's Parks, Recreation, Trails and Open Space Master Plan. Pocket parks will help establish neighborhood identities and are framed by homes to activate public spaces and ensure there are residential eyes watching park activities.

A 20-acre community park will be developed adjacent to I-10, making it easily accessible to Ranch House residents, as well as the greater Marana community.

In addition, the community's focal point, The Ranch House, will serve as the central hub where the community's residents can make connections with their neighbors, friends and family.

TRANSPORTATON

Goal BE-21. Marana provides for orderly development of roads in conjunction with development.

- Policy BE 21-3. Continue to require traffic reports for master planned communities, rezonings, specific plans, subdivision plats, and development plans.

- Policy BE 21-4. Require that new development provide mitigation for traffic impacts to existing roads, as identified in a traffic impact analysis reviewed and approved by the Town Engineer, in conjunction with the request for development approval.

Specific Plan Conformance: The Ranch House community is designed for safe access and circulation that complies with Town standards and is based on a traffic impact analysis prepared for the Project. The Project's interior circulation system focuses on a collector road that is broken up by a series of small pocket parks that will provide slower and safer vehicular movement through the individual neighborhoods without creating a huge community divide. The traffic analysis also identifies a number of offsite improvements that will be constructed as part of Ranch House's phased development.

2. Marana Strategic Plan

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

Commerce - Construction of the proposed community will provide jobs as well as revenue to the Town through construction sales tax and development services fees. The commercial planning area proposed for the southeast corner of the Property will not only provide nearby shopping and amenities to area residents, but it will also produce commercial sales tax and employment opportunities for the Town.

Community - This new residential community will provide a diverse mix of lot sizes and housing choices in northwest Marana, attracting new residents to the Town. Offering larger lots north of Kirby Hughes Road and adjacent to existing development to the west creates a logical transition in housing product type and price when moving east through the Property to Interstate 10. Higher density attached residential units such as condos or townhouses surrounding the proposed southeast commercial corner will also help to transition and buffer less intense residential development from commercial uses at the southeast corner of Ranch House.

Heritage - The historic agricultural use of the Property highlights the area's unique heritage as a farming town. The option to use reclaimed or non-potable water to irrigate landscape areas throughout Ranch House furthers the water conservation techniques that have been vital to life in the arid southwest for generations.

Progress/Innovation - Dedication to a conscientious approach to responsible development, high-performing homes and cost saving for potential future homebuyers reflects the intent of the Specific Plan. The community will strive to incorporate sustainable building practices such as the use of energy efficient construction materials and appliances, non-potable water for landscape irrigation

and innovative site design conservation techniques to decrease energy usage, minimize impact to the environment, conserve water and promote healthy lifestyles. The diverse mix of proposed residential offerings combined with the commercial in the southeast corner also help to create a mixed-use atmosphere that integrates land uses, ultimately requiring a smaller development footprint. This translates to fewer vehicle miles traveled/carbon emissions and can help facilitate the protection of valuable undisturbed land elsewhere in the Town.

Recreation - The development plan proposes a variety of open space and recreation opportunities for all ages of its residents, ranging from active and passive recreation areas to linear open space areas and trails. The proposed linear open space will feature a multi-use path that will connect the 20-acre community park in the northeast portion of the Property, adjacent to the Interstate 10 Frontage Road, to Marana Road. Smaller, privately-owned and maintained neighborhood trails will branch off of the main multi-use path.

D. Compatibility with Adjoining Development

Ranch House establishes a residential community compatible with surrounding existing and planned development, transitioning from the highest, most dense development at the southeast corner to less intense residential development on larger lots toward the west and northwest. The Specific Plan's highest intensity uses (i.e., multi-family residential and commercial) are adjacent to the Uptown at Marana Specific Plan to the east and across Marana Road from the Marana Towne Center Specific Plan, which primarily features non-residential uses. The key to supporting non-residential uses—and commercial uses in particular—is developing more rooftops. Together, the residential uses within this Specific Plan and Uptown at Marana should generate the critical mass necessary for successful non-residential uses in Marana Towne Center. The Project's circulation system has also been designed to minimize the effects of vehicular traffic on adjacent development. The primary and secondary access points into the community will be located on Marana Road and Sanders Road, thereby deemphasizing Wentz Road in its relationship to the Project. Both public and private open space/recreation amenities located within the plan area will be accessible through the Project's interior circulation system.

E. Land Use Concept Plan

The Land Use Concept Plan (*Exhibit III.E: Land Use Concept Plan*) establishes a neighborhood scale and unique identity for Ranch House, while at the same time integrating it into the larger community. The 841-acre Property will include neighborhoods with a range of residential densities, a strategically placed commercial

area and generous open spaces. Ranch House includes the following 5 land use designations:

- Medium-Low Density Residential ("MLDR")
- Medium Density Residential ("MDR")
- Medium-High Density Residential ("MHDR")
- Commercial
- Open Space/Recreation

Ranch House, which may include up to 3,200 SFR lots (plus up to 300 MFR units), has been primarily designed as a residential community that will accommodate commercial development if the market dictates commercial viability. The community design incorporates residences, recreational facilities, parks and commercial services in a pedestrian-friendly environment. Commercial and or ~~multi-family residential (~~"MFR~~")~~ uses will be located at the southeast corner of the Property, surrounded by medium-high density housing options. In general, residential intensities gradually decrease toward the northwest except surrounding the neighborhood pocket parks, where higher-density residential products may be located to help activate the public space and provide eyes on the street and parks. The entire community, including open space areas, will be accessible by various modes of transportation.

The majority of the Specific Plan has been designated MDR, which consists of single-family detached homes. Many of the lots will back onto the open space and recreation amenities provided in Ranch House. The southeast corner of the Property has been designated as Commercial, and in addition to commercial uses, this designation supports MFR. The MHDR designation, which may consist of attached and/or detached single-family residences, provides a transition between the Commercial area on the corner and the MDR homes within the center of the community.

A system of internal open space linkages has been incorporated into the Specific Plan. The placement of pocket parks and other open space amenities in close proximity to residential areas reinforces individual neighborhood identity. The pocket parks and other private open space areas will be maintained by the Ranch House Community Association ("RHCA").

The community's public open space includes a 20-acre park located along the I-10 Frontage Road at the northern boundary of the Property, which will help buffer the noise from I-10 that would otherwise affect residents of the Project. Upon its completion, the community park will be dedicated to the Town.

Open space areas of various sizes will be located throughout the development, including a large linear open space area extending along the former Sagebrush Road alignment. Pedestrian friendly movement and open space corridors have been a dynamic focus and

the backbone the Ranch House land use concept. Because access to open space and the desire for inter-connectivity are such an important guiding factor in the design of the community, they have greatly influenced the shape of the parcels, park locations, and lotting within the Specific Plan. The extensive improved trail network will have a variety of path types, including open space paths, paseo walks, multi-use trails and roadside sidewalks that will create a web of access throughout Ranch House. The intended uses for the different trails include, but are not limited to, walking, running and riding. Although the final shapes, undulation, and sizes have not been fully incorporated into the Specific Plan, the trails will be designed taking these uses into account.

A multi-use trail system will be included along Marana Road and will feature an asphalt shared-use path designed and constructed to Town standards. Local trails and/or paths constructed within Ranch House will connect to the shared-use path constructed along Marana Road. The exact size, location and configuration for open space, including the 20-acre community park, all pocket parks, trails and recreation amenities are subject to adjustment based on final site engineering, such as drainage and grading, and the incorporation of input from the various agencies that provide comments on the subdivision plat. The minimum area and types of amenities provided will meet or exceed the Town's recreation requirements in MTC Section 17-5-3(B)(12) and will be constructed in compliance with the Town's Subdivision Recreational Area Manual ("Recreation Manual"). In addition, public trail easements and connections will be provided, as required by the Town.

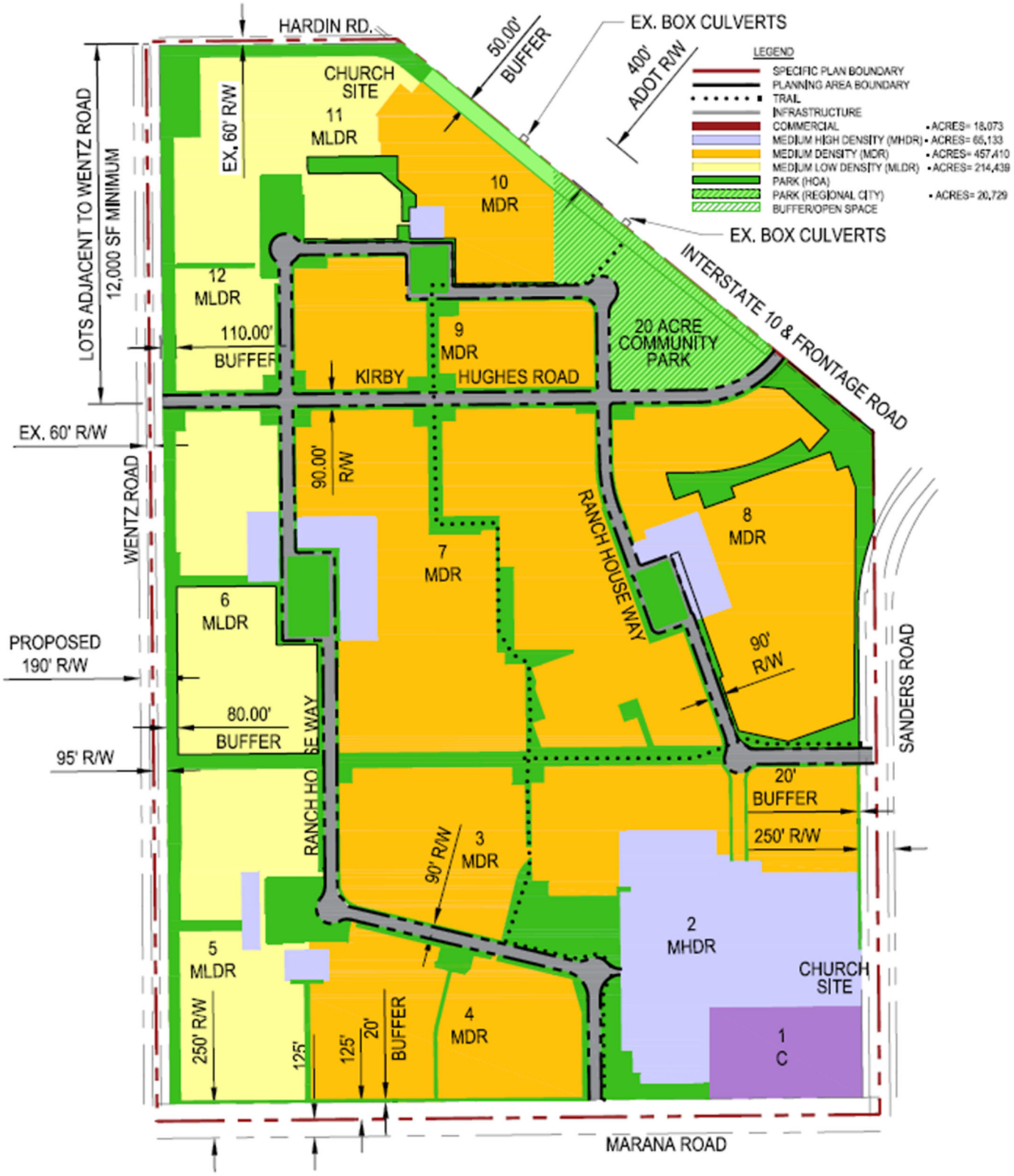


EXHIBIT III.E: LAND USE CONCEPT PLAN

The WLB Group INC. WLB

F. Circulation

The circulation for Ranch House is designed to provide a safe and efficient movement of people. The main access points to the Project are located along Sanders Road and Marana Road. Intersecting with Sanders Road to the east and Marana Road to the south is the proposed Ranch House Way, which is classified as a collector, providing access throughout the Property. Kirby Hughes Road will remain, connecting Wentz Road to the Frontage Road.

Ranch House is designed for safe access and circulation utilizing a collector road that is broken up multiple times by neighborhood focal parks that will be framed by homes. This approach will provide slower and safer vehicular movement without creating a huge community divide. Multiple access roads connect the interior of Ranch House to perimeter roadways that are already in place to allow typical higher traffic volumes and greater speeds outside the neighborhoods. The physical layout, which supports a variety of housing stock styles, maximizes the opportunity to make Ranch House a truly unique community in Marana.

As displayed on *Exhibit III.F: Circulation Concept Plan*, direct access to the Project will be provided through access points along Sanders Road and Marana Road. Sanders Road will be extended to the I-10 Frontage Road, which provides additional access to the community park, if approved by ADOT. The new Ranch House Way will be a collector road providing access to the entire Property. Ranch House Way intersects with Marana Road to the south and Sanders Road to the east. Local roads extending from Ranch House Way provide access to the parks, northern planning areas and regional recreation area. Kirby Hughes Road will remain in place connecting Wentz Road and the Frontage Road. Kirby Hughes Road is the only access point onto Wentz Road from the interior of the Property. The former Sagebrush Road alignment will be transformed into a linear open space feature that doubles as a drainage and utility corridor. Internal circulation of the Property consists of local streets branching off Ranch House Way and Kirby Hughes Road. The internal streets will be public.

Pedestrian friendly movement throughout the Property is a main goal of the Circulation Concept. This is accomplished in a variety of ways. Ranch House Way, the primary collector spine road that connects all neighborhoods within the community, will be broken up by a series of pocket parks. A system of pedestrian trails provides connections throughout Ranch House and to the proposed community park adjacent to I-10 and Sanders Road. The trails will be accessible from local streets and are designed with sidewalks and bicycle access. All areas of the Property are accessible by automobile, bicycles and pedestrians.

An important aspect of the trail system is not only to serve those living within Ranch House, but to connect and expand on the existing pedestrian infrastructure the Town has developed around the site, most importantly along Marana Road. Ranch House

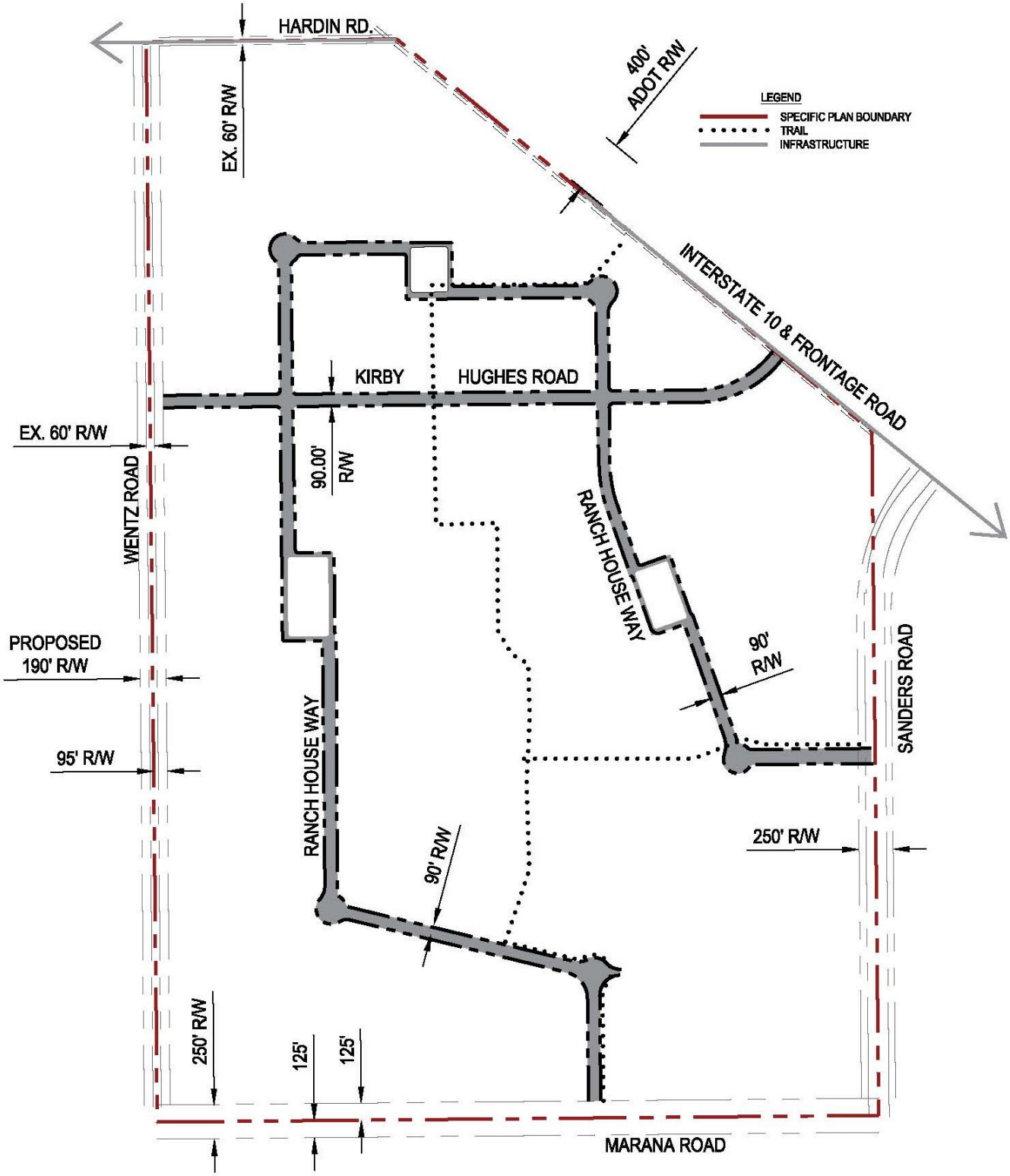
understands the importance of this trail corridor, and the integration between the two systems will be designed and constructed to the Town's standards for shared-use paths for a flawless transition.

The community materials will unify the masterplan as a whole. This unity will continue with the material used on the different trail classifications. Although final materials have not been identified, these may include the use of concrete, colored concrete, pavers, decomposed granite and asphalt. The final material selection will be cognizant of the intended use of the trails. The trails will be constructed based on the Town's/industry standards.

All onsite roadway improvements are the responsibility of the Master Developer. The extent and specific nature of offsite roadway improvements will be described in the existing development agreement between the Town and the Developer. The exact nature of the roadway improvements will be determined based on the findings of the Ranch House Traffic Impact Analysis ("TIA"), submitted for review under separate cover. The timing and scope of construction of offsite road improvements (including the construction of traffic signals) to be provided by the Developer will be determined by the Town based on the findings of the TIA. Slope and utility easements for internal roadways may extend beyond the minimum right-of-way.

G. Grading Concept

The entire Property is an agricultural field; therefore, mass grading will occur. Prior to site disturbance, additional geological studies will be done in order to meet necessary standards. The Property will require stormwater retention per the *Revised Development Requirements for Drainage in Northern Marana, dated December 9, 2000*. The excavated material from the mass grading will be used onsite as needed to establish positive flow from the southeast to the northwest as the Property historically drained.



DEVELOPMENT PLAN
EXHIBIT III.F: CIRCULATION CONCEPT PLAN

The WLB Group INC. WLB

H. Water Resources

The development of the Project will mitigate existing sheet flow conditions on the Property by constructing interceptor channels around the perimeter of the Property that will have capacity to accept the 100-year discharge, as determined from the Tortolita Alluvial Fan Study non-regional storm model. (See Section J - Post-Development Hydrology for additional information regarding the design parameters for the channels.) Plans and studies will be submitted to FEMA for review, and upon approval, FEMA will issue a Conditional Letter of Map Revision ("CLOMR"). Upon completion of the perimeter roadway drainage improvements and submittal of as-built drawings to FEMA, post-Project FEMA flood hazard mapping within the Property will be revised to Zone X. The Property will be removed from the Special Flood Hazard Area ("SFHA") only after receiving the Letter of Map Revision ("LOMR").

The surface drainage outfall from the Property is located at the northwest corner of the Property at the Wentz Road/Hardin Road intersection. Flow concentrates at the Wentz/Hardin intersection before overtopping Wentz Road and continuing west.

The proposed drainage improvements will maintain historical drainage patterns along the downstream Property boundary. There is, and will continue to be, a low flow outlet pipe that drains from the detention basin to an existing tailwater channel at the northwest corner of Wentz Road and Hardin Road. The profile of Wentz Road will remain the same as under existing conditions to provide the 800-foot-long overflow weir to downstream areas. Outletting flow in this manner will preserve the sheet flow conditions along the downstream boundary.

I. Topography

The conceptual land use plan will utilize the existing topographic characteristics of the land. The Project will generally maintain the natural 0.2% slope from the southeast corner to the northwest corner of the Property. Localized changes in the slope will occur within proposed local streets where necessary for drainage and sewer collection purposes. No slopes greater than 15% are anticipated on the Property.

J. Post Development Hydrology

1. Offsite

A master drainage plan will be submitted during the platting process. Most of the Property is subject to shallow sheet flow with flooding depths of 0.5 to 1.0 feet, which are mapped as Zone X (shaded) or Zone AO-1 (depths of 1-1.5 feet). Offsite flows reaching the Property will require the construction of interceptor channels to collect flow and convey it to the downstream Property boundary. To mitigate offsite flows, water will be collected along the south, east and north Property boundaries within drainage features/open space areas and conveyed through the Property or along its boundaries to the northwest Property corner. *Exhibit III.J: Post Development Hydrology* depicts the storm water control features for mitigation of offsite and onsite drainage impacts. The function of these channels is described below.

a. South

Approximately 460 cfs reaches Marana Road and continues north onto the Ranch House Property. Prior to reaching Marana Road, these flows emanate from the property located due south (Wentz 154) of the Ranch House Project and will be intercepted along the Wentz 154 eastern boundary via a gunite-lined trapezoidal channel and conveyed north to Marana Road. (See *Exhibit III.J.*) Flows will then be conveyed west to Wentz Road where they will be routed thru 2-cell 3-foot x 10-foot reinforced concrete box culverts ("RCBC") to the northeast corner of the Marana/Wentz intersection. From here, flows will be conveyed north along the east side of Wentz Road via a gunite-lined trapezoidal channel to the Sagebrush Road alignment. At this point, flows will cross Sagebrush Road via 2-cell 3-foot x 10-foot RCBCs and discharge into a gunite-lined trapezoidal channel, which will be taking stormwater from the east. The channel will be upsized at this location to accommodate flows from both directions.

b. East

Storm flows reaching the east Property boundary originate from the south and east. Flows cross Marana Road at the Uptown at Marana project's southern boundary. Due to agricultural conditions, these flows spread out and sheet flow west until they reach the Property's east boundary (Sanders Road alignment). Flows reaching the east boundary are depicted on *Exhibit III.J* as concentration points ("CP") 3 & 4, respectively.

Peak flows reaching CP 3 will be intercepted by a gunite-lined trapezoidal channel and conveyed north along the east side of an improved Sanders Road right-of way until they reach the Sagebrush Road alignment. Flows will cross under Sanders Road and Sagebrush Road via 3-cell 4-foot x 10-foot RCBCs and will be picked up by a gunite-lined trapezoidal channel and routed west along the north side of the Sagebrush Road alignment to the Wentz/Sagebrush

intersection. At this point, the channel will be upsized to accommodate flows coming from the south, as discussed above. Storm discharges reaching the Wentz/Sagebrush intersection will be conveyed under Kirby Hughes Road via 4-cell 6-foot x 10-foot RCBCs and discharged into Retention Basin B. Retention Basin B is designed to contain onsite storm flows for the 10- and 100-year, 1-hour storm events.

Peak flows reaching CP 4 will be intercepted by a gunite-lined trapezoidal channel and conveyed north along the east side of an improved Sanders Road right-of way until they reach the I-10 Frontage Road. At this location, water will be routed via 2-cell 4-foot x 10-foot RCBCs under Sanders Road and into a gunite-lined trapezoidal channel, which will route storm flows northwest along the west side of the I-10 Frontage Road to Retention Basin A. Retention Basin A is designed to contain storm flows for the 10- and 100-year, 1-hr storm event. Flows in excess of this will weir out along its west boundary. Water overtopping the weir for Retention Basin A will be directed into a gunite-lined trapezoidal channel and conveyed northwest along the southwest side of the I-10 Frontage Road to the Hardin Road/I-10 Frontage Road intersection.

c. Northeast

Flows reaching CP 5 and 6 originate from east of I-10 and are conveyed under the I-10 freeway via existing 4-cell 4-foot x 10-foot RCBCs. Flows eventually cross the northeast boundary of Ranch House. Stormwater from these existing culverts will be intercepted by the channel and conveyed northwest along the southwest side of the I-10 Frontage Road to the Hardin/I-10 Frontage Road intersection. From here, flows are conveyed west along the south side of Hardin to Retention Basin B.

2. Onsite

The Property will be mass graded and left undeveloped with the exception of drainage infrastructure. The Property will be graded to match existing conditions as much as possible (i.e., gentle slope from southeast to northwest) with storm water sheet flowing to the northwest corner of each catchment. The overall Property was delineated into 3 separate watersheds and the 10- and 100-year peak discharge for each was calculated. *Exhibit III.J* reflects proposed conditions onsite drainage patterns as well as proposed improvements of handling offsite stormwater.

Watershed A will be graded to sheet flow from southeast to northwest. Flows will be intercepted by channels designed along Wentz Road and the Sagebrush Road alignment to convey offsite flows to the northwest corner of the Property. Storm water from Watershed A will ultimately be combined with flows from Watershed C and retained within Retention Basin B. The total estimated 10- and 100-year peak discharges reaching Concentration Point 10 are approximately 147 cfs and 451 cfs, respectively.

Watershed B will be graded to sheet flow from southeast to northwest. Flows will be intercepted by and retained within Retention Basin C. The total estimated 10- and 100-year peak discharges reaching Concentration Point 20 are approximately 150 cfs and 457 cfs, respectively.

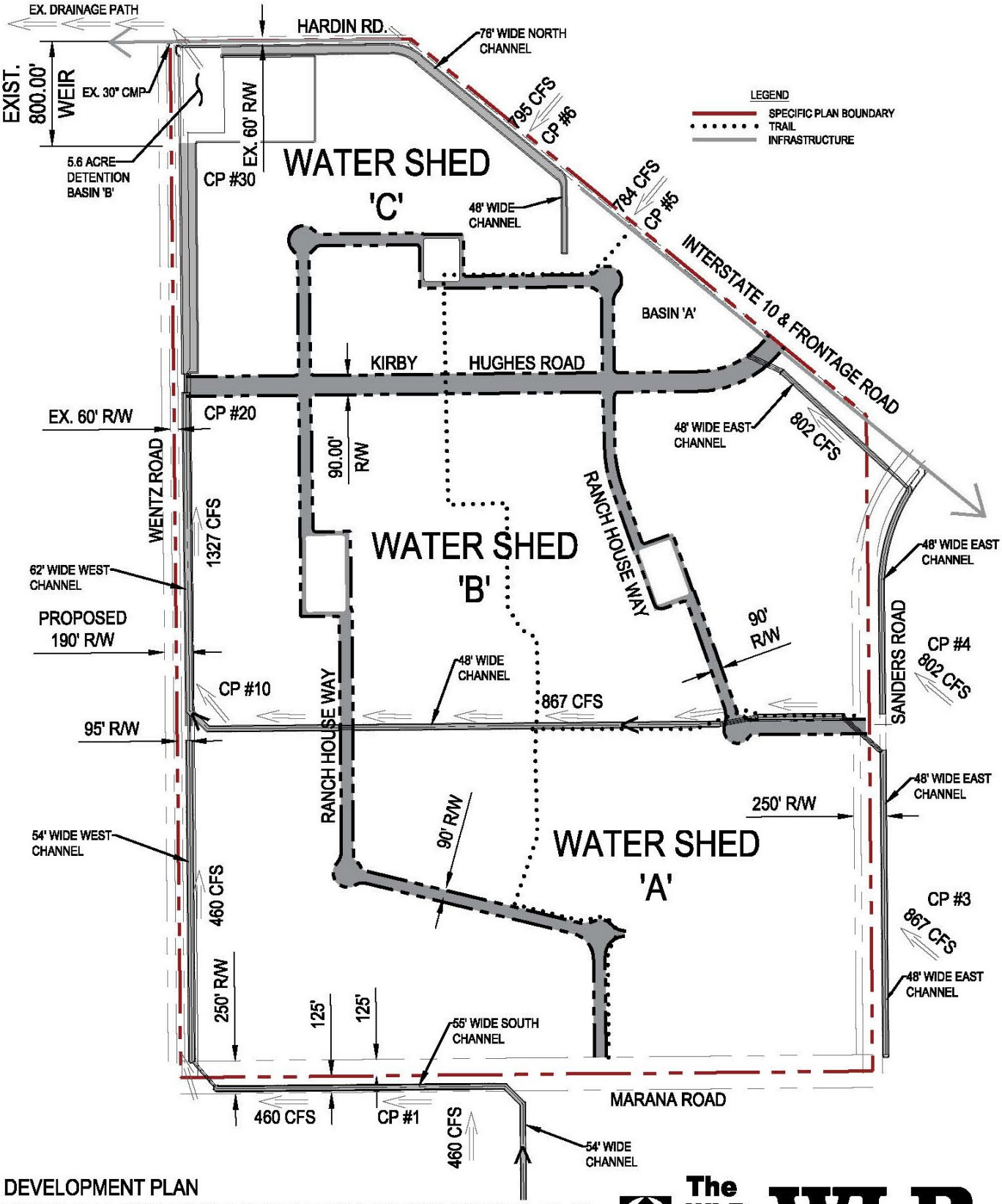
Watershed C will be graded to sheet flow from southeast to northwest. Flows will be intercepted by and retained within Retention Basin B. The total estimated 10 and 100-year peak discharges reaching Concentration Point 30 are approximately 84 cfs and 266 cfs respectively.

Onsite flows from Watersheds A and C will be combined and retained within Retention Basin B located in the northwest corner of the site. The high flow outlet from this basin will be an 800-foot section of Wentz Road just south of its intersection with Hardin Road. The weir will discharge offsite stormwater into an existing 30-inch diameter corrugated metal pipe ("CMP"). When the capacity of this pipe is exceeded, stormwater will overtop Wentz Road and continue west via a series of tailwater pipes, channels and CMID irrigation ditches.

All building finish floor elevations will be designed to a minimum of 1 foot above post-Project 100-year flood elevations. The channel system described above will mitigate sheet flooding on the Property. A CLOMR will be prepared and submitted to FEMA in conjunction with the subdivision platting process. A LOMR shall be applied for after relevant grading and drainage infrastructure has been as-built certified. The LOMR shall be effective prior to the release of building permits. The AO-1 flood zone requirements shall be in effect until the LOMR has become effective.

Onsite-generated stormwater will be conveyed to the onsite retention/detention areas via the interior street network by a series of storm drains and sidewalk scuppers, which will be designed during the subdivision platting process. Onsite stormwater conveyance will adhere to current Town development standards, FEMA requirements and applicable basin management plans.

A stormwater pollution prevention plan ("SWPPP") submitted to the Town will be required prior to the issuance of grading permits for the future development of the Property.



DEVELOPMENT PLAN
EXHIBIT III.J: POST DEVELOPMENT HYDROLOGY CONCEPT PLAN

The WLB Group WLB

K. Environmental Resources

Due to its previous use as an agricultural field, the Property has been completely graded. There are no significant environmental resources on the Property. A Phase I environmental report was completed by CMT Engineering, dated October 26, 2021. No hazardous material was found onsite. An updated Phase I Environmental Assessment report must be submitted to the Town and is valid for 180 days prior to the dedication of any future easement or right-of-way to the Town and must document the status of the former Kirby Farms Airstrip site west of Wentz Road.

L. Landscape Concept

Ranch House's overall landscape theme is to tie the Project to the Town's agricultural and ranching heritage and strengthen its position as a gateway to the Marana Town Center. A soft transition between urban development and adjacent rural areas is achieved through the provision of perimeter buffers, which may incorporate open space and multi-use trails. The buffers will be designed in an attractive manner using informal groupings of shrubs and trees or, where appropriate, by planting trees in an orchard grid arrangement.

Another objective of the Ranch House landscape design is to enhance the pedestrian character and climate of the community by introducing the concept of landscaped pedestrian linkages and gathering places. Landscaped trails within the rights-of-way of arterial and collector roads will facilitate access to parks throughout the Property.

The landscape concept includes the utilization of a combination of both drought-resistant plants ("xeriscape" plants) and lush vegetated areas throughout Ranch House. Landscape themes are used to create both a shady and green appearance to counter hot and arid conditions of the community's summer climate. Such themes will be incorporated into design of open space and recreation areas, as well as streetscapes, plazas and pedestrian nodes.

All landscaping and bufferyards within Ranch House will be provided in accordance with the requirements of the Marana Town Code ("MTC").

M. Open Space, Recreation, Parks and Trails Concept

The key focus for designers of Ranch House is to create an environment that fosters social interaction and neighborhood connectivity, that is highly connected and promotes smaller intimate neighborhoods, and where parents feel safe allowing their children to play and visit friends. Ranch House is a place where trails are abundant and parks are available close to everyone with residential eyes on the parks. In addition, the community's focal point, The Ranch House, will serve as the central hub where the community can come together to connect with neighbors, friends and family.

There will be multiple pocket parks located along Ranch House Way throughout the Specific Plan. Circulation surrounding the parks has been intentionally designed to make them the focal point of the individual neighborhoods. These areas will be pedestrian-oriented, accessible via sidewalks and neighborhood trails. One-way streets will slow vehicular traffic around the park. Each park will include a variety of amenities, such as landscaping, benches and linkage opportunities and will be constructed in accordance with MTC 17-5-3(B)(12), which sets forth the minimum recreational areas. The Specific Plan will also comply with the Recreation Manual, which will be used as a guide to comply with Town Code. Required park areas may be combined to form larger park spaces that offer active recreational amenities such as ball fields.

A large community park will be constructed adjacent to the I-10 Frontage Road and Sanders Road. The minimum size of the community park is 20 acres, and it will provide active and passive recreation opportunities, including picnic areas, ramadas, grills, soccer/football fields, baseball/softball fields and basketball courts. This park will be dedicated to the Town. The park will be accessible by car from Sanders Road and the I-10 Frontage Road with approval from Arizona Department of Transportation ("ADOT"). Pedestrian and bicycle access will be provided via the community and neighborhood trails located throughout Ranch House. The design of the park will be subject to a Parks Master Plan acceptable to the Town.

Linear open space connects the community park in the northeast corner of the Property to Marana Road on the south. Within this open space, there is a multi-use path from which the neighborhood trails will branch off. These trails will be privately owned and maintained. Community trails are proposed within the right-of-way of Ranch House Way and possibly Marana Road~~, depending upon which side of the right-of-way contains the 100-foot buffer~~. As this area of Marana continues to develop, these trails will provide open space continuity throughout Northwest Marana and the regional trail system. The RHCA will be established to provide long-term maintenance of privately owned recreation facilities, trails and other common areas.

The exact size, location and configuration of all parks, recreation and trail system improvements will be defined at time of platting.

See Exhibit III.M: Open Space Concept Plan.



EXHIBIT III.M: OPEN SPACE CONCEPT PLAN

The WLB Group WLB

N. Cultural Resources

No areas of significance were found during a partial survey of the Property conducted in 1983. Because the entire Property has not been surveyed, prior to any onsite disturbance, a field survey over the entire Property will be conducted. Specifically, a cultural resource Class III (field survey) report for the Property must be reviewed and approved prior to the issuance of a grading permit. The survey must also be less than 10 years old at the time of review and approval. If the Project has a federal nexus, then the cultural report must be reviewed by the State Historic Preservation Office (SHPO).

In addition, any recommended testing and mitigation measures will be completed before Property disturbance. In the event that significant archeological objects, any human remains, or funerary objects are uncovered during construction work, all work will be stopped in the area of the discovery and the Director of the Arizona State Museum will be immediately notified of the discovery in accordance with A.RS 41-865. Action must then be taken to prevent further disturbance of such remains. The Director of the Arizona State Museum will have ten working days to respond to any request to proceed with ground- disturbing activities. If any artifacts are found, the Master Developer will work with the Arizona State Museum to incorporate them into the development, if possible.

O. Viewsheds

The Property is relatively flat with no significant topographical features. This allows neighbors to see directly onto the Property and far distances. Immediate adjacent viewsheds currently experienced by surrounding properties, may be impacted by proposed development, especially for the neighbors along Wentz Road. However, neighbors along Wentz Road will still enjoy the distant views of the surrounding mountain ranges.

The areas of the property with the highest visibility from adjacent offsite locations are located on the perimeter of the Property, specifically the portion of the Property adjacent to the I-10 Frontage Road and Wentz Road. Landscaped buffers established along the perimeter of the Property and along major arterials within the rights-of-way help to mitigate the impact of the Project on the neighboring properties.

P. Infrastructure, Public Services and Utilities

This section describes the type of infrastructure, public services and utilities that the development requires. The phasing of the implementation of these services is discussed in Section V.C: Phasing. All infrastructure will be constructed in accordance with the build-out schedule.

1. Sewers

The first component of a regional sewer system has been installed along Marana Road at the southern boundary of the Property. An additional component of the regional system is planned to be located along the Sagebrush alignment.

Marana Utility Department is currently in design for a 27-inch sewer line from Clark Farms to the Sagebrush alignment along Sanders Road. The 27-inch line will follow the Sagebrush alignment west through the Project. Ranch House will utilize gravity and force mains to convey onsite wastewater to the 27-inch main.

2. Schools

As shown on *Exhibit II.C.9.a: Recreation and Schools*, the Property is located within the Marana Unified School District ("MUSD"). There are no schools located within a one-mile radius of the Property. The following schools within MUSD are expected to serve the proposed development until new schools become available: Another Chance at Education (ACE), Estes Elementary School, Marana Career - Technical High School, Marana Middle School, Marana High School and Roadrunner Elementary School.

It is anticipated that this Project will generate approximately 3,~~2~~500 residential units if fully developed at the target residential densities. MUSD provided the following multipliers to use for student enrollment projections (MUSD multipliers do not distinguish between different housing projects):

- Elementary: 0.25 students per home (0.25 x 3,~~2~~500) = ~~800~~ 875 students
- Junior High & High School: 0.10 students per home (0.10 x 3,~~2~~500) = ~~320~~ 350 students

Onsite development will impact school capacity. The Master Developer has agreed to a $1,200 per dwelling unit voluntary school fee.

3. Fire/Emergency Vehicle Service

The Property is within the Northwest Fire District with the exception of the two church properties and the Commercial parcel at the southeast corner of the Property, which have not yet been annexed into the fire service district.

Northwest Fire District Station 336, located approximately 1.4 miles southeast of the Property at 13475 North Marana Main Street, is the nearest fire station.

Prior to a certificate of occupancy being issued for any dwelling unit located within the parcels not currently within a fire service district, the owner shall have completed or shall provide evidence to the Town's satisfaction that the Property has been annexed into a fire district or otherwise provide for fire protection service, as accepted by the Town.

See Exhibit II.C.9.b (3): Fire Service.

4. Water Service

The Town Water Department will provide water service to this Project.

Two new water systems will need to be designed to serve this Property. The first is a domestic or potable water system that may require a pumping station and a water storage tank adequately sized to meet all fire and daily use demands, per the water modeling completed by the Town's Utility Department.

Any water to be used for irrigation purposes within landscaped open areas, recreation sites and public facilities shall be coordinated with CMID. The Master Developer will explore the option of providing lakes and basins on the Property which could also be used for non-potable water. Connections to individual residential lots may also be installed, although there are no meter requirements for these connections. CMID has the surface water rights to be used for this type of system. At least one properly sized basin will be required onsite to serve the irrigation system. Coordination for the irrigation system will be handled through the CMID.

5. Private Utilities

a. Natural Gas

Southwest Gas Corporation will provide natural gas service. There is an existing Southwest Gas line adjacent to Sagebrush Road within the Property and an El Paso Natural Gas line on the east side of Hardin Road along the 1-10 Frontage Road, which will require special design consideration when improvements are made to Hardin. Additionally, there is a plastic distribution gas main within the right-of-way of Wentz Road between Price Lane and Marana Road.

b. Communications

Telephone service and line installation is available in this area through Century Link.

Comcast Cable will provide cable services and installation to the Property.

c. Electricity
Electric services will be provided by Tucson Electric Power Company.

6. Cortaro-Marana Irrigation District

Irrigation water flows westerly onsite along the current roadways bisecting the Property in open-air concrete-lined "V" ditch canals. The interior irrigation ditches are in use and currently under the control of Cortaro-Marana Irrigation District ("CMID").

In order for the water to continue to pass through the Property to serve those lands to the west and north, all existing ditches will be piped underground or will be addressed by other agreement with CMID and the Town. The Town has existing requirements to underground these irrigation ditches that are independent of any CMID requirement. Any improvements made to the existing irrigation canals will be the result of the Master Developer working closely with CMID and the Town to ensure all parties' needs are met and that all improvements comply with Town and CMID standards.

IV. DEVELOPMENT & DESIGN GUIDELINES

A. Purpose and Intent

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

The purpose of these guidelines is to encourage creativity and a high level of design quality. The guidelines foster development that enhances the physical image, identity and value of the community.

B. General Provisions

1. Applicability of the Marana Town Code

If an issue, condition, or situation arises or occurs that is not addressed by this Specific Plan, the applicable portions of the Marana Town Code ("MTC") that are in place at the time of development shall apply.

2. Building Code

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

3. Additional Uses

Whenever a use has not been specifically listed as being a permitted use in a particular zone classification within the Specific Plan, it shall be the duty of the Town Zoning Administrator to determine if said use is: (1) consistent with the intent of the zone, and (2) compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Board of Adjustment.

C. Development Guidelines

1. Medium-Low Density Residential

a. Permitted Uses

- Single Family Residential Detached
- Parks and Recreation Facilities
- ~~Education Facilities~~
- Churches/Houses of Worship
- ~~Childcare Facilities~~
- Group Homes

b. Accessory Uses

- Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, children's playhouses, etc.
- Swimming pools, spas and related structures
- Home occupations
- Guest House

c. Prohibited Uses

- Commercial Uses
- Industrial Uses

d. Development Standards

- Minimum Lot Area: 6,000 square feet
- Minimum Lot Width: None
- Minimum Lot Depth: 90 feet Minimum Lot Setbacks:
- Front: 20 feet minimum; front setbacks may be reduced in accordance with MTC Section 17-7-8.
- Side: 5 feet minimum; side setbacks may be reduced in accordance with MTC Section 17-7-8.
- Street Side: 10 feet minimum
- Rear: 15 feet; rear setbacks may be reduced in accordance with MTC Section 17-7-8.
- Maximum Building Height: 30 feet
- Minimum Building Separation: 6 feet between primary and secondary buildings; however, the adopted fire code shall take precedence.

2. Medium Density Residential

a. Permitted Uses

- Single Family Residential Detached
- Parks and Recreation Facilities
- ~~Education Facilities~~
- Churches/Houses of Worship
- ~~Childcare Facilities~~
- Group Homes

b. Accessory Uses

- Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, children's playhouses, etc.
- Swimming pools, spas and related structures
- Home occupations
- Guest House

c. Prohibited Uses

- Commercial Uses
- Industrial Uses

d. Development Standards

- Minimum Lot Area: 4,500 square feet
- Minimum Lot Width: None
- Minimum Lot Depth: 75 feet
- Minimum Lot Setbacks:
    - Front: 20 feet minimum; front setbacks may be reduced in accordance with MTC Section 17-7-8.
    - Side: 5 feet minimum; side setbacks may be reduced in accordance with MTC Section 17-7-8.
    - Street Side: 10 feet minimum
    - Rear: 15 feet; rear setbacks may be reduced in accordance with MTC Section 17-7-8.
    - Maximum Building Height: 30 feet
    - Minimum Building Separation: 6 feet between primary and secondary buildings; however, the adopted fire code shall take precedence.

3. Medium-High-Density Residential

a. Permitted Uses

- Single-Family Residential (Attached or Detached)
- Parks and Recreation Facilities
- ~~Education Facilities~~
- Churches/Houses of Worship
- ~~Childcare Facilities~~
- Group Homes

b. Accessory Uses

- Detached accessory structures, such as tool sheds, patios and cabanas, non-commercial hobby shops, children's playhouses, etc.
- Swimming pools, spas and related structures
- Home occupations

c. Prohibited Uses

- Commercial Uses
- Industrial Uses

d. Development Standards

The following development standards apply to both attached & detached dwelling units:

- Minimum Lot Area: 3,500 square feet, provided:
  - A maximum of 384 units (or 12% of the total 3,200 units within the Specific Plan) are permitted on 3,500 square-foot lots, and
  - The remainder of the lots must measure 4,500 square feet or greater.
- Minimum Lot Width: None
- Minimum Lot Depth: None
- Minimum Site Setbacks:
  - Front: 20 feet minimum; front setbacks may be reduced in accordance with MTC Section 17-7-8.
  - Street: 10 feet minimum
  - Side: 5 feet minimum; side setbacks may be reduced in accordance with MTC Section 17-7-8.
  - Rear: 10 feet; rear setbacks may be reduced in accordance with MTC Section 17-7-8

- Minimum setback for second story elements: 15 feet (20 feet for front-facing garage)

- Maximum Building Height: 30 feet
- Minimum Building Separation: 6 feet between primary and accessory buildings; however, the adopted fire code shall take precedence.

4. Commercial

a. Permitted Uses

- Apparel stores
- Appliance stores
- Automobile service stations
- Bakery
- Banks and financial institutions
- Barber and beauty shops
- Bicycle shops
- Blueprinting or photocopying Book and stationery store Childcare institutions Churches/Houses of Worship Furniture stores
- Convenience stores
- Drive-through facilities for banks, financial institutions, restaurants and other similar uses
- General offices: real estate, data processing, executive suites, photographic services, travel agents, research services, administrative offices, etc.
- Group homes
- Hardware stores
- Laundromat and dry-cleaning services
- Medical and dental offices, including laboratories and clinics
- Multi-Family Residential
- Parks and Recreation Facilities
- Professional offices: law, architectural, engineering, planning, business management, consulting, travel agency, financial services, etc.
- Public Facilities
- Restaurants (excluding drive-thrus)
- Single-Family Residential (attached & detached)
- Supermarkets
- Tailor shop

- Veterinary clinics

b. Prohibited Uses

- No single user over 60,000 square feet
- Automobile paint, body, brake and tire shops
- Car washes
- Contractors' yards
- Heavy equipment sales or lease
- Manufacturing
- Storage uses

c. Development Standards

(1) Non-residential

- Minimum Lot Setbacks:
  - Front: 30 feet
  - Side: 20 feet
  - Rear: 20 feet
- Building Setback Reduction: Building setback requirements may be reduced 15% when any of the following conditions are met:
  - Landscape requirements are increased by 50%.
  - Parking is located in the rear of building(s).
  - Customer and pedestrian sitting areas are provided.
- Maximum Building Height: 30 feet
- Maximum Lot Coverage: 35 percent
- Parking: Per MTC.

(2) Residential

- Single-Family Residential (attached & detached): see MHDR Development Standards.
- Multi-Family Residential (up to 14 RAC permitted): see Commercial Non-Residential Development Standards.

5. Design Criteria

The Specific Plan will be developed in compliance with the Town's Residential Design Standards (MTC Section 17-7) and Multi-Family, Commercial and Industrial Design Standards (MTC Section 17-8).

6. Circulation

a. Minimum Roadway Development Standards

All roadways within Ranch House will be built to current Town Standards.

Proposed streets within Ranch House are a mixture of collector and local subdivision streets. The new Ranch House Way is the spine road providing access to the entire Property. It will be designed as a collector road with a 90-foot right-of-way and will provide internal access to parks and local streets within the Specific Plan and external access to Marana Road and Sanders Road.

Other internal streets will be classified as local streets, which provide access to individual residences. Local streets are designed to handle 1000 average trips per day. Local residential streets within Ranch House will utilize the Typical Roadway Local Street Section included in the Town's Subdivision Street Standards Manual.

Marana Road and Sanders Road are classified as arterial roadways. The Specific Plan is proposing a 250-foot right-of-way for Marana Road and a 250-foot right-of-way for Sanders Road. Both rights-of-way include multi-use lanes and sidewalks within generous landscape buffers to promote alternative forms of transportation. The landscape buffers within the rights-of-way will also be used for retention/detention facilities.

b. Traffic Calming Techniques

Traffic calming techniques, including, but not limited to, varying street widths, parks with one-way streets and a mixed use of paving materials will be utilized in Ranch House, subject to approval by the Town.

c. Drainage

Interior collector roads and the perimeter roads will implement a storm drain system at the time of roadway improvements, where applicable.

7. Streetscape

(a) A minimum 20-foot landscaped buffer shall be provided along arterial roads with a 10-foot landscape buffer provided along collector roads.

(b) Medians shall be landscaped.

(c) Open space relief is encouraged at the end of cul-de-sacs.

(d) Landscaped curbways separating curbs and sidewalks will be provided in accordance with the Town's Residential Design Standards to enhance community identity and encourage pedestrian activity.

(e) Use of front porches or front-facing terraces is encouraged, as they promote neighborhood interaction and provide a people-oriented streetscape.

(f) Low open-type fencing or landscape barriers should be used in areas where

vehicular or pedestrian access is discouraged.

8. Landscaping

(a) Informal groups of shade trees shall be planted next to structures within recreation and open space common areas, school bus and transit stops, near mailbox areas and along multi-use trails.

(b) A minimum tree size of 15 gallons shall be required for street and parking lot trees. Along spine roads, 20% of the trees shall be 24 gallons in size or greater. Shrubs must be a minimum of 1 gallon.

(c) Trees that produce large canopies and provide shade are especially encouraged.

(d) Landscaping should be used to provide thematic and visual continuity at major arterial street intersections, with tree plantings located in a manner to provide accent, consistency and definition to the street intersection.

(e) Landscaping in perimeter bufferyards shall include indigenous plants, wildflowers and scattered groupings of trees and understory. In some areas, the use of orchard trees in a grid pattern may be appropriate for use as a buffer.

(f) Any undeveloped remnant space within each of the planning areas must be landscaped or used as park space.

(g) All orchard areas shall consist of a single species of trees and shall contain a minimum of 20 trees that are 15-gallon size or larger.

(h) All planter areas within parking lots shall be provided with trees at the rate of not less than one tree per four parking stalls. Diamond-shaped planter islands are acceptable in parking areas for commercial and recreational uses.

(i) New development adjacent to agricultural or rural residential uses will provide a minimum 20-foot landscaped, open space buffer.

(j) Long, unbroken expanses of high, solid walls or fencing are prohibited.

(k) A master landscape plan shall be submitted with every new development project within Ranch House.

(l) Landscape lighting should be low level and recessed to shield the source of the light. Shrubs must be used to conceal landscape lighting fixtures.

9. Recreation and Open Space

All recreational areas and facilities within Ranch House will be provided in compliance with Town standards, including Recreational Area Plan requirements.

a. Community Park

The Specific Plan proposes a large community park along the 1-10 Frontage Road. This 20-acre park will be dedicated to the Town, and it have a service area of approximately 1 mile. The park will provide both active and passive recreation opportunities to the residents of the Ranch House community and the surrounding areas. It will include multi-use fields, baseball/softball fields, playground equipment, picnic areas and grassy areas to be enjoyed by the public.

Recreational facilities dedicated to the Town will be constructed to Town standards in place at time of development.

b. *Pocket Parks*
Pocket parks will provide common open space within individual subdivisions, becoming the focal point of each neighborhood. The size of these parks will vary as they are based on the number of residences within the subdivision. They will be privately owned and maintained by the RHCA.

c. *Linear Open Space*
A large linear open space area extends from the community park to Marana Road. The width of the open space will vary throughout its length, but it will have a minimum width of 30 feet. Attractive landscaping will be present throughout this area, providing residents with an aesthetically pleasing open space amenity. This area will be owned and maintained by the Community Association for use by all residents within the Ranch House development.

d. *Community Trail System*
A community trail system will be established throughout Ranch House. It is a two-tier trail system (community trails and neighborhood trails) that incorporates pedestrian and multi-use paths to provide connectivity to the proposed community park, the pocket parks, the linear open space and the individual subdivisions.

The community public trails, to be dedicated to the Town, are planned to be constructed along Ranch House Way, within the linear open space extending from Marana Road to the community park and possibly Marana Road. These trails create a spine trail system that the neighborhood trails feed into and ultimately provide access to the entire Property. Multi-use paths will be constructed within the rights-of-way. Access to the community trails will be provided from the neighborhood trails and the local streets within Ranch House.

The neighborhood trails are smaller, more community-oriented trails providing the critical link between the subdivisions and community trails within the Ranch House area. These trails are meant to be used by the residents of Ranch House, whereas the community trails are for the public. Access to the neighborhood trails will be within the individual subdivisions and along the community trails. The neighborhood trails may or may not also be multi-use trails.

The Ranch House trail system will be constructed in compliance with the Town's Parks and Recreation Master Plan 2020-2030.

(1) Community Trails

- 30-foot average width trail with 8-foot minimum paved multi-use path and 2-foot clear space on both sides of the multi-use path placed along all arterial and residential collector roads within the right-of-way.
- Must provide access to all public open spaces, schools and community facilities within Ranch House development.
- Access points will be located at all street intersections and at a maximum of every 0.5 mile.
- Lighting at all street entrances to the trail.
- Benches will be placed along trails at a minimum of every 0.5 miles.
- Trails will be landscaped with native and drought tolerant vegetation.
- Accent plants will be placed outside of any pedestrian areas including the 2-foot clear space.

(2) Neighborhood Trails

- 20-foot average width trail corridor with a recommended 5- to-8-foot minimum compacted and stabilized decomposed granite ("DG") multi-use path.
- Must provide access to the community trails and subdivisions within Ranch House.
- Security lighting at trail access points and where appropriate along the trail
- Trails will be landscaped with native and drought tolerant vegetation.
- 2 shade trees per 100 feet with appropriate ground cover or landscape treatment.

10. Entry Features

Ranch House contains a series of entry features with an integrated design of landscape, hardscape, monumentation and signage. Entry features aid in defining the community's character and present an introduction to the development.

Entry features shall comply with Town sight visibility triangle requirements.

a. Primary Entry Monumentation

The primary entry features with monumentation will serve as a gateway into Ranch House. The monument, seen from a distance, provides the backdrop for the Project name and logo. It signifies arrival and establishes the theme of the development. The primary entry features for Ranch House, including walls, signs, landscaping and pavement treatments, will be designed and installed by the Master Developer. Project entry monuments for Ranch House will be located at Sanders Road/Ranch House Way and Marana Road/Ranch House Way.

b. Secondary Entry Monumentation
Secondary entry features identify the entrances into the individual neighborhoods within Ranch House. Each entry into a subdivision shall be uniquely designed with common elements that bind the entire Ranch House community together. Secondary entry features will be constructed by the developers of each subdivision with approval by the Master Developer.

c. Commercial Entry Monumentation
Monuments identifying commercial centers shall be designed using common elements found in the primary and secondary entry features within Ranch House. The Master Developer shall approve all commercial entry features.

11. Signage

All signage shall comply with MTC Section 17-10.

12. Public Art

The Master Developer will incorporate public artwork into the Specific Plan in compliance with Town Council Resolution No. 2021-126 to beautify the community and provide a unique identity for Ranch House. The following guidelines shall apply:

- Public artwork shall be incorporated into the design of community gathering areas, parks and commercial plazas. Streetscape elements, such as community entry features, bus shelters and traffic circles, should also feature artwork in their design.
- Adjacent property owners are encouraged to develop shared artwork, especially within common areas.
- Artwork shall be composed of durable, weather-resistant materials.
- Artwork shall be located so that it is reasonably visible to the public from a major road, open space area or building entrance.
- Maintenance of artwork is the responsibility of the property owner.

V. IMPLEMENTATION & ADMINISTRATION

A. Administration & Interpretation

The Specific Plan shall be administered by the Town's Zoning Administrator, and all implementation decisions shall be based on the purpose of the Specific Plan. If a conflict arises between the Specific Plan and the Marana Town Code ("MTC"), the Specific Plan shall control. If the Specific Plan is silent on any issue, and the MTC is consulted, the purpose and intent of the Specific Plan shall control the Zoning Administrator's decision whether and how to apply the MTC. Appeals of any Zoning Administrator interpretation of this Specific Plan may be made to the Board of Adjustment within 15 days of the date of the interpretation. The Specific Plan will not result in the modification or change of any existing Town-adopted building codes.

B. Implementation Responsibilities

The three entities responsible for the implementation of improvements within the Specific Plan are the Master Developer, the Builder and the RHCA.

The Master Developer is the entity responsible for ensuring the basic infrastructure facilities, including sewer, water and roads, are planned and constructed to serve the development areas within the Specific Plan in a timely and coordinated manner. They will also build the public open space, which will be dedicated to the Town, and the private open space which will be turned over to the RHCA.

At any time, the Master Developer may relinquish its rights and assign any or all rights to one or more Builders. The Builder is the purchaser of a development area, or portions of a development area and is responsible for building or providing for building within their area(s) of ownership.

The RHCA is the entity responsible for the maintenance and management of all shared private common areas that are not dedicated to the Town. In addition, the RHCA will enforce the Master CC&Rs placed on the properties.

C. Phasing

It is envisioned that this Project will be developed as a cohesive development, achieved in phases, with an estimated build-out period of 25 years. The development will likely consist of 4 phases, as illustrated in *Exhibit V.C: Phasing Schedule* and described below:

The total number of ~~residential lots~~residences within the Specific Plan will not exceed 3,~~2~~500 (up to 3,200 residential lots, plus up to 300 MFR units). The number of residential lots to be built in each phase will be determined at time of platting. The public and private open space areas will be constructed on a proportionate basis in accordance with the amount of land being developed. In general, development will progress from east to west, and south to north with the areas adjacent to Wentz and Hardin Roads the last to develop.

1. Phase 1

Residential development will begin with planning areas 2 and 3, and the beginning phases of the spine infrastructure will be installed, including:

- Ranch House Way, which will provide access to the entire Property, will be constructed westerly from Sanders Road and north from Marana Road to serve planning areas 2 and 3.
- Sanders Road will be extended from Marana Road to I-10 Eastbound Frontage Road.
- Traffic signals should be installed at the Ranch House Way/Marana Road intersection and at the Sanders Road/Marana Road intersection.
- Construction of water and sewer systems will also take place during this time.

2. Phase 2

- Residential development will continue in planning areas 4, 5 and 6.
- Ranch House Way will be extended from Marana Road to Kirby Hughes Road.

3. Phase 3

- Residential development includes planning areas 7 and 8.
- Ranch House Way will be extended from Sanders Road to Kirby Hughes Road.
- The intersection of I-10 Eastbound Frontage Road/Kirby Hughes Road will be reconstructed such that Kirby Hughes Road will align perpendicularly to the Frontage Road.

4. Phase 4

    - The final phase includes construction of residential planning areas 9-13, north of Kirby Hughes Road and commercial planning area 1.
    - The portion of Ranch House Way north of Kirby Hughes Road will be constructed.

The purpose of the phasing plan is to relate infrastructure requirements to proposed development. Although the sequence is implied, development of phases may occur in a different order or concurrently, at the discretion of the Master Developer, as long as the related infrastructure is adequately in place. Changes in the phasing order may occur due to unforeseen factors affecting development. Flexibility is needed within the Specific Plan to address these changing needs while still maintaining a timely development. Infrastructure such as roads, sewer, water and grading will be constructed and extended in accordance with the build-out of the Project.

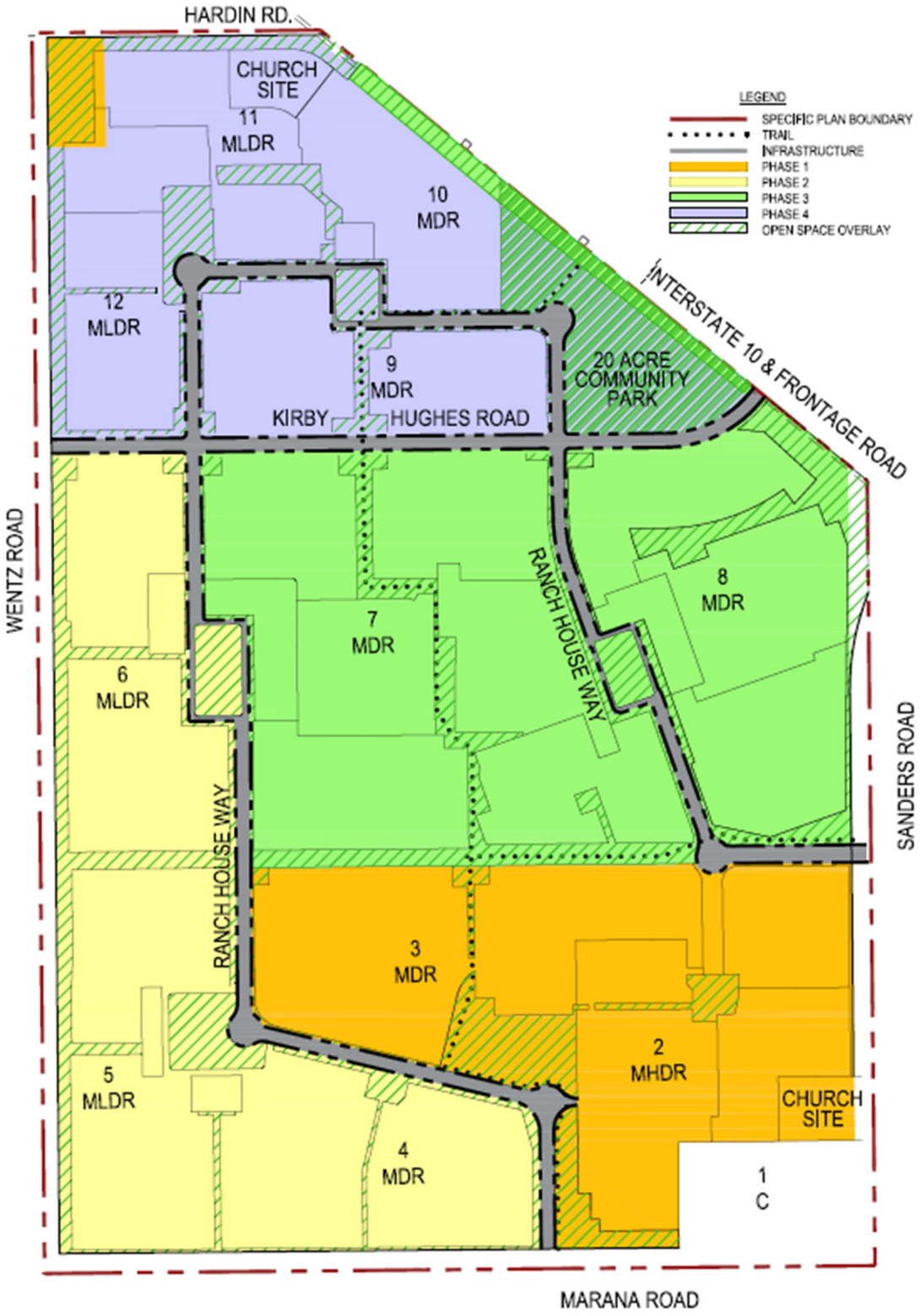


EXHIBIT V.C: PHASING SCHEDULE

D. Amendments

Amendments to the Specific Plans are categorized as either administrative amendments or substantial amendments. Administrative amendments are approved by the Zoning Administrator after written application is made. Substantial amendments are approved through the rezoning process set forth in MTC Section 17-3-1.

1. Zoning Administrator

The Zoning Administrator shall determine whether a proposed specific plan amendment is administrative or substantial.

2. Administrative Amendments

Categories of administrative amendments include, but are not limited to:

a. The addition of new information to the specific plan maps or text that does not change the effect of any regulations or guidelines.

b. Changes to infrastructure, such as drainage and utilities, which do not change the overall intent of the specific plan or increase the development capacity in the specific plan area.

c. Changes in the land use designation boundary, division of plan areas or combinations of areas.

d. Minor modifications or adjustments to intrusions, encroachments, easements, rights-of-way, or open spaces, so long as the modifications do not conflict with the overall intent of the specific plan.

e. The addition of a use that is materially similar to a listed use, as determined by the Zoning Administrator pursuant to the process set forth in MTC Section 17-4-2(C).

Legal Description

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY Pima, STATE OF Arizona, AND IS DESCRIBED AS FOLLOWS:

Parcel A:

Section 17 and the North half of Section 20, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

EXCEPT THEREFROM Parcels 1, 2, 3, 4 and 5, more particularly described as follows:

Parcel 1: (Northeast of I-10)

That portion of the North half of Section 17, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, lying Northeasterly of the Southwesterly right-of-way line of Casa Grande-Tucson Highway (Interstate 10);

Parcel 2: (Northern Church parcel)

That portion of the Northwest quarter of Section 17, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 17;

THENCE North 89 degrees 24 minutes 46 seconds East, along the North line of said Section 17, a distance of 1252.82 feet;

THENCE at a right angle, South 00 degrees 35 minutes 14 seconds East, a distance of 120.00 feet to the TRUE POINT OF BEGINNING;

THENCE North 89 degrees 24 minutes 46 seconds East, parallel with and 120.00 feet South of said North line of Section 17, a distance of 387.66 feet to the beginning of a curve to the right having a radius of 350.00 feet;

THENCE Easterly along said curve, through a central angle of 40 degrees 06 minutes 14 seconds, an arc distance of 244.98 feet.

THENCE South 50 degrees 29 minutes 00 seconds East, a distance of 69.71 feet;

THENCE South 37 degrees 55 minutes 33 seconds West, a distance of 398.75 feet;

THENCE North 50 degrees 29 minutes 00 seconds West, a distance of 18.98 feet to the beginning of a curve to the left having a radius of 232.75 feet;

THENCE Westerly, along said curve through a central angle of 40 degrees 06 minutes 14 seconds, an arc distance of 162.91 feet;

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AMERICAN LAND TITLE ASSOCIATION

THENCE South 89 degrees 24 minutes 46 seconds West, a distance of 253.69 feet;

THENCE North 00 degrees 35 minutes 14 seconds West, a distance of 372.25 feet to the POINT OF BEGINNING.

Parcel 3: (Active Adult Parcel)

Those portions of the South half of Section 17 and the North half of Section 20, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona., described as follows:

COMMENCING at the East quarter corner of said Section 20;

THENCE North 00 degrees 30 minutes 58 seconds West, along the East line of the Northeast quarter of said Section 20, a distance of 1834.76 feet;

THENCE at a right angle, South 89 degrees 29 minutes 02 seconds West, a distance of 75.00 feet to the POINT OF BEGINNING;

THENCE North 00 degrees 30 minutes 58 seconds West, parallel with and 75.00 feet West of said East line of the Northeast quarter of Section 20, a distance of 801.42 feet to a point on the section line common to said Sections 17 and 20;

THENCE North 00 degrees 37 minutes 24 seconds West, parallel with and 75.00 feet West of the East line of the Southeast quarter of said Section 17, a distance of 174.35 feet;

THENCE North 89 degrees 24 minutes 22 seconds East, a distance of 0.99 foot to the beginning of a curve to the left having a radius of 25.00 feet;

THENCE Northeasterly, along said curve, through a central angle of 90 degrees 01 minutes 46 seconds, an arc distance of 39.28 feet;

THENCE North 00 degrees 37 minutes 24 seconds West, parallel with and 49.00 feet West of said East line of the Southeast quarter of Section 17, a distance of 1017.02 feet to the beginning of a curve to the right having a radius of 1149.00 feet;

THENCE Northeasterly, along said curve, through a central angle of 16 degrees 47 minutes 35 seconds an arc distance of 336.77 feet to a point on said East line of the Southeast quarter of Section 17;

THENCE North 00 degrees 37 minutes 24 seconds West, along said East line, a distance of 821.35 feet to a point on the Southwesterly right-of-way line of Casa Grande-Tucson Highway (Interstate 10);

THENCE North 50 degrees 29 minutes 00 seconds West, along said right-of-way line, a distance of 1154.87 feet to the beginning of a curve to the left having a radius of 25.00 feet;

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THENCE Westerly, along said curve, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet;

THENCE South 39 degrees 31 minutes 00 seconds West, a distance of 141.16 feet to the beginning of a curve to the right having a radius of 1145.00 feet;

THENCE Southwesterly, along said curve, through a central angle of 49 degrees 24 minutes 22 seconds, an arc distance of 987.33 feet to the beginning of a curve to the left having a radius of 25.00 feet;

THENCE Southwesterly, along said curve, through a central angle of 89 degrees 30 minutes 37 seconds, an arc distance of 39.06 feet;

THENCE South 00 degrees 35 minutes 15 seconds East, a distance of 5.04 feet;

THENCE South 89 degrees 24 minutes 45 seconds West, parallel with and 75.00 feet South of the East-West mid-section line of said Section 17, a distance of 742.43 feet to a point on the North-South mid-section line of said Section 17;

THENCE South 89 degrees 26 minutes 14 seconds West, parallel with and 75.00 feet South of said East-West mid-section line, a distance of 248.32 feet;

THENCE South 52 degrees 19 minutes 53 seconds West, a distance of 68.83 feet;

THENCE South 15 degrees 37 minutes 37 seconds West, a distance of 321.41 feet;

THENCE South 27 degrees 43 minutes 42 seconds East, a distance of 405.99 feet;

THENCE South 71 degrees 01 minutes 58 seconds East, a distance of 177.55 feet;

THENCE South 33 degrees 41 minutes 42 seconds East, a distance of 198.63 feet;

THENCE South 06 degrees 07 minutes 58 seconds East, a distance of 79.85 feet;

THENCE South 02 degrees 04 minutes 59 seconds West, a distance of 288.74 feet;

THENCE South 23 degrees 50 minutes 33 seconds East, a distance of 246.64 feet;

THENCE South 48 degrees 36 minutes 23 seconds East, a distance of 265.79 feet;

THENCE South 38 degrees 56 minutes 39 seconds East, a distance of 71.79 feet;

THENCE South 71 degrees 52 minutes 22 seconds West, a distance of 243.51 feet;

THENCE South 22 degrees 53 minutes 14 seconds West, a distance of 342.28 feet;

THENCE South 02 degrees 19 minutes 19 seconds West, a distance of 151.65 feet;

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THENCE South 05 degrees 13 minutes 55 seconds East, a distance of 172.63 feet;

THENCE South 09 degrees 28 minutes 55 seconds West, a distance of 71.11 feet;

THENCE South 31 degrees 45 minutes 51 seconds West, a distance of 81.76 feet;

THENCE South 00 degrees 04 minutes 30 seconds West, a distance of 430.93 feet;

THENCE South 60 degrees 20 minutes 40 seconds East, a distance of 356.88 feet;

THENCE South 88 degrees 40 minutes 47 seconds East, a distance of 1016.16 feet;

THENCE South 79 degrees 18 minutes 05 seconds East, a distance of 374.59 feet;

THENCE North 83 degrees 42 minutes 10 seconds East, a distance of 382.62 feet;

THENCE South 69 degrees 32 minutes 57 seconds East, a distance of 276.54 feet;

THENCE North 83 degrees 16 minutes 26 seconds East, a distance of 261.23 feet to the POINT OF BEGINNING.

Parcel 4: (Southern Church Parcel)

That portion of the Southeast quarter of the Northeast quarter of Section 20, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

COMMENCING at the East quarter corner of said Section 20;

THENCE North 00 degrees 30 minutes 58 seconds West, along the East line of said Northeast quarter of Section 20, a distance of 802.25 feet;

THENCE South 89 degrees 27 minutes 32 seconds West, parallel with and 802.25 feet North of the East-West mid-section line of said Section, a distance of 75.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 89 degrees 27 minutes 32 seconds West, a distance of 531.22 feet;

THENCE North 00 degrees 30 minutes 58 seconds West, a distance of 410.00 feet;

THENCE North 89 degrees 27 minutes 32 seconds East, a distance of 531.22 feet;

THENCE South 00 degrees 30 minutes 58 seconds East, parallel with and 75.00 feet West of said East line of the Northeast quarter, a distance of 410.00 feet to the TRUE POINT OF BEGINNING.

Parcel 5: (Commercial Parcel)

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That portion of the Southeast quarter of the Northeast quarter of Section 20, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

COMMENCING at the East quarter corner of said Section 20;

THENCE North 00 degrees 30 minutes 58 seconds West, along the East line of said Northeast quarter of said Section 20, a distance of 802.25 feet;

THENCE South 89 degrees 27 minutes 32 seconds West, parallel with and 802.25 feet North of the East-West mid-section line of said Section, a distance of 75.00 feet to the POINT OF BEGINNING;

THENCE continuing South 89 degrees 27 minutes 32 seconds West, a distance of 1165.21 feet;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 677.28 feet;

THENCE North 89 degrees 27 minutes 32 seconds East, parallel with and 125.00 feet North of said East-West mid-section line, a distance of 1146.32 feet to the beginning of a curve to the left having a radius of 25.00 feet;

THENCE Northeasterly, along said curve, through a central angle of 89 degrees 58 minutes 30 seconds, an arc distance of 39.26 feet;

THENCE North 00 degrees 30 minutes 58 seconds West, parallel with and 75.00 feet West of said East line of the Northeast quarter of Section 20, a distance of 652.26 feet to the POINT OF BEGINNING.

Parcel B:

A temporary construction easement as set forth in Docket 12585 at page 2405, corrected in Docket 12652 at page 1 and in Docket 12754 at page 3789.

Parcel C: (Active Adult Parcel)

Those portions of the South half of Section 17 and the North half of Section 20, Township 11 South, Range 11 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

COMMENCING at the East quarter corner of said Section 20;

THENCE North 00 degrees 30 minutes 58 seconds West, along the East line of the Northeast quarter of said Section 20, a distance of 1834.76 feet;

THENCE, at a right angle, South 89 degrees 29 minutes 02 seconds West, 75.00 feet to the POINT OF BEGINNING;

THENCE North 00 degrees 30 minutes 58 seconds West, parallel with and 75.00 feet West of said East line of the Northeast quarter of Section 20, a distance of 801.42 feet to a point on the Section line common to said Sections 17 and 20;

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THENCE North 00 degrees 37 minutes 24 seconds West, parallel with and 75.00 feet West of the East line of the Southeast quarter of said Section 17, a distance of 174.35 feet;

THENCE North 89 degrees 24 minutes 22 seconds East, 0.99 foot to the beginning of a curve to the left having a radius of 25.00 feet;

THENCE Northeasterly, along said curve through a central angle of 90 degrees 01 minutes 46 seconds, an arc distance of 39.28 feet;

THENCE North 00 degrees 37 minutes 24 seconds West, parallel with and 49.00 feet West of said East line of the Southeast quarter of Section 17, a distance of 1017.02 feet to the beginning of a curve to the right having a radius of 1149.00 feet;

THENCE Northeasterly, along said curve, through a central angle of 16 degrees 47 minutes 35 seconds, an arc distance of 336.77 feet to a point on said East line of the Southeast quarter of Section 17;

THENCE North 00 degrees 37 minutes 24 seconds West, along said East line, 821.35 feet to a point on the Southwesterly right-of-way line of Casa Grande-Tucson Highway (Interstate 10);

THENCE North 50 degrees 29 minutes 00 seconds West, along said right-of-way line, 1154.87 feet to the beginning of a curve to the left having a radius of 25.00 feet;

THENCE Westerly along said curve, through a central angle of 90 degrees 00 minutes 00 seconds an arc distance of 39.27 feet;

THENCE South 39 degrees 31 minutes 00 seconds West, 141.16 feet to the beginning of a curve to the right having a radius of 1145.00 feet;

THENCE Southwesterly, along said curve, through a central angle of 49 degrees 24 minutes 22 seconds an arc distance of 987.33 feet to the beginning of a curve to the left having a radius of 25.00 feet;

THENCE Southwesterly, along said curve, through a central angle of 89 degrees 30 minutes 37 seconds an arc distance of 39.06 feet;

THENCE South 00 degrees 35 minutes 15 seconds East, 5.04 feet;

THENCE South 89 degrees 24 minutes 45 seconds West, parallel with and 75.00 feet South of the East-West mid-section line of said Section 17, a distance of 742.43 feet to a point on the North-South mid-section line of said Section 17;

THENCE South 89 degrees 26 minutes 14 seconds West, parallel with and 75.00 feet South of said East-West mid-section line, 248.32 feet;

THENCE South 52 degrees 19 minutes 53 seconds West, 68.83 feet;

THENCE South 15 degrees 37 minutes 37 seconds West, 321.41 feet;

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THENCE South 27 degrees 43 minutes 42 seconds East, 405.99 feet;

THENCE South 71 degrees 01 minutes 58 seconds East, 177.55 feet;

THENCE South 33 degrees 41 minutes 42 seconds East, 198.63 feet;

THENCE South 06 degrees 07 minutes 58 seconds East, 79.85 feet;

THENCE South 02 degrees 04 minutes 59 seconds West, 288.74 feet;

THENCE South 23 degrees 50 minutes 33 seconds East, 246.64 feet;

THENCE South 48 degrees 36 minutes 23 seconds East, 265.79 feet;

THENCE South 38 degrees 56 minutes 39 seconds East, 71.79 feet;

THENCE South 71 degrees 52 minutes 22 seconds West, 243.51 feet;

THENCE South 22 degrees 53 minutes 14 seconds West, 342.28 feet;

THENCE South 02 degrees 19 minutes 19 seconds West, 151.65 feet;

THENCE South 05 degrees 13 minutes 55 seconds East, 172.63 feet;

THENCE South 09 degrees 28 minutes 55 seconds West, 71.11 feet;

THENCE South 31 degrees 45 minutes 51 seconds West, 81.76 feet;

THENCE South 00 degrees 04 minutes 30 seconds West, 430.93 feet;

THENCE South 60 degrees 20 minutes 40 seconds East, 356.88 feet;

THENCE South 88 degrees 40 minutes 47 seconds East, 1016.16 feet;

THENCE South 79 degrees 18 minutes 05 seconds East, 374.59 feet;

THENCE North 83 degrees 42 minutes 10 seconds East, 382.62 feet;

THENCE South 69 degrees 32 minutes 57 seconds East, 276.54 feet;

THENCE North 83 degrees 16 minutes 26 seconds East, 261.23 feet to the POINT OF BEGINNING.

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Planning Commission Regular Meeting

Meeting Date: 09/28/2022

To: Planning Commission

From: Travis Lundell, Planner

Date: September 28, 2022

Strategic Plan Focus Area:
Not Applicable

Subject: **PCM2209-002: Amendments to Marana Town Code, Title 17 "Land Development".** Recommendation to the Town Council regarding amendments to various chapters of Title 17 "Land Development" of the Marana Town Code, adding provisions regarding solar energy systems and energy storage facilities, to include the following: adding definitions for solar energy systems and energy storage to Section 17-1-6 (Definitions), adding zoning provisions for solar energy systems and energy storage to Chapter 17-4 “Zoning,” revising Chapter 17-6 “General Development Regulations” to add new section 17-6-11 (Solar energy systems and energy storage facilities); and other various revisions to Title 17 of the Marana Town Code. (Travis Lundell)

Discussion:

REQUEST

Staff is requesting a recommendation to the Town Council for approval of amendments to various chapters of Title 17 (Land Development Code) of the Marana Town Code, which would add provisions regarding solar energy systems and energy storage facilities. The proposed changes include the following: adding definitions for solar energy systems and energy storage to Section 17-1-6 (Definitions), adding zoning provisions for solar energy systems and energy storage to Chapter 17-4 "Zoning", revising Chapter 17-6 "General Development Regulations" to add new section 17-6-11 (Solar energy systems and energy storage facilities); and other various revisions to Title 17 of the Marana Town Code.

OVERVIEW

The Town has received inquiries regarding zoning requirements and development standards for solar energy systems and energy storage facilities . The current Town Code does not specifically address solar energy systems and energy storage facilities. The proposed changes will implement development standards for energy storage facilities and solar energy systems and other minor, miscellaneous revisions.

The list below highlights and describes many of the proposed amendments or additions.

Section 17-1 "Title, Intent, Purpose and Definitions"

- 17-1-6. Definitions

  Adds definitions for solar energy systems, energy storage and electric utility. Also, changes the definitions of power plant and utility facility to exclude solar power and energy storage facilities.

Chapter 17-4 “Zoning”

- 17-4-2. Use matrix table 2

  Solar energy system, energy storage facility, and accessory storage facility have been added to the Land Use Matrix table 2. Power plant is changed to reflect separation from solar power.

- 17-4-2. Use matrix table 3

  Adds conditions per use for accessory energy storage facility.

- 17-4-19. Zone C - large lot zone

  Clarifies use of energy storage facilities in Zone C - Large Lot Zone

Chapter 17-6 “General Development Regulations”

17-6. Renames Chapter to "General and Miscellaneous Development Regulations"

- 17-6-11. Solar energy systems and energy storage facilities

  Provides development standards and guidelines for solar energy systems and energy storage facilities including:
  - Site area
  - Setbacks
  - Structure height
  - Buffers
  - Decommissioning
  - Maintenance

Staff Recommendation:

Staff recommends that the Planning Commission forward the proposed amendments to Marana Town Code, Title 17 "Land Development" to the Town Council with a recommendation for approval.

Suggested Motion:

I move to recommend to the Town Council approval of PCM2209-002, amendments to various chapters of Title 17 "Land Development" of the Marana Town Code.

Attachments

Proposed Revision Title 17 - Solar

ROW Buffer Map

SECTION 1. Section 17-1-6 (Definitions) of the Marana Town Code is hereby revised as follows (with additions shown with double underlining and deletions shown with ~~strikeouts~~):

17-1-6 Definitions

A. The following definitions are used in this title, unless a different meaning is clearly indicated by the context or by a more specific definition:

[No revisions to subparagraphs 1 through 66]

67. Electric utility: A business providing ancillary services, electric distribution services, electric generation services, electric transmission services and other services related to providing electricity to retail customers.

68. Energy storage: Technologies that capture or absorb electricity, store it as another form of energy (chemical, thermal, mechanical), and then release it for use when it is needed.

69. Energy storage facility: Building, structure, or land used for energy storage.

[No revisions to existing subparagraphs 67 through 150 which are hereby renumbered as subparagraphs 70 through 153]

~~151~~ 154. Power plant: A facility that converts one or more energy sources, including but not limited to water power, fossil fuels, or nuclear power~~, or solar power,~~ into electrical energy or steam. A power generation plant may also perform either or both of the following: (a) operation of a transmission system that conveys the energy or steam from the generation facility to a power distribution system; (b) operation of a distribution system that conveys energy or steam from the generation facility or the transmission system to final consumers.

[No revisions to existing subparagraphs 152 through 182 which are hereby renumbered as subparagraphs 155 through 185]

186. Solar energy system or solar power plant: A utility scale device or series of mechanisms designed primarily to provide heating, to provide cooling, to produce electrical power, to produce mechanical power, or to provide any combination of the foregoing by means of collecting and transferring solar generated energy into such uses either by active or passive means.

[No revisions to existing subparagraphs 183 through 209 which are hereby renumbered as subparagraphs 187 through 213]

~~210~~ 214. Utility facility: Building, structure, or land used by a utility, railroad, or governmental agency for uses such as, but not necessarily limited to, water or sewage treatment plants or pumping stations,

substations, telephone exchanges, and resource recovery facilities, but not including a power plant, a solar energy system or solar power plant, an energy storage facility, and land, buildings, or structures used solely for storage and maintenance of equipment and materials.

[No revisions to existing subparagraphs 211 through 218 which are hereby renumbered as subparagraphs 215 through 222]

[No revisions to paragraphs B and C]

SECTION 2. Chapter 17-4 "Zoning" of the Marana Town Code is hereby revised as follows (with additions shown with double underlining and deletions shown with ~~strikeouts~~):

[No revisions to section 17-4-1]

17-4-2 Use matrix

[No revisions to paragraphs A through C]

Table 2. Use matrix (only amendments to Table 2 are shown; the remainder of Table 2 is unchanged)

Uses	AG	RA	ER	NR	GR	MR	RR	NC	VC	LI	HI
Utilities											
Accessory energy storage facility	U	X	X	X	X	X	X	X	X	U	U
Energy storage facility	C	X	X	X	X	X	X	X	X	C	C
Power plant	C	~~C~~X	X	X	X	X	X	X	X	C	C
Solar energy system/solar power plant	C	C	X	X	X	X	X	X	X	C	C

17-4-3 Use conditions matrix

The following table lists the conditions that apply to uses marked with a "U" in Table 2 (Use matrix). Where a zoning group is listed in the "zone(s)" column, the conditions apply to all zoning districts in that zoning group.

Table 3. Conditions per use (only amendments to Table 3 are shown; the remainder of Table 3 is unchanged)

Use	Zone(s)	Condition(s)
Accessory energy storage facility	AG, LI, HI	Must comply with all development standards for energy storage facilities, as set forth in section 17-6-11 Must be accessory to an electric utility facility Shall consist of a maximum of 10% of total land use per parcel

[No revisions to section 17-4-4 through 17-4-18]

17-4-19 Zone C – large lot zone

[No revisions to paragraphs A through D]

E. Energy storage facilities. Energy storage facilities may be permitted in zone C subject to the issuance of a conditional use permit pursuant to the procedure set forth in section 17-3-2 (conditional use permits), and in compliance with all development standards for energy storage facilities set forth in section 17-6-11

[No revisions to sections 17-4-20 through 17-4-26]

SECTION 3. Chapter 17-6 of the Marana Town Code is hereby renamed as "General and Miscellaneous Development Regulations."

SECTION 4. Chapter 17-6 of the Marana Town Code, renamed as "General and Miscellaneous Development Regulations" by section 3 of this ordinance, is hereby revised by adding new section 17-6-11 (Solar energy systems and energy storage) as follows:

17-6-11 Solar energy systems and energy storage facilities

A. The minimum requirements of this section, including the development standards set forth in Table 1 (Development standards for solar energy systems or energy storage facilities) below, shall apply to any solar energy system or energy storage facility located in any zoning district.

Table 1. Development standards for solar energy systems or energy storage facilities		
Development Standard	**Solar energy systems**	**Energy storage facilities**
Maximum site area	200 acres	100 acres
Setbacks (minimum)	AG zone: 40 foot perimeter LI and HI zones: 30 foot perimeter	AG zone: 40 foot perimeter LI and HI zones: 40 foot perimeter
Maximum structure height	16 feet	16 feet
Buffers (minimum)	Parcels containing other solar energy systems: 2,000 feet* Major roadways‡ Interstate 10 (I-10) - Pinal county line south to Twin Peaks Road interchange: 1 mile Tangerine Road – Dove Mountain Boulevard west to I-10: ½ mile Twin Peaks Road - Saguaro Highlands Drive west to town boundary: ½ mile Avra Valley Road – within town's boundaries: ½ mile	Parcels containing other energy storage facilities: 2,000 feet* Major roadways‡ Interstate 10 (I-10) - Pinal county line south to Twin Peaks Road interchange: 1 mile Tangerine Road – Dove Mountain Boulevard west to I-10: ½ mile Twin Peaks Road - Saguaro Highlands Drive west to town boundary: ½ mile Avra Valley Road – within town's boundaries: ½ mile Residential zoned parcel: 500 feet* Abutting an existing residential dwelling: 1,000 feet*

* Measured in a straight line from the boundary of each parcel
‡ Measured from right-of-way centerline on both sides

B. The developer of a solar energy system or energy storage facility must provide the town with a decommissioning plan for the site at the time of development plan review. The plan must include the necessary funding assurances to ensure the property is returned to its pre-development condition, flat state or better, including remediating any environmental issue caused by the solar energy system or energy storage facility.

C. If title to the solar energy system or energy storage facility is vested in a special purpose entity, a written guaranty from its parent company must be included with the decommissioning plan required by paragraph B, above, fully binding the parent company to all the terms and conditions of the decommissioning plan. If the solar energy system or energy storage facility is leased, sold, or conveyed, the guaranty shall be fully binding upon the successors and assigns of the special purpose entity and parent company, as well as any other subsequent owner/operator of the solar energy system or energy storage facility.

D. Solar energy systems and energy storage facilities shall be maintained in good working order and in accordance with manufacturer and industry standards. Any solar energy system or energy storage facility, or any component of a system or facility, which becomes inoperable shall be made operational or shall be removed from the property within one year of the date the system or facility became inoperable, all at the owner's expense.

E. Approval granted to an individual property owner of a solar energy system shall not be construed to bar owners or tenants of any adjacent property from ordinary or permitted building, landscaping, or other accessory improvements, even if such improvements may diminish the function of the solar energy system.

Buffer Map

I-10, Tangerine Rd, Avra Valley Rd, and Twin Peaks Rd

MARANA AZ

0 0.5 1 2 Miles

Pinal County
Pima County

1-10
1 Mile Buffer

Tangerine Rd
1/2 Mile Buffer

Avra Valley Rd
1/2 Mile Buffer

Twin Peaks Rd
1/2 Mile Buffer

Pinal Airpark Rd
I-10
Luckett Rd
Hardin Rd
Kirby Hughes Rd
Sagebrush Rd
Marana Rd
Berry St
Wentz Rd
Barnett Rd
Boundary
Silverbell Rd
Town of Marana
Sanders Rd
Grier Rd
Sandario Rd
Cochie Canyon Tr
Adonis Rd
Lon Adams Rd
Barnett
Postvale
Moore Rd
Gladden Farms Dr
Tangerine Farms Rd
Midfield Rd
Mike Etter Bl
Clark Farms
Mainplaina
Dove Mountain Blvd
Wild Burro Rd
Moore Rd
Camino de Oeste
W Tangerine Rd
Tangerine Rd
Twin Peaks Rd
Camino de Mañana
Camino del Norte
Interstate 10
Avra Valley Rd
Airline Rd
Lambert Ln
Saguaro Highlands Dr
Saguaro Peaks Bl
Coachline Blvd
Linda Vista Blvd
Hartman Ln
Emigh Rd
Avra Rd
Magee Rd
Desert Pass Rd
Massingale Rd
Ellexson Dr
Van Ark Rd
Ina Rd
Scenic Dr
Pima Farms Rd
Contentera Reserve Lp
Pima Reserve Dr
Silverbell Rd
Wade Rd
Cortaro Rd
Business Park Dr
Cortaro Farms Rd
Camino Martin

Planning Commission Regular Meeting

Meeting Date: 09/28/2022

To: Planning Commission

From: Steven Cheslak, Principal Planner

Date: September 28, 2022

Strategic Plan Focus Area:
Not Applicable

Subject: **PCM2209-003: Amendments to Marana Town Code, Title 17 "Land Development".** Recommendation to the Town Council regarding amendments to various chapters of Title 17 "Land Development" of the Marana Town Code to include the following: revisions to Chapter 17-4 “Zoning” Section 17-4-2 (Use matrix) and Section 17-4-7 (Commercial zoning districts); revisions to Section 17-6-8 (Medical marijuana dispensary); and revisions to Chapter 17-10 “Signs” Section 17-10-15 (Classification; enforcement; removal) . (Steve Cheslak)

Discussion:

REQUEST
Staff is requesting a recommendation to the Town Council for approval of amendments to various chapters of Title 17 (Land Development Code) of the Marana Town Code. The proposed changes include the following: revisions to Chapter 17-4 “Zoning” Section 17-4-2 (Use matrix) and Section 17-4-7 (Commercial zoning districts); revisions to Section 17-6-8 (Medical marijuana dispensary); and revisions to Chapter 17-10 “Signs” Section 17-10-15 (Classification; enforcement; removal) .

OVERVIEW
In June of 2021, the Town Council adopted Ordinance 2021.010, enacting comprehensive revisions to the Land Development Code and the final migration of the Land Development Code to Title 17 of the Town Code. Minor revisions to improve the processes and procedures relating to development, corrections related to misstated or omitted provisions, and other miscellaneous clean-up were adopted by the Town Council by Ordinance 2022.006 on March 15, 2022.
The current proposed amendments are similar in nature to the previously adopted revisions, updating and improving the Code as necessary.

The list below describes the proposed amendments.

Chapter 17-4 “Zoning”

- 17-4-2 Use Matrix

  Table 2. (Use Matrix) has been modified to include 'Motel' as a use under the Lodging category, as a clarification, due to an existing motel definition found in the Code.
- 17-4-7 Commercial Zoning Districts

  Table 6. (Development standards per commercial zone) has been modified to include cross-references to existing development standards for multi-family residential uses in the Neighborhood Commercial (NC) zone and for single-family residential uses in NC and Village Commercial (VC).

Chapter 17-6 “General Development Regulations”

- 17-6-8 **Medical marijuana dispensary**

  17-6-8 E. has been modified for clarification to include the definition of offsite cultivation location.

The existing code states:

> E. A medical marijuana dispensary offsite cultivation location is prohibited within the town limits.,

and the proposed code states:

> E. A medical marijuana dispensary offsite cultivation location is prohibited within the town limits. *For purposes of this section, "offsite cultivation location" is defined as any cultivation site that is located at a separate physical location or site from a medical marijuana dispensary with a valid, unexpired conditional use permit.*

Chapter 17-10 "Signs"

- 17-10-15 Classification; enforcement; removal

The words "*or on public property"* have been added to 17-10-15 B.1. a. and B.3. for clarification of the sign removal authority of code enforcement staff.

Staff Recommendation:

Staff recommends that the Planning Commission forward the proposed amendments to Marana Town Code, Title 17 "Land Development" to the Town Council with a recommendation for approval.

Suggested Motion:

I move to recommend to the Town Council approval of PCM2209-003, amendments to various chapters of Title 17 "Land Development" of the Marana Town Code.

Attachments

Draft Ordinance

SECTION 1. Section 17-4-2 (Use matrix) of the Marana Town Code is hereby revised as follows (with additions shown with double underlining):

17-4-2 Use matrix

[No revisions to paragraphs A through C]

Table 2. Use matrix [only amendments to Table 2 are shown; the remainder of Table 2 is unchanged]

Uses	**AG**	**RA**	**ER**	**NR**	**GR**	**MR**	**RR**	**NC**	**VC**	**LI**	**HI**
Lodging											
Motel	X	X	X	X	X	X	P	C	P	P	P

SECTION 2. Section 17-4-7 (Commercial zoning districts) of the Marana Town Code is hereby revised as follows (with additions shown with double underlining and deletions shown with ~~strikethrough~~):

17-4-7 Commercial zoning districts

[No revisions to paragraphs A through D]

E. The following development standards apply in the commercial zones:

Table 6. Development standards per commercial zone [only amendments to Table 6 are shown; the remainder of Table 6 is unchanged]

[Remainder of this page intentionally left blank]

Table 6. Development standards per commercial zone			
Development standard	RR	NC ‡*	VC ‡
Site area	10 acres min.	1 acre min., 20-acre max.	10 acres
Floor area ratio (maximum)	0.25	0.5	0.5
Density (maximum)	4.36 units per acre	10 dwelling units per acre	20 dwelling units per acre
Site setbacks (minimum)⌂	Arterial or collector – 40 ft. Other roads – 25 ft. Side – 25 ft. Rear – 25 ft.	Front – 20 ft. Street side—20 ft. Side – 20 ft. Rear – 20 ft. Abutting residential zone property line – 25 ft.	Front 30 ft. (commercial) 20 ft. (residential) Street side 30 ft. (commercial) 20 ft. (residential) Side – 20 ft. Rear – 20 ft.
Building height (maximum)	50 ft. Accessory buildings – 40 ft. 50% height increase may be approved with a conditional use permit (see section 17-3-2, conditional use permits) Height must match adjacent parcel permitted height within 75 ft. of site property line	30 ft. Accessory buildings - 25 ft.	50 ft. (commercial) 40 ft. (residential) Accessory buildings – 30 ft.
Lot coverage (maximum)	40% of the total lot area	40% of the total area (commercial) 50% of the total area (residential)	55% of the total area
Landscape area requirements (minimum; site)	25 ft. front, street side, and abutting residential zones Street frontages require trees planted at no more than 40 ft. on center with 25% in a 24-inch box or greater Landscaping must cover at least 15% of the site Landscaping and trees must cover at least 15% of,	N/A	N/A

Table 6. Development standards per commercial zone			
Development standard	RR	NC ‡*	VC ‡
	and be evenly distributed throughout, parking areas		

‡ Notwithstanding anything to the contrary in this Table 6, single-family detached residential uses in the NC and VC zones must comply with the development standards for R-3 zone as set forth in section 17-4-5(B)(7) Table 4 (Development standards per residential zone)

* Notwithstanding anything to the contrary in this Table 6, multi-family residential uses in the NC zone must comply with the development standards for MR-2 zone as set forth in section 17-4-6(D) Table 5 (Development standards per MR zone)

⌂ When commercial or industrial development is adjacent to AG, RA, ER, NR, and GR zones or groups, side and rear setbacks must equal or exceed the height of the primary building on the site. See 17-8-2(B)(6).

SECTION 3. Chapter 17-6-8 (Medical marijuana dispensary) of the Marana Town Code is hereby revised as follows (with additions shown with double underlining):

17-6-8 Medical marijuana dispensary

[No revisions to paragraphs A through D]

E. A medical marijuana dispensary offsite cultivation location is prohibited within the town limits. For purposes of this section, "offsite cultivation location" is defined as any cultivation site that is located at a separate physical location or site from a medical marijuana dispensary with a valid, unexpired conditional use permit.

[No revisions to paragraphs F through H]

SECTION 4. Chapter 17-10-15 (Classification; enforcement; removal) of the Marana Town Code is hereby revised as follows (with additions shown with double underlining):

17-10-15 Classification; enforcement; removal

[No revisions to paragraph A]

B. Removal of signs by town; notice; fees.

1. A code compliance officer or other authorized representative of the town may immediately remove or cause the removal of a sign in either of the following circumstances:

   a. When the sign is unlawfully placed in the public right-of-way or on public property.

      [No revisions to subparagraph b]

   [No revisions to subparagraph 2]

   3. If a sign is placed in violation of this chapter but does not pose an immediate hazard to persons or property and is not located in the public right-of-way or on public property, a code compliance officer or other authorized representative of the town shall provide written notice of violation to the sign owner.

      [No revisions to subparagraphs a through c]

   [No revisions to subparagraph 4]

[No revisions to paragraph C]

Planning Commission Regular Meeting

Meeting Date: 09/28/2022

To: Planning Commission

From: Sarah Smith, Planner

Date: September 28, 2022

Strategic Plan Focus Area:
Not Applicable

Subject: **DPP2207-001: The Learning Experience;** A request for approval of the Silverbell Road Corridor Overlay District development plan review application for The Learning Experience located at 8693 N Silverbell Rd, on the South side of Silverbell Road between N Silver Moon Way and Continental Reserve Loop. (Sarah Smith)

Discussion:

Request
Crosslands Development Company LLC, represented by Grenier Engineering, is requesting approval of a Silverbell Road Corridor Overlay District development plan review application for The Learning Experience.

Location
The 0.96 acre subject property (APN 226-22-6140) is generally located on the South side of Silverbell Road between N Silver Moon Way and Continental Reserve Loop at 8693 N Silverbell Road.

Silverbell Road Corridor Overlay District
The proposed development is located within the Silverbell Road Corridor Overlay District (SRCOD) and subject to the provisions of SRCOD established by ordinance 2003.27 as amended by ordinance 2009.05. Development plans in the SRCOD are subject to review and approval by the Planning Commission to ensure compliance with the requirements of the underlying specific plan or zoning district, as well as the commercial design standards. The Planning Commission may, if satisfied that all the objectives of the Marana Town Code and Town standards have been met, approve the development plan, or approve with conditions.

In addition to the required Planning Commission approval, Town staff reviews the accompanying design review application to evaluate compliance with the SRCOD standards outlined in Chapter 17-19 of the Marana Town Code.

Zoning
The subject parcel of land is within the Pima Farms North – The Villas at Sombrero Peak Specific Plan zoning area and is platted as Lot 1 (APN 226-22-6140) of the Continental Crossings subdivision (Seq. No. 20160500157).The subject parcel land use was originally designated as part commercial and part open space per the Pima Farms North Specific Plan, Ordinance 89.20, as adopted on May 30, 1989. Per Ordinance No. 2006.19, adopted on July 5, 2006, the Pima Farms North Specific Plan was modified to change the land use to Village Core Commercial (VC) and modified regulations for the VC land use designation to be consistent with the SRCOD.

Adjacent Land Uses
The project site is bound on the West and South sides by Lot 4 of the Continental Crossings subdivision that is currently vacant and in the development review process for the Safford Apartments. To the East of this project site is Lot 2 of the Continental Crossings subdivision that has been developed as the Watermark Assisted Living and Memory Care, a 90,000 sf, 108 room, two story facility. Silverbell Road, a four-lane, arterial roadway, is directly north and adjacent to the project site with existing Continental Ranch subdivisions beyond the right-of-way.

Proposed Development Plan
The Learning Experience development plan proposes a 9,058 square foot, one story (23 feet), day-care facility on the .96 acre, Lot 1 of the Continental Crossings subdivision. The building is oriented to face the east, with a 7,138 sq. ft., secured, outdoor play area located behind the building. The proposed building is located the

required 25 feet from Silverbell Road and site drainage is achieved through a drainage system directed to the adjacent wash to the west. Thirty-eight parking spaces are provided for employees and patrons of the facility.

The proposed project's elevation, monument sign and perimeter screenwall will reflect similar colors and design elements of the adjacent, existing Watermark Assisted Living and Memory Care facility, to complete a unified appearance along Silverbell Road.

Site Access
The main access into The Learning Experience site is from a shared access drive with the Watermark Assisted Living and Memory Care facility off of Silverbell Road. Additional shared access is provided to the east, behind the Watermark facility, to Continental Reserve Loop.

Compliance with SRCOD Design Standards
The property and proposed development plan has been reviewed by Planning staff for compliance with SRCOD site design principles for buildings, site planning, landscaping, lighting, and signage as outlined in the Town Code and has been found to be in conformance.

Staff Recommendation:

The Learning Experience SRCOD development plan review application meets the requirements of the Pima Farms North – The Villas at Sombrero Peak Specific Plan, SRCOD and Marana Town Code and staff recommends approval.

Suggested Motion:

I move to approve DPP2207-001, The Learning Experience Silverbell Road Corridor Overlay District development plan review application.

Attachments

Development Plan
Exterior Elevations
Location Map
Application

DEVELOPMENT & IMPROVEMENT PLANS FOR
THE LEARNING EXPERIENCE
EARLY CHILDHOOD CARE FACILITY
8693 N. SILVERBELL RD. MARANA, AZ 85743
DPP2207-001

PERMITTING NOTES

1. THE ADMINISTRATIVE/SITE ADDRESS IS: 8693 N. SILVERBELL RD., MARANA, AZ 85743.

ZONING AND LAND USE NOTES:

1. THE GROSS AREA OF THIS DEVELOPMENT IS 41,777 S.F. (0.96 ACRES).
2. THE EXISTING ZONING IS F – SPECIFIC PLAN (PIMA FARMS NORTH) WITH A LAND USE DESIGNATION OF 'C' (VILLAGE CORE – COMMERCIAL) PER ORDINANCE NO. 89.20 AND AS AMENDED PER ORDINANCE NO. 2006.19., AND ORDINANCE NO. 2020.010.
3. THE PROPOSED USE IS DAY CARE, AS ALLOWED PER MARANA CODE 17–9.
4. PARKING PROPOSED:

STANDARD PARKING SPACES:	36 SPACES
HANDICAP ACCESSIBLE SPACES:	2 SPACES
TOTAL PARKING PROPOSED:	38 SPACES
COMPACT SPACES:	8 (21% < 30% OK)

5. PROPOSED MAXIMUM BUILDING HEIGHT = 23'. MAXIMUM ALLOWED BUILDING HEIGHT= 34'–0".
6. ALL WALLS SHALL BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI–RESISTANT MATERIALS.
7. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
8. NOT USED.
9. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
10. THE DESIGN VEHICLE FOR THIS PROJECT IS A WB–40.
11. ALL EXTERIOR AND SITE LIGHTING SHALL COMPLY TO THE MOST CURRENT EDITION OF THE TOWN OF MARANA OUTDOOR LIGHTING CODE.
12. THE INSTALLATION OF PRIVATE DEVELOPMENT ITEMS SUCH AS LANDSCAPE, IRRIGATION AND OTHER PRIVATE FEATURES WITHIN THE PUBLIC RIGHT–OF–WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION.
13. NO STRUCTURES, PATIO, RETAINING WALL, FENCES, TRASH ENCLOSURES OR ENCROACHMENTS OF ANY KIND MAY IMPEDE OR BE CONSTRUCTED OVER ANY PUBLIC UTILITY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF MARANA AND THE EASEMENT GRANTEE.
14. REQUIRED BUILDING SETBACKS: NORTH=25.00' (SILVERBELL), SOUTH=PROPOSED 10' PER PCZ2207–002, EAST=10', WEST=10' PROVIDED BUILDING SETBACKS: NORTH=33.51' (SILVERBELL), SOUTH=10.03', EAST=70.20', WEST=53.18'
15. THIS DEVELOPMENT COMPLIES WITH MARANA CODE 12–3–6 FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
16. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF ORDINANCE 2006.19, AND 2020.010.
17. BUILDING AREA= 9,058 S.F., LOT COVERAGE= 22%
18. TRASH ENCLOSURE MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON–TRANSPARENT GATES.

DRAINAGE NOTES:

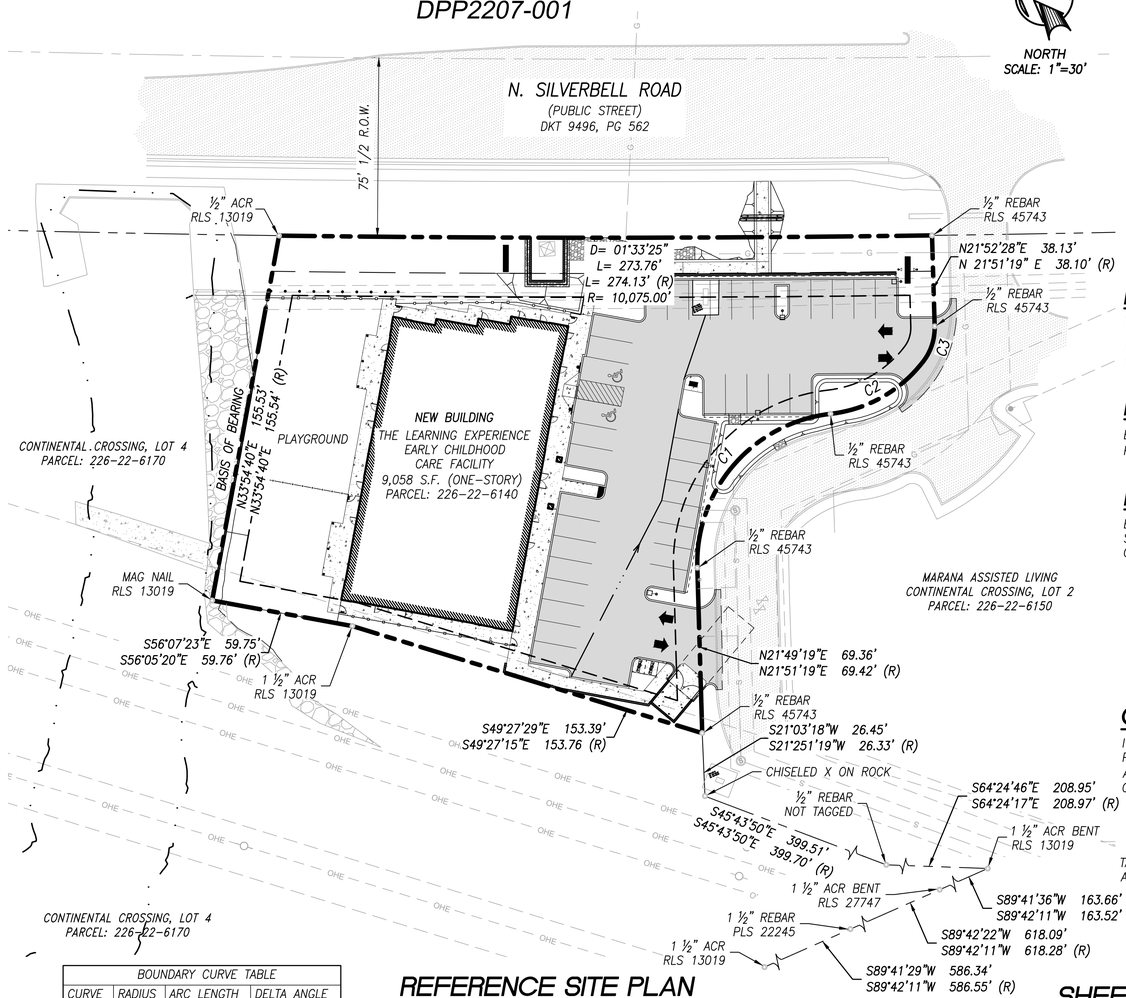
1. THE DEVELOPER, ANY SUCCESSORS OR ASSIGNS, WILL HOLD THE TOWN OF MARANA, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
2. A FLOODPLAIN USE PERMIT AND ELEVATION CERTIFICATES ARE NOT REQUIRED FOR THIS DEVELOPMENT.
3. DRAINAGE SHALL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
4. AS SHOWN ON FIRM PANEL 04019C1655L (EFFECTIVE DATE JUNE 16, 2011) THE SITE IS WITHIN SHADED AND UN–SHADED ZONE X.

STREETS AND ROADS NOTES:

1. NO STRUCTURES OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES.
2. TOTAL MILES OF NEW PUBLIC STREETS IS 0 MILES.
   TOTAL MILES OF NEW PRIVATE STREETS IS 0 MILES.

UTILITIES AND WASTEWATER MANAGEMENT NOTES:

1. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
2. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCE AS HAVING AN ASSURED WATER SUPPLY.
3. THIS PROJECT LIES WITHIN THE PLANNED WASTE WATER SERVICE AREA OF THE PIMA COUNTY REGIONAL WASTE WATER RECLAMATION DEPARTMENT.
4. 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.
5. ON–SITE SANITARY SEWERS, WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
6. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
7. ALL LANDSCAPING WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES CONTAINED WITHIN PIMA COUNTY / CITY OF TUCSON STANDARD DETAIL WWM A–4.
8. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
9. CONSTRUCTION AUTHORIZATION FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT. APPROVAL OF THIS DEVELOPMENT DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.
10. ANY REVISIONS TO THIS PLAN WITHIN THE WAPA EASEMENT MUST BE APPROVED BY WESTERN AREA POWER ADMINISTRATION (WAPA). PLEASE CONTACT NANCY WILCOX AT (602) 605–2580.



REFERENCE SITE PLAN

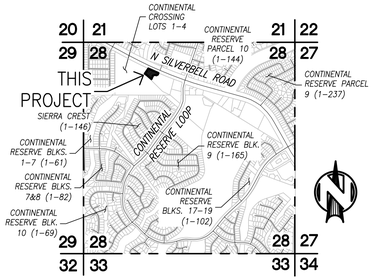
BOUNDARY CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1 (R)	63.00'	93.62'	85°08'23"
C1	63.00'	93.78'	85°17'31"
C2 (R)	57.00'	46.28'	46°31'21"
C2	57.00'	46.17'	46°24'37"
C3 (R)	23.00'	15.50'	38°37'02"
C3	23.00'	15.51'	38°38'26"

VEHICLE PARKING/LOADING INFORMATION

TOTAL NUMBER OF PROPOSED ONSITE PARKING SPACES IS 38 (INCLUDING 2 HANDICAP).

ONSITE PARKING IS ADEQUATE (AS UTILIZED ON SIMULAR COMMERCIAL PROJECTS).

NO LOADING ZONES PROVIDED OR REQUIRED.



LOCATION MAP

SCALE: 3" = 1 MILE
SITUATED IN THE NW QUARTER OF SECTION 28, T–12–S, R–12–E, GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LEGAL DESCRIPTION

LOT 1 OF CONTINENTAL CROSSING, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE MAP RECORDED IN THE OFFICE OF THE PIMA COUNTY RECORDER AT RECORDING NO. 2016–0500157.
PARCEL NUMBERS: 226–22–6140

BASIS OF ELEVATIONS

BASIS OF ELEVATIONS: 2149.95' NAVD88, PIMA COUNTY OPUS CONTROL POINT "W17".

BASIS OF BEARINGS

BASIS OF BEARINGS: NORTH 33°54'40" EAST, ACCORDING TO SEQUENCE NUMBER 20160500157, BETWEEN MONUMENTS FOUND ON THE WEST LINE OF THE SUBJECT PROPERTY, AS SHOWN.

CERTIFICATION OF SURVEY

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

TAYLOR J. WEBB, R.L.S.
ARIZONA REGISTRATION NO. 52699



OWNER

DAZ7 – SOMBRERO PEAK, LLC
C/O THE DESCO GROUP, INC.
CONTACT : MARK PEARL
ADDRESS : 25 N. BRENTWOOD BLVD. ST. LOUIS, MO 63105
PHONE : (314)378–1002
EMAIL : mpearl@descogroup.com

DEVELOPER

CROSSLANDS COMPANIES
CONTACT : JEFF DURBON, PRESIDENT
ADDRESS : 5750 DTC PARKWAY, #145 GREENWOOD VILLAGE, CO 80111
PHONE : (303) 210–1948
EMAIL : jeff.durbon@crosslands.us

ARCHITECT

BODUCH DESIGN GROUP, INC.
CONTACT : SCOTT BODUCH, AIA, PRESIDENT
ADDRESS : 4969 SOUTH ALKIRE ST. MORRISON, CO 80465
PHONE : (303) 901–0720
EMAIL :

CIVIL ENGINEER

GRENIER ENGINEERING, INC.
CONTACT : JOHN GRENIER, P.E.
ADDRESS : 6300 EL DORADO PLAZA, SUITE A120 TUCSON, AZ 85715
PHONE : (520) 326–7082
FAX : (520) 326–7508
EMAIL : jgrenier@grenierеng.com

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REF. NOS:
PRV1510–002, PCZ2207–002 DPP2207–001

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Rev #	Date	Description

GRENIER ENGINEERING, INC.
Structural & Civil Engineering Consultant
6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715
Phone: 520.326.7082 – Fax: 520.326.7508



Job Number:	22044
Designed By:	AR/JEG
Drawn By:	AR
Checked By:	JEG
Date:	9/15/2022
Scale: Vt:	N/A Hz: AS NOTED

Sheet Name: COVER SHEET

Project: DEVELOPMENT & IMPROVEMENT PLANS FOR
THE LEARNING EXPERIENCE EARLY CHILDHOOD CARE FACILITY
LOT 1 OF CONTINENTAL CROSSING LOTS 1 THRU 4. AS RECORDED IN SEQ. # 20160500157, SITUATED IN THE NW QTR OF SEC. 28, T12S, R12E, G&SRM, PIMA COUNTY, ARIZONA

Sheet Number: C1.0

Sheet 1 of 15

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY ENGINEER OF RECORD. REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.

GENERAL NOTES

1. ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PIMA ASSOCIATION OF GOVERNMENTS DETAILS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (P.A.G. SSPI) LATEST EDITION AND ANY AMENDMENTS THERETO.
2. A GEOTECHNICAL ENGINEERING INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES, HAS BEEN PREPARED FOR THIS PROJECT BY CONFORMATECH, INC.; PROJECT NUMBER 22-014G DATED 06/01/22. EARTHWORK AND PAVING SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT.
3. BOUNDARY, SURVEY DATA, AND EXISTING IMPROVEMENTS SHOWN ON PLAN ARE PER SURVEY PREPARED BY ON POINT SURVEYING, PLLC., (JOB #22097), 6200 N SHANNON ROAD, TUCSON, AZ AND SEALED BY TAYLOR J. WEBB, RLS NO. 52699, DATED 06/28/2022. GRENIER ENGINEERING, INC. ASSUMES SAID BOUNDARY, TOPO AND OTHER INFORMATION SHOWN ON SAID PLAN TO BE CORRECT AND ACCURATE FOR DESIGN, DEVELOPMENT AND ALL OTHER PURPOSES, HAS RELIED THEREON AND ACCEPTS NO RESPONSIBILITY FOR ANY DISCREPANCIES BETWEEN THE PLAN BEARINGS, DISTANCES AND QUANTITIES CALCULATED FROM THIS TOPO AND THE FINAL CONSTRUCTION QUANTITIES OR DISTANCES OR BEARINGS, INCLUDING, WITHOUT LIMITATION, ANY OWNER/CONTRACTOR OR PAYMENT DISPUTES CREATED AS A RESULT OF THESE DISCREPANCIES.
4. NOT USED.
5. THE GROSS AREA FOR THIS SITE IS 41,777 S.F., 0.96 AC. AND THE AREA OF DISTURBANCE IS ±40,998 S.F., 0.94 AC.
6. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
8. A COPY OF THE APPROVED PLAN, GRADING PERMIT AND SWPPP SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
9. UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC, CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.
10. CONTRACTOR SHALL CALL BLUE STAKE (1-800-782-5348) TO VERIFY LOCATION OF ALL UTILITIES A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL, AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT, AND ANY OTHER OBSTRUCTIONS DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED BY THE CONTRACTOR. ANY UNDERGROUND PIPES, IRRIGATION LINES, IRRIGATION CONTROLS, DRAINS, STRUCTURES, OR OBSTRUCTIONS NOT SHOWN ON THESE PLANS SHALL BE MOVED, ALTERED, OR REPAIRED BY THE CONTRACTOR WHEN ENCOUNTERED, AS DIRECTED BY THE ENGINEER, AND IS A DEFINITE PART OF THIS PROJECT. ALL REPAIR, REPLACEMENT, OR CLEAN UP SHALL BE DONE TO THE SATISFACTION OF THE TOWN.
13. THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN CONTRACTOR REQUIRES THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK. CONTRACTOR SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR THEIR ASSISTANTS UPON ANY PART OF THE WORK WHENEVER SO REQUESTED, AND SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEERS. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
14. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S), THEIR SUCCESSORS OR ASSIGNS, (AND/OR THE CONTRACTOR, THEIR SUCCESSORS OR ASSIGNS AS APPLICABLE) TO PURSUE ANY NEGOTIATIONS, OBTAIN ANY AGREEMENTS AND/OR PERMITS, ETC, FROM ALL NECESSARY OWNERS, PRIVATE AND/OR GOVERNMENTAL AGENCIES IN CHARGE OF PROPERTIES AND/OR RIGHTS-OF-WAY ADJACENT TO (OR NEIGHBORING) THIS PROJECT, THAT MAY BE REQUIRED TO DO ANY WORK (CONSTRUCTION, ACCESS, MODIFICATIONS, GRADING, DRAINAGE, STRUCTURES, ROADS, ETC.) ENCROACHING OF AFFECTING DIRECTLY OR INDIRECTLY ON THESE ADJACENT PROPERTIES AND RIGHTS-OF-WAY IN ANY CONCEIVABLE MANNER, REGARDLESS OF WHETHER OR NOT THIS WORK IS SHOWN OR DESCRIBED ON THESE PLANS.
15. NO STRUCTURE OR LANDSCAPING MATERIAL WITHIN 30" TO 72" IN HEIGHT SHALL BE PLACED IN THE SHOWN SITE VISIBILITY TRIANGLES.
16. NOT USED.
17. ALL REVISIONS TO PLANS MUST BE APPROVED BY THE TOWN OF MARANA PRIOR TO CONSTRUCTION.
18. 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 REPATRIATION COORDINATOR OF THE ARIZONA STATE MUSEUM SHALL BE IMMEDIATELY CONTACTED AT (520) 621-4795. PURSUANT TO A.R.S. 41-865.

GENERAL NOTES CONTINUED

19. ALL CONCRETE SHALL CONFORM TO PC/COT SSPI SECTION 1006, CLASS S, 3000-PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
20. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
21. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
22. A REGISTERED ENGINEER MUST CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS PRIOR TO A REQUEST OF FINAL INSPECTION/CERTIFICATION OF OCCUPANCY, OR RELEASE OF ASSURANCES OR MODULAR PERMITS.
23. THE SOILS ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS, INCLUDING BUT LIMITED TO: CLEARING, SUBGRADE PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, TOGETHER WITH PLACEMENT AND COMPACTION OF FILL.
24. THE CONTRACTOR SHALL HAVE THE SOILS ENGINEER CERTIFY, IN WRITING, THAT ALL MATERIALS UTILIZED ON THIS DEVELOPMENT ARE IN CONFORMANCE WITH THE ACCEPTED PLANS AND SPECIFICATION. CERTIFICATIONS, IN WRITING, ARE TO BE RECEIVED BY THE ENGINEER AND ARCHITECT PRIOR TO REQUEST FOR FINAL INSPECTION.
25. THE CONTRACTOR SHALL CERTIFY, IN WRITING, THAT ALL IMPROVEMENTS (PRIVATE AND PUBLIC) HAVE BEEN CONSTRUCTED, PLACED, INSTALLED, ETC. IN SUBSTANTIAL CONFORMANCE WITH THE ACCEPTED PLANS FOR THIS DEVELOPMENT. CERTIFICATIONS, IN WRITING, ARE TO BE RECEIVED BY THE ENGINEER AND ARCHITECT PRIOR TO REQUEST FOR FINAL INSPECTION.
26. ALL SIGNING AND MARKING SHALL BE PER THE TUCSON DOT SIGNING MANUAL AND PAVEMENT MARKING DESIGN MANUAL.
27. RETAINING WALLS OVER FIVE (5) IN HEIGHT SHALL BE CONSTRUCTED UNDER SEPARATE PERMIT FROM TOWN OF MARANA BUILDING SAFETY DEPARTMENT.
28. THE CONTRACTOR SHALL WORK AROUND EXISTING TRAFFIC SIGNS WHEN GRADING UNLESS INDICATED FOR REMOVAL AND REPLACEMENT.
29. DEPRESS ALL LANDSCAPE AREAS A MAXIMUM OF 6" FOR WATER HARVESTING.
30. THE CONTRACTOR SHALL REMOVE THE FINE MATERIALS FROM THE BOTTOM OF THE WATER HARVESTING AREAS AND SCARIFY THEIR BOTTOMS ONCE THE CONSTRUCTION ACTIVITIES ARE COMPLETED, IN ORDER TO REMOVE ANY FINE MATERIAL BUILD UP CAUSED BY CONSTRUCTION AND TO RESTORE SOIL PERCOLATION. BMP'S MAY BE INSTALLED AT THE BASIN INLET(S) TO PREVENT THE FINE MATERIAL FROM ENTERING THE BASIN.
31. IN THE CASE WHERE WORK EXTENDS BEYOND THE EXPIRATION OF ANY PERMIT, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RENEW PERMITS.
32. IF GRADING CONSTRUCTION IS EXPECTED TO LAST LONGER THAN THE EXPIRATION DATE OF THE GRADING PERMIT, CONTACT TOM DEVELOPMENT ENGINEERING TO RENEW/EXTEND THE GRADING PERMIT. IF FINAL GRADING INSPECTION HAS NOT BEEN COMPLETED BEFORE THE GRADING PERMIT EXPIRES, AND THE PERMIT HAS NOT BEEN RENEWED, ADDITIONAL FEES AND REVIEWS MAY BE REQUIRED.
33. THE APPROVED DEVELOPMENT & IMPROVEMENT PLAN IS THE ONLY ACCEPTABLE CONSTRUCTION PLAN ONSITE.
34. NOT USED.
35. A COPY OF THE APPROVED GRADING PLAN, GRADING PERMIT, AND ANY GEOTECHNICAL REPORTS SHALL BE KEPT AT THE SITE AT ALL TIMES UNTIL FINAL GRADING APPROVAL. ANY REVISION TO THE GRADING PLAN MAY REQUIRE A RE-SUBMITTAL OF A REVISED GRADING PLAN FOR REVIEW.
36. IT SHALL BE THE RESPONSIBILITY OF THE OPERATOR(S) TO FULLY COMPLY WITH THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM CONSTRUCTION GENERAL PERMIT, IN ACCORDANCE WITH THE STORMWATER POLLUTION PLAN (SWPPP) DEVELOPED FOR THIS PROJECT.
37. THE OWNER SHALL COORDINATE INSPECTIONS OF PRIVATE DRAINAGE FACILITIES SUCH AS ONSITE ROOF DRAINS AND SCUPPERS BY A REGISTERED CIVIL ENGINEER ANNUALLY AND AFTER MAJOR STORM EVENTS. MAINTENANCE OF ONSITE PRIVATE DRAINAGE FACILITIES SHALL BE PERFORMED BY THE OWNER.
38. AS-BUILT AND LETTERS OF COMPLETION FOR OVERALL PROJECT ARE REQUIRED. THE ENGINEER OF RECORD SHALL SUBMIT A STATEMENT OF CONFORMANCE TO AS-BUILT PLAN AND THE SPECIFICATIONS.
39. ALL WORK SHALL CONFORM TO CHAPTER 17, STANDARDS FOR GRADING AND RELATED SITE WORK, OF THE TOWN OF MARANA LAND DEVELOPMENT CODE.
40. ALL SLOPES STEEPER THAN 3:1 WILL BE PROTECTED WITH 6" DIAMETER (MINIMUM) ROCK RIP-RAP OF CONCRETE BANK PROTECTION.
41. DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
42. 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.

GENERAL NOTES CONTINUED

43. THE CONTRACTOR SHALL OBTAIN A TOWN OF MARANA RIGHT OF WAY PERMIT AT THEIR COST 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.
44. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A TOWN OF MARANA BUSINESS LICENSE PRIOR TO COMMENCEMENT OF ANY WORK.
45. TRACER WIRE REQUIRED FOR ALL IRRIGATION SLEEVES.
46. SURVEYOR TO SET NEW PROPERTY CORNERS AS NOTED ON PLANS AFTER COMPLETION OF CONSTRUCTION.
47. THE AREA BETWEEN THE 100-YEAR FLOOR 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.
48. 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 LICENSE AGREEMENT SHALL BE EXECUTED AND APPROVED BY THE TOWN OF MARANA PRIOR TO APPROVAL OF THE CLOSEOUT PACKAGE FOR THIS PROJECT.
49. THIS PROJECT WILL OBTAIN ALL NECESSARY PERMITS UNDER SECTION 404 OF THE CLEAN WATER ACT.

GENERAL GRADING NOTES

1. ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX (6) INCHES AND HAULED FROM THE SITE PRIOR TO GRADING.
2. ELEVATIONS SHOWN ON THIS PLAN ARE ELEVATIONS OF FINAL IMPROVEMENTS
3. CONTRACTOR SHALL EXERCISE EXTREME CARE TO MINIMIZE DAMAGE TO NATURAL GROWTH IN UNDISTURBED AREAS AND WORK WITHIN EASEMENTS AND ROADWAYS.
4. ALL WORK SHALL CONFORM TO CHAPTER 17, STANDARDS FOR GRADING AND RELATED SITE WORK, OF THE TOWN OF MARANA LAND DEVELOPMENT CODE.
5. ALL OVER EXCAVATED SOILS AND OTHER DELETERIOUS MATERIALS SHALL BE PLACED ONLY AT APPROVED SITES.
6. BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN ±0.10 FOOT OF FINISH BUILDING PAD ELEVATIONS AS STAKED BY THE ENGINEER. STREETS AND PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN ±0.10 FOOT OF FINISH SUBGRADES AS STAKED BY THE ENGINEER.
7. SCARIFICATION, COMPACTION AND MATERIALS OF ALL AREAS SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL REPORT BY CONFORMATECH (PROJECT 22-014G), DATED JUNE 1, 2022.
8. ALL CUT AND FILL SLOPES SHALL BE 3:1 OF FLATTER AND NO HIGHER THAN 5 FEET UNLESS OTHERWISE NOTED.
9. STANDING WATER IN WATER HARVESTING AREAS WILL NOT BE MORE THEN 6" DEEP.
10. GRADES SHOWN ON PLANS HAVE BEEN TRUNCATED. ADD 2100 TO ALL SPOT GRADES.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE SURVEYOR PROVIDING THE CONSTRUCTION LAYOUT TO VERIFY THE BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OBSERVED. SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT, THE ENGINEER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.
12. GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO THE APPROVED PROJECT DISTURBANCE LIMITS AS SHOWN ON THESE PLANS. NO WORK SHALL TAKE PLACE OUTSIDE OF THE LIMITS SHOWN ON THESE PLANS.
13. CONTRACTOR SHALL REFER TO STORM WATER POLLUTION PREVENTION PLANS TO CONTROL SEDIMENT POLLUTION DURING GRADING OPERATIONS.

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	FS	FINISHED SURFACE	PG	PAGE
AC	ACRES, ASPHALTIC CONCRETE	G	GUTTER	PN	PLAN NUMBER
ACR	ALUMINUM CAPPED REBAR	G&SRM	GILA AND SALT RIVER MERIDIAN	PVC	POLYVINYL CHLORIDE
ADEQ	ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY	IBC	INTERNATIONAL BUILDING CODE	PVMT	PAVEMENT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	ICC	INTERNATIONAL CODE COUNCIL	R	RECORD, RANGE
BLDG	BUILDING	INV	INVERT	RCP	REINFORCED CONCRETE PIPE
BLVD	BOULEVARD	L	LENGTH	RD	ROAD
BK	BOOK	LF	LINEAR FEET	ROW	RIGHT-OF-WAY
C	COMPUTED	LP	LOOP	S	SOUTH, SECTION, SLOPE
CONC	CONCRETE	M	MEASURED	SE	SOUTHEAST
CY	CUBIC YARDS	M&P	MAPS AND PLATS	SEQ	SEQUENCE
C.W.	CURB WALL	MAX	MAXIMUM	SF	SQUARE FEET
DKT	DOCKET	M.E.	MATCH EXISTING	STD	STANDARD
DTL	DETAIL	MIN	MINIMUM	SW	SOUTHWEST
E	EAST	N	NORTH	T	TOWNSHIP
FFE	FINISHED FLOOR ELEVATION	NE	NORTHEAST	TC	TOP OF CURB
FL	FLOW LINE	NO	NUMBER	UNO	UNLESS NOTED OTHERWISE
		NOI	NOTICE OF INTENT	W	WEST, WIDTH
		NW	NORTHWEST	WSEL	WATER SURFACE ELEVATION
		P.A.G.	PIMA ASSOCIATION OF GOVERNMENTS	WWF	WELDED WIRE FABRIC

GENERAL PAVING NOTES

1. AGGREGATE BASE COURSE SHALL CONFORM TO P.A.G. S.S.P.I. SEC. 303.
2. ASPHALTIC CONCRETE SHALL CONFORM TO P.A.G. S.S.P.I. SECTION 406 AND SOILS REPORT, UNLESS OTHERWISE SPECIFIED.
3. SUBBASE MATERIAL SHALL CONFORM TO P.A.G. S.S.P.I., SECTION 203.
4. PAVING CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METER BOXES, SANITARY SEWER MANHOLE AND CLEANOUT RING AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVERS TO THE NEW FINISHED GRADE.

ASPHALT

1. USE ALL MEANS NECESSARY TO PROTECT ASPHALT CONCRETE PAVEMENT MATERIALS BEFORE, DURING AND AFTER INSTALLATION TO PROTECT THE INSTALLED WORK OF OTHER TRADES.
2. USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST DURING THE PERFORMANCE OF WORK UNDER THIS SECTION.
3. ASPHALTIC CONCRETE SHALL CONFORM TO PIMA P.A.G. S.S.P.I., SECTION 406, UNLESS OTHERWISE SPECIFIED.
4. TESTS SHALL BE CONDUCTED BY AN EXPERIENCED TESTING LABORATORY EMPLOYED BY THE OWNER AND LICENSED IN THE STATE OF ARIZONA.
5. APPLY TACK COAT TO ALL ADJACENT CONCRETE ASPHALT EDGE SURFACES.

CONCRETE

1. PROVIDE ALL LABOR, MATERIAL, TOOLS, EQUIPMENT AND SERVICES FOR CONCRETE PAVING, EQUIPMENT FOUNDATIONS AND BASES, EXTERIOR PLATFORMS AND STEPS, SPLASH BLOCKS, AND CURB AND GUTTER AS INDICATED OR REQUIRED FOR A COMPLETE INSTALLATION.
2. COMPLY WITH ALL PERTINENT SECTIONS OF THE APPROPRIATE GOVERNING AUTHORITIES STANDARD SPECIFICATIONS, AS AMENDED TO DATE.
3. ASPHALTIC CONCRETE SHALL CONFORM TO PIMA P.A.G. S.S.P.I., SECTION 406, UNLESS OTHERWISE SPECIFIED.
4. FINISH CONCRETE WITH A DIRECTIONAL LIGHT BROOM FINISH PERPENDICULAR TO THE FLOW OF TRAFFIC.

NORTHWEST FIRE NOTES

1. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 85,000 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.
2. DURING ALL PHASES OF CONSTRUCTION A SIGN ON WEATHER PROOF MATERIAL 24 INCHES IN HEIGHT BY 36 INCHES IN WIDTH SHALL BE VISIBLE FROM THE NEAREST POINT OF PUBLIC ROADWAY ACCESS TO ANY BUILDING ACCESS ROAD. THE SIGN SHALL HAVE A WHITE BACKGROUND AND RED LETTERS A MINIMUM OF 6 INCHES IN HEIGHT WITH 1/2 INCH STROKE STATING FIRE DEPARTMENT ACCESS. THE ACCESS ROADWAY SHALL BE KEPT CLEAR OF OBSTRUCTIONS INCLUDING PARKED VEHICLES, CONSTRUCTION MATERIALS AND TRENCHES AT ALL TIMES.
3. FIRE FLOW FOR THIS PROJECT SHALL BE A MINIMUM OF 1500 GPM, FOR 2 HOURS. CONSTRUCTION TYPE IS VB.
4. TEMPORARY WATER SUPPLY MEETING FIRE FLOW IS REQUIRED AND MUST BE TESTED AND APPROVED PRIOR TO THE INTRODUCTION OF COMBUSTIBLE MATERIALS TO THE SITE.

LEGEND

FEATURE	NEW	EXISTING
INDICATES A FOUND MONUMENT AS DESCRIBED		◎
FOUND SURVEY MONUMENT, AS NOTED		□
BOUNDARY LINE		
EASEMENT LINE		
CENTER LINE		
CONTOUR LINE – MAJOR	50	50
CONTOUR LINE – MINOR	51	51
A.C. PAVEMENT		
CONCRETE CURB		
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK/PAD		
BUILDING EXTERIOR WALL		
WALL		
OVERHEAD UTILITY LINE		OHU
UNDERGROUND ELECTRIC LINE	UGE	UGE
ELECTRICAL TRANSFORMER	△	△
ELECTRICAL J2 BOX	⊠	⊠
POWER POLE	●	●
LIGHT POLE	✱	✱
GAS LINE	G	G
GAS METER	■G	■G
GAS VALVE	⊗	⊗
SANITARY SEWER LINE	S	S
SANITARY SEWER MANHOLE	⦿	Ⓢ
SANITARY SEWER CLEANOUT	ₒCO	ₒCO
STORM DRAIN LINE	SD	SD
STORM DRAIN MANHOLE	⦿	Ⓓ
STORM DRAIN CLEANOUT	ₒCO	ₒCO
FIRE HYDRANT	✱	✱
FIRE DEPARTMENT CONNECTION	✱	✱
WATER LINE	W	W
WATER METER	■W	Ⓦ
BACKFLOW PREVENTOR	⊘⊘	⊓
WATER VALVE	⊗	⊗
SLOPE ARROW		
GRADE POINT	51.00	51.00
PARKING SPACE COUNT	(5)	
SIGN	⊤	○

REF. NOS:
PRV1510-002, PCZ2207-002 DPP2207-001

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 51927
JOHN E. GRENIER
DATE SIGNED 09-15-22
ARIZONA U.S.A.

Job Number:	22044
Designed By:	AR/JEG
Drawn By:	AR
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Scale: Vt:	N/A
Hz:	N/A

Sheet Name
NOTES & LEGEND

Project
DEVELOPMENT & IMPROVEMENT PLANS FOR
THE LEARNING EXPERIENCE EARLY CHILDHOOD CARE FACILITY
LOT 1 OF CONTINENTAL CROSSING LOTS 1 THRU 4. AS RECORDED IN SEQ. # 20160500157. SITUATED IN THE NW QTR. OF SEC. 28, T12S, R12E, G&SRM, PIMA COUNTY, ARIZONA

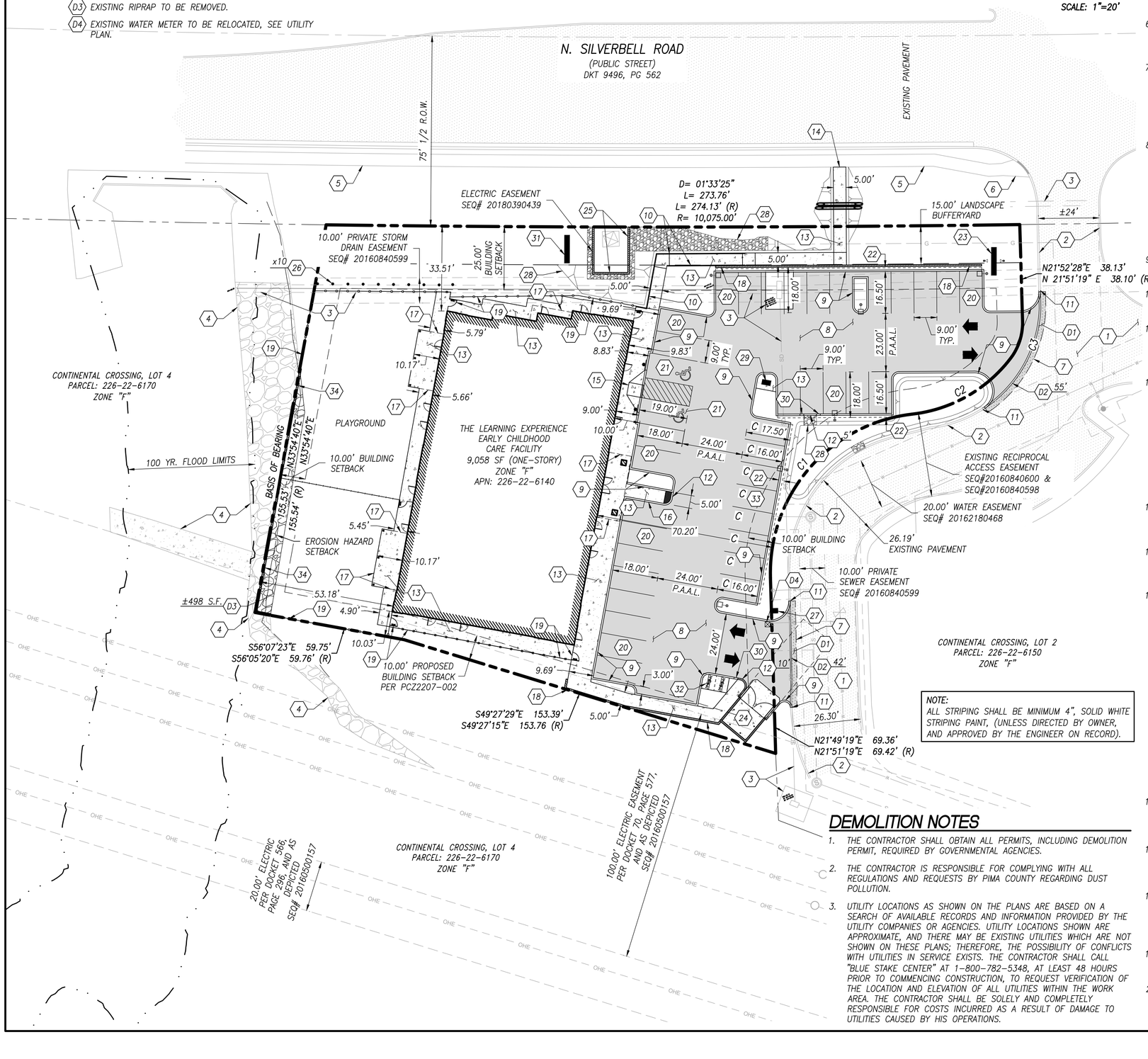
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DEMOLITION KEYNOTES

- (D1) EXISTING PAVEMENT TO BE REMOVED.
- (D2) EXISTING CONCRETE VERTICAL CURB TO BE REMOVED, SEE PLAN FOR LENGTH.
- (D3) EXISTING RIPRAP TO BE REMOVED.
- (D4) EXISTING WATER METER TO BE RELOCATED, SEE UTILITY PLAN.



NOTE:
ALL STRIPING SHALL BE MINIMUM 4", SOLID WHITE STRIPING PAINT, (UNLESS DIRECTED BY OWNER, AND APPROVED BY THE ENGINEER ON RECORD).

DEMOLITION NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, INCLUDING DEMOLITION PERMIT, REQUIRED BY GOVERNMENTAL AGENCIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL REGULATIONS AND REQUESTS BY PIMA COUNTY REGARDING DUST POLLUTION.
3. UTILITY LOCATIONS AS SHOWN ON THE PLANS ARE BASED ON A SEARCH OF AVAILABLE RECORDS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES OR AGENCIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE, AND THERE MAY BE EXISTING UTILITIES WHICH ARE NOT SHOWN ON THESE PLANS; THEREFORE, THE POSSIBILITY OF CONFLICTS WITH UTILITIES IN SERVICE EXISTS. THE CONTRACTOR SHALL CALL "BLUE STAKE CENTER" AT 1-800-782-5348, AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION, TO REQUEST VERIFICATION OF THE LOCATION AND ELEVATION OF ALL UTILITIES WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT OF DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS.

DEMOLITION NOTES ....CONTINUED

4. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO COMMENCING WORK TO DISCONNECT, SHUT OFF, OR STUB OUT ANY EXISTING UTILITIES AFFECTED BY THE DEMOLITION.
5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
6. THE CONTRACTOR AGREES TO PROTECT ALL ADJACENT PROPERTY AND EXISTING IMPROVEMENTS. INCLUDING POSITIVE CONTROL OF EARTH SPILLAGE, CONSTRUCTION WATER, AND RUNOFF WATERS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED AND/OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIR, REPLACEMENT, AND/OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
8. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
9. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION MATERIALS PER CITY AND/OR COUNTY REGULATIONS.
10. AN APPROVED COPY OF THIS PLAN SHALL BE KEPT ON LOCATION AT THE JOBSITE AT ALL TIMES DURING CONSTRUCTION.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL AND APPLY ALL WATER REQUIRED FOR THE CONTROL OF DUST FROM DEMOLITION ACTIVITIES. THE COST THEREOF IS TO BE INCLUDED IN THE CONTRACT PRICE.
12. THE EXISTENCE AND LOCATION OF ANY EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A REPRESENTATION OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS TO PROTECT ANY UTILITY NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
13. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE TOWN OF MARANA, INCLUDING DUST CONTROL, DEMOLITION, AND ASBESTOS/NESHAP.
14. THE CONTRACTOR SHALL OBTAIN APPROVAL AND CLEARANCE FROM NORTHWEST FIRE DISTRICT PRIOR TO PROCEEDING WITH ANY DEMOLITION WORK.
15. REGARDING DEMOLITION OF EXISTING LANDSCAPE IMPROVEMENT, THE CONTRACTOR SHALL:
    - A. CUT AND CAP ALL LANDSCAPE IRRIGATION LINES SERVING PLANTS TO BE REMOVED.
    - B. ENSURE CONTINUED IRRIGATION SERVICE TO PLANT MATERIAL TO REMAIN.
    - C. PROTECT ALL PLANT MATERIAL TO REMAIN: DO NOT COMPACT SOIL OR PLACE CONSTRUCTION EQUIPMENT OR MATERIAL WITHIN THE AREA UNDER THE PLANT CANOPY.
    - D. SALVAGE AND OFFER ALL LANDSCAPE IRRIGATION EQUIPMENT TO THE OWNER.
    - E. ALL STUMPS OF REMOVED TREES MUST BE COMPLETELY REMOVED BELOW GRADE.
    - F. ALL EXISTING BACKFLOW PREVENTORS SHALL BE SALVAGED.
16. CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT FOR EXISTING WATER SERVICES TO BE ABANDONED.
17. CONTRACTOR SHALL COORDINATE WITH OWNER AND/OR ARCHITECT FOR MATERIALS TO BE SALVAGED FOR REUSE OR STORAGE.
18. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES AND APPROVED CITY AND/OR COUNTY REGULATIONS.
19. PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED WHERE NECESSARY.
20. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

KEYNOTES

- (1) EXISTING PAVEMENT TO REMAIN.
- (2) EXISTING CONCRETE VERTICAL CURB TO REMAIN.
- (3) EXISTING DRAINAGE STRUCTURES TO REMAIN.
- (4) EXISTING RIPRAP/BANK PROTECTION TO REMAIN.
- (5) EXISTING CONCRETE SIDEWALK TO REMAIN.
- (6) EXISTING CURB ACCESS RAMP TO REMAIN.
- (7) SAWCUT 2' MIN. EXISTING PAVEMENT, TACK AND JOIN TO NEW PAVEMENT.
- (8) NEW A.C. PAVEMENT PER DETAIL 5/C5.0.
- (9) NEW 6" REVEAL TYPE 2 CONCRETE VERTICAL CURB PER P.A.G. STANDARD DETAIL 209, TYPE. 2.
- (10) NEW RAMP HANDRAIL, SEE DETAIL 4/C5.0.
- (11) JOIN NEW TO EXISTING CURB PER P.A.G. STANDARD DETAIL 211.
- (12) NEW CONCRETE HEADER FLUSH WITH PAVEMENT PER P.A.G. STANDARD DETAIL 213, LENGTH PER PLAN.
- (13) NEW CONCRETE SIDEWALK/PAD PER P.A.G. STANDARD DETAIL 200. 5% MAX. LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE.
- (14) NEW CONCRETE SIDEWALK NEW TO EXISTING CONNECTION PER P.A.G. STANDARD DETAIL 203.
- (15) NEW TYPE 1 CURB ACCESS RAMP PER TOWN OF MARANA STANDARD DETAIL 600-1.
- (16) SEE DETAIL 15/C5.1 FOR CURB AND SIDEWALK DETAIL.
- (17) BUILDING OVERHANG, SEE BUILDING PLANS.
- (18) NEW RETAINING/SCREEN WALL UNDER SEPARATE PERMIT, SEE DETAILS 13/C5.0, 4/A3, AND BUILDING PLANS.
- (19) NEW SECURITY FENCING/GATE UNDER SEPARATE PERMIT, SEE DETAIL 1/A2 AND SEE BUILDING PLANS.
- (20) NEW STANDARD PARKING SPACES PER DETAIL 1/C5.0.
- (21) NEW ACCESSIBLE PARKING SPACE PER DETAIL 1/C5.0.
- (22) VEHICLE OVERHANG LIMITS (1.5' FROM FACE OF CURB).
- (23) NEW MONUMENT SIGN UNDER SEPARATE PERMIT (APPROX. LOCATION), SEE DETAIL 2/A2 AND BUILDING PLANS.
- (24) NEW DUMPSTER ENCLOSURE & PAD PER DETAIL 17/C5.1.
- (25) NEW ELECTRICAL EQUIPMENT (PME) ENCLOSURE PER TEP STANDARD DETAIL SR-233.
- (26) NEW POST BARRICADES @ 6' O.C. PER P.A.G. STANDARD DETAIL 106, TYPE B, SEE PLAN FOR QTY.
- (27) RELOCATED UTILITY BOX, SEE UTILITY PLAN.
- (28) NEW ROCK RIPRAP, SEE GRADING PLAN.
- (29) NEW MAILBOX LOCATION, COORDINATE WITH USPS.
- (30) MODIFIED CONCRETE CURB TERMINAL SECTION PER P.A.G. STD. DTL. 210, L=1.5'
- (31) NEW TEMPORARY "COMING SOON" SIGN, (APPROXIMATE LOCATION, BY SEPARATE PERMIT.
- (32) NEW BICYCLE PARKING PER DETAIL 16/C5.1. 2 RACKS PROVIDED = 4 BIKES.
- (33) "C" INDICATES COMPACT CAR PARKING SPACE PER DETAIL 1/C5.0. PROVIDE THE WORD "COMPACT" PAVEMENT MARKING ON EACH OF THE 8 SPACES INDICATED.
- (34) NEW RETAINING WALL WITH FENCE ON TOP (UNDER SEPARATE PERMIT). SEE DETAIL 11/C5.0, 1/A2, AND BUILDING PLANS.

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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 51927
JOHN E. GRENIER
DATE SIGNED 09-15-22
ARIZONA U.S.A.

Job Number:	22044
Designed By:	AR/JEG
Drawn By:	AR
Checked By:	JEG
Date:	9/15/2022
Scale: Vt:	N/A Hz: AS NOTED

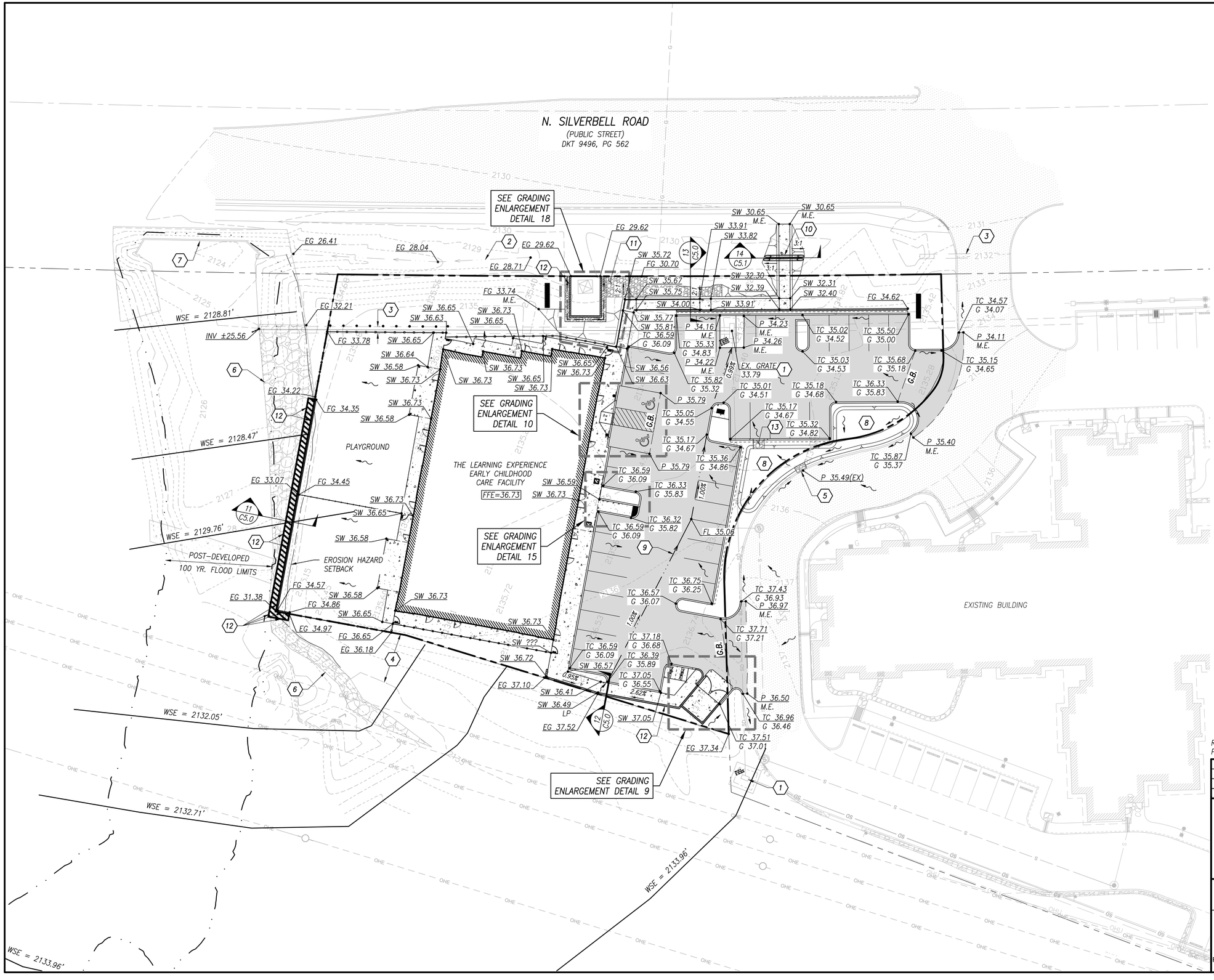
Sheet Name
SITE/DEMOLITION PLAN

Project
DEVELOPMENT & IMPROVEMENT PLANS FOR
THE LEARNING EXPERIENCE EARLY CHILDHOOD CARE FACILITY
LOT 1 OF CONTINENTAL CROSSING LOTS 1 THRU 4. AS RECORDED IN SEQ. # 20160500157, SITUATED IN THE NW QTR OF SEC. 28, T12S, R12E, G&SRM, PIMA COUNTY, ARIZONA

Sheet Number:
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NORTH
SCALE: 1"=20'
CONT. INT. 1'

KEYNOTES

1. EXISTING CATCH BASIN WITH CONCRETE APRON TO REMAIN.
2. EXISTING DRAINAGE SWALE TO REMAIN.
3. EXISTING STORM DRAIN PIPE TO REMAIN.
4. EXISTING BERM TO REMAIN.
5. EXISTING CURB OPENING TO REMAIN.
6. EXISTING RIPRAP SLOPE TO REMAIN.
7. EXISTING HEADWALL AND BOX CULVERT TO REMAIN.
8. NEW WATER HARVESTING BASIN (6" MAX. PONDING DEPTH).
9. NEW PAVEMENT FLOW LINE PER ELEVATION SHOWN.
10. 18.21 L.F. 2–12" CMP's @ 0.76%, SEE DETAIL 14/C5.1.
11. NEW GROUTED RIPRAP SLOPE PROTECTION, SEE DETAIL 7/C5.0.
12. NEW RETAINING WALL AND RIP–RAP – DETAIL 11/C5.0.
13. NEW HANDPLACED RIPRAP SPLASH PAD, SEE DETAIL 7/C5.0

NOTE:
ALL SPOT GRADES ARE TOP OF PAVEMENT/FINISH GRADE UNLESS OTHERWISE INDICATED. ADD 0.5' FOR ALL TOP OF CURB ELEVATIONS, WHERE APPLICABLE.

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CERTIFICATE NO. 51927 JOHN E. GRENIER DATE SIGNED 09-15-22 ARIZONA U.S.A.

Sheet Name: GRADING PLAN

Job Number:	22044
Designed By:	AR/JEG
Drawn By:	AR
Checked By:	JEG
Date:	9/15/2022
Scale Vt:	N/A
Hz:	AS NOTED

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LOT 1 OF CONTINENTAL CROSSING LOTS 1 THRU 4, AS RECORDED IN SEQ. # 20160500157, SITUATED IN THE NW QTR OF SEC. 28, T12S, R12E, G&SRM, PIMA COUNTY, ARIZONA

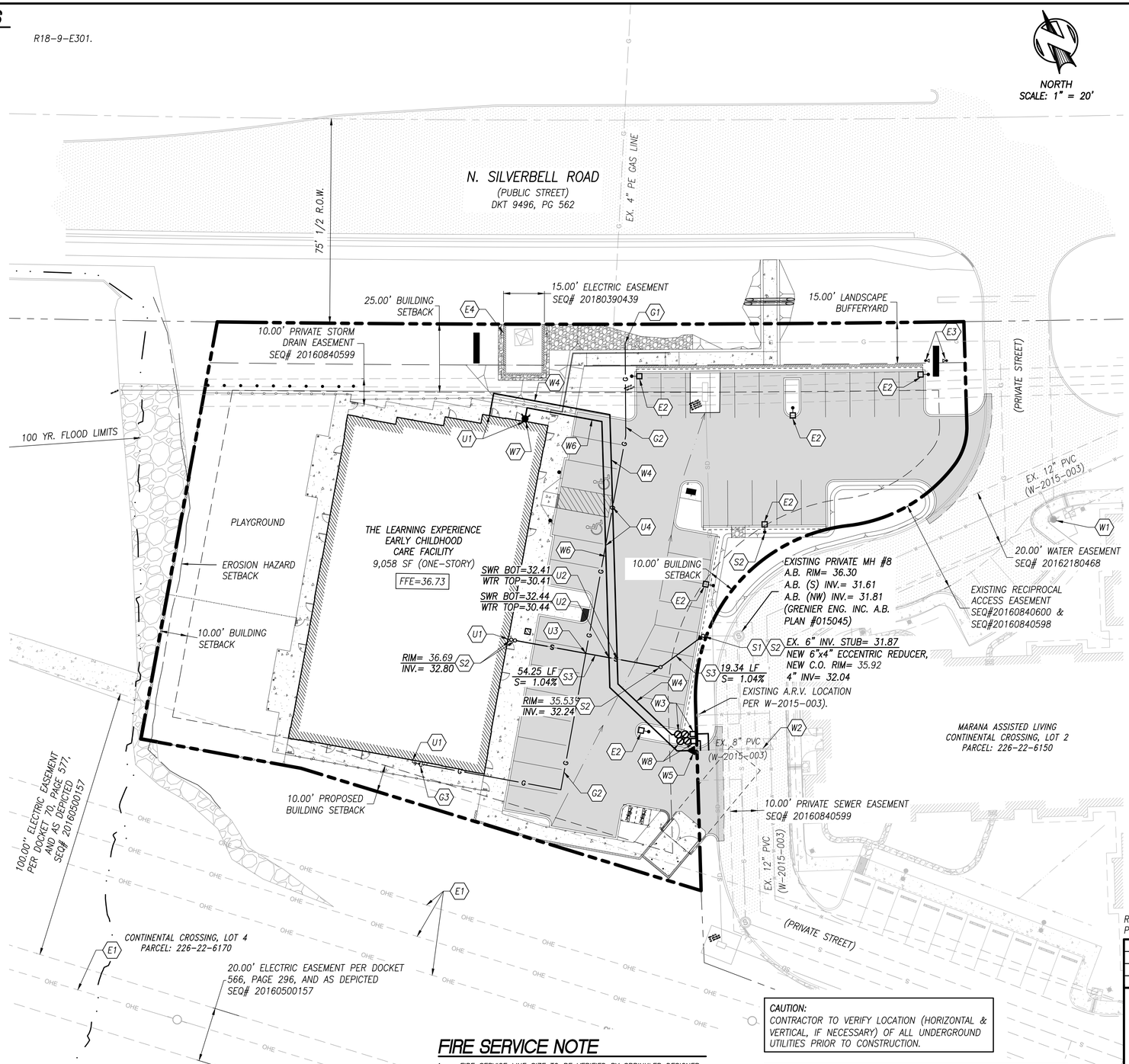
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Sheet 4 of 15

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PRIVATE SEWER/WATER GENERAL NOTES

1. ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR PRIVATE SANITARY SEWERS ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT'S (PCRWRD) MANUAL OF ENGINEERING STANDARDS AND PROCEDURES AND THE PIMA ASSOCIATION OF GOVERNMENTS DETAILS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (P.A.G. S.S.P.I.) LATEST EDITION, UNIFORM PLUMBING CODE AND ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (HEALTH SERVICES BULLETINS #10 AND #11. SAID MANUALS ARE ON FILE AT PCRWRD OFFICES AT 201 N. STONE AVE., 8TH FLOOR.
2. ALL SEWER PIPING AND FITTINGS SHALL BE SDR-35 PVC UNLESS OTHERWISE SHOWN.
3. ACCORDING TO THE REVISED "BLUE STAKE LAW" (ARS 40-360.21 THROUGH 40-360.32), THIS PROJECT IS SUBJECT TO THE NEW SERVICE LATERAL DESIGN AND CONSTRUCTION REQUIREMENTS PER SUBSECTION 5.3.5 OF THE PCRWRD ENGINEERING DESIGN STANDARDS 2012 AND S.D. RWRD-401 AND RWRD-404.
4. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL ARIZONA811, A MINIMUM OF TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATING.
5. THIS SEWER IS DESIGNED AT MINIMUM PREFERRED PIPE SLOPE. SPECIAL CARE SHOULD BE TAKEN TO ASSURE DESIGN SLOPE IS MAINTAINED. SEWERS FOUND TO BE CONSTRUCTED AT INSUFFICIENT SLOPES WILL NOT BE ACCEPTED BY THE ENGINEER. CORRECTIVE ACTION, INCLUDING RE-CONSTRUCTION OF THE SEWER(S) AT THE SOLE EXPENSE OF THE PROJECT OWNER/CONTRACTOR WOULD BF REQUIRED. AS-BUILT PLANS SHALL BF REQUIRED FOR ALL NEW SEWERS PRIOR TO FINAL ACCEPTANCE.
6. SEWER BEDDING SHALL BE IN ACCORDANCE WITH RWRD STANDARD DETAIL 104. SHOULD GROUNDWATER OR OTHER UNANTICIPATED SOIL CONDITION BE ENCOUNTERED, THE BEDDING SHALL BE MODIFIED AS DIRECTED BY THE ENGINEER.
7. ALL ROUGH GRADING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF SEWERS & WATER LINES, INCLUDING FILL AND COMPACTION AS INDICATED ON PLANS.
8. BACKWATER VALVES WILL BE NOT REQUIRED FOR THIS PROJECT.
9. CONTRACTOR SHALL FIELD VERIFY EXISTING SEWER & WATER ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION.
10. THIS PLAN IS ONLY FOR THE CONSTRUCTION OF THE PRIVATE SEWER & WATER LINES FROM THE END OF THE PUBLIC SEWER & WATER IMPROVEMENTS AS SHOWN ON THE APPROVED PLANS, AS APPROVED BY PIMA COUNTY WASTEWATER & TUCSON WATER TO 5' OUTSIDE OF THE BUILDING FOR CONNECTION AS SHOWN ON THE APPROVED ARCHITECT'S PLANS.
11. THE HORIZONTAL DISTANCE BETWEEN A WATER LINE (WHETHER SUPPLY MAIN OR SERVICE CONNECTION) AND AN UNDERGROUND ELECTRICAL LINE (OF ANY KIND) SHALL NOT BE LESS THAN THREE FEET. UNDER NO CONDITIONS WILL A WATERLINE AND AN ELECTRICAL LINE BE ALLOWED IN A COMMON TRENCH.
12. ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR WATER INSTALLATION SHALL TO BE IN ACCORDANCE WITH CURRENT MARANA WATER STANDARD SPECIFICATIONS AND DETAILS. FIRE LINES SHALL BE C-900 WATER PIPE.
13. WATER LINES SHALL HAVE MINIMUM 44" UNDER PAVEMENT AND 60" ELSEWHERE COVER TO FINISHED GRADE.
14. CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE SERVICES OF THE SURVEYOR OR ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT OR INSPECTING ANY PORTION OF THE WORK. HE SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS.
15. THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
16. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
17. THE INSPECTION OF THE CONTRACTOR'S WORK BY AN AGENCY AND/OR THE ENGINEER SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONSTRUCTION PLANS AND/OR SPECIFICATIONS. IF THE ENGINEER OF RECORD OR TOWN OF MARANA STAFF FAIL TO POINT OUT A DEFECT, DEFICIENCY OR ERROR IN THE WORK FROM LACK OF DISCOVERY OR FOR ANY OTHER REASON, IT SHALL IN NO WAY PREVENT LATER REJECTION OR RELIEVE THE CONTRACTOR OF PERFORMING CORRECTIONS TO THE UNSATISFACTORY WORK WHEN DISCOVERED. THE CONTRACTOR SHALL NOT FILE A CLAIM FOR LOSSES SUFFERED DUE TO ANY NECESSARY REMOVALS OR REPAIRS RESULTING FROM THE UNSATISFACTORY WORK.
18. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS AT ALL TIMES.
19. SANITARY SEWER CONSTRUCTION SHALL START AT THE LOWEST DOWNSTREAM POINT AND PROGRESS UPSTREAM, REGARDLESS OF THE STATIONING SHOWN ON THE PLANS. IF NOT, THE CONTRACTOR SHALL PROVIDE AN OUT OF SEQUENCE LETTER FOR APPROVAL BY THE ENGINEER.
20. THE CONTRACTOR IS NOT PERMITTED TO MAKE AN AUTONOMOUS DECISION TO CARRY OUT CONSTRUCTION FIELD CHANGES WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
21. SURVEY LAYOUT AND SURVEY CONTROL SHALL BE PERFORMED BY, OR UNDER THE DIRECT SUPERVISION OF, A REGISTERED LAND SURVEYOR (RLS) REGISTERED IN THE STATE OF ARIZONA.
22. CONSTRUCTION, CONSTRUCTION INSPECTION AND CONSTRUCTION TESTING SHALL BE IN CONFORMANCE WITH THE ARIZONA ADMINISTRATIVE CODE



PRIVATE SEWER/WATER GENERAL NOTES

23. TIES INTO PUBLIC SEWER SHALL CONFORM TO PCRWRD STANDARDS.
24. ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY PIMA COUNTY REGIONAL

FIRE SERVICE NOTE

1. FIRE SERVICE LINE SIZE TO BE VERIFIED BY SPRINKLER DESIGNER.

FIRE LINE NOTES

1. THE MINIMUM DEPTH OF BURY FOR ALL FIRE LINES SHALL BE 44" UNDER PAVEMENT AND 60" ELSEWHERE.
2. THE FIRE SYSTEM SHALL BE TESTED AT 200 PSI FOR 2 HOURS.
3. THE FIRE SYSTEM SHALL BE FLUSHED. FLUSH SHALL BE WITNESSED BY THE NWFD.
4. ALL JOINTS SHALL BE RESTRAINED WITH "MEGALUG" MECHANICAL JOINTS OR APPROVED EQUAL.

CAUTION:
CONTRACTOR TO VERIFY LOCATION (HORIZONTAL & VERTICAL, IF NECESSARY) OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

WATER SERVICE PIPE SHALL CONFORM TO NSF 61 AND SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 605.3 OF THE 2012 IPC AND PIPE FITTINGS SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN TABLE 605.5 OF THE IPC.

BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 702.3 OF THE 2012 IPC AND PIPE FITTINGS SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN TABLE 702.4 OF THE IPC.

UTILITY KEYNOTES

- (U1) SEE PLUMBING PLANS FOR CONTINUATION AND EXACT LOCATION OF CONNECTION TO BUILDING PLUMBING.
- (U2) PROPOSED WATER/SEWER CROSSING. PROVIDE 2' MIN. SEPARATION. SEE PLAN FOR PIPE ELEVATIONS.
- (U3) PROPOSED SEWER/GAS CROSSING. PROVIDE 2' MIN. SEPARATION.
- (U4) PROPOSED WATER/GAS CROSSING. PROVIDE 2' MIN. SEPARATION.

WATER KEYNOTES

- (W1) EXISTING FIRE HYDRANT TO REMAIN.
- (W2) EXISTING 8" PVC PUBLIC WATER MAIN STUB PER PLAN W-015-003.
- (W3) NEW 1 1/2" DOMESTIC WATER METER AND 1 1/2" BACKFLOW PREVENTOR BY MARANA WATER. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF BACKFLOW PREVENTOR. MARANA WATER WILL PROVIDE BACKFLOW PERMIT.
- (W4) NEW 2" WATERLINE TO BUILDING BY GENERAL CONTRACTOR.
- (W5) CONNECT TO EXISTING 8" PUBLIC WATER MAIN, INSTALL 8"x4" REDUCER. NEW 4" FIRE SERVICE TO BUILDING BY GENERAL CONTRACTOR.
- (W6) NEW 4" PVC C900 FIRE SERVICE LINE. CONTRACTOR SHALL EXTEND 4" FIRE SERVICE LINE TO BUILDING. SEE FIRE SERVICE NOTE, THIS SHEET. CONTRACTOR TO VERIFY SIZE WITH SPRINKLER DESIGNER PRIOR TO CONSTRUCTION.
- (W7) NEW FIRE DEPARTMENT CONNECTION (FDC). COORDINATE WITH BUILDING PLANS
- (W8) NEW 1" IRRIGATION WATER METER AND 1" BACKFLOW PREVENTOR BY MARANA WATER. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF BACKFLOW PREVENTOR. MARANA WATER WILL PROVIDE BACKFLOW PERMIT.

SEWER KEYNOTES

- (S1) NEW SEWER HCS CONNECTION TO EXISTING SEWER MAIN PER RWRD STD. DTL. 401.
- (S2) NEW PRIVATE SANITARY SEWER CLEANOUT PER DETAIL R.W.R.D. DETAIL 404 (TYPE II), RIM AND INVERT ELEVATION AS NOTED.
- (S3) NEW 4" PVC (SDR 35) PRIVATE SANITARY SEWER SERVICE LINE, LENGTH & SLOPE AS NOTED.

GAS KEYNOTES

- (G1) CONNECT NEW NATURAL GAS SERVICE LINE TO EXISTING GAS LINE.
- (G2) NEW GAS SERVICE LINE, COORDINATE WITH SOUTHWEST GAS.
- (G3) NEW GAS METER, COORDINATE WITH SOUTHWEST GAS.

ELECTRICAL KEYNOTES

- (E1) EXISTING OVERHEAD ELECTRIC LINES AND POWER POLES TO REMAIN.
- (E2) NEW STREET LIGHT, SEE ELECTRICAL PLANS.
- (E3) NEW LANDSCAPE LIGHTING, SEE ELECTRICAL PLANS.
- (E4) NEW RETAINING WALL AROUND EXISTING PME UNDER SEPARATE PERMIT, SEE BUILDING PLANS.

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811 Call 811 or click Arizona811.com

REF. NOS:
PRV1510-002, PCZ2207-002 **DPP2207-001**

Rev #	Date	Description

GRENIER ENGINEERING, INC.
Structural & Civil Engineering Consultant
6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715
Phone: 520.326.7082 ~ Fax: 520.326.7508

REGISTERED CIVIL ENGINEER
CERTIFICATE NO. 51927
JOHN E. GRENIER
DATE SIGNED 09-22
ARIZONA, U.S.A.

Sheet Name: PRIVATE UTILITY PLAN

Project: DEVELOPMENT & IMPROVEMENT PLANS FOR
THE LEARNING EXPERIENCE EARLY CHILDHOOD CARE FACILITY
LOT 1 OF CONTINENTAL CROSSING LOTS 1 THRU 4. AS RECORDED IN SEQ. # 20160500157, SITUATED IN THE NW QTR. OF SEC. 28, T12S, R12E, G&SRM, PIMA COUNTY, ARIZONA

Job Number:	22044
Designed By:	AR/JEG
Drawn By:	AR
Checked By:	JEG
Date:	9/15/2022
Scale: Vt:	N/A Hz: 1"=20'

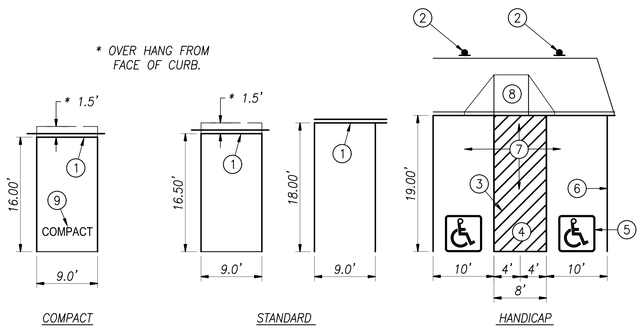
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Sheet 5 of 15

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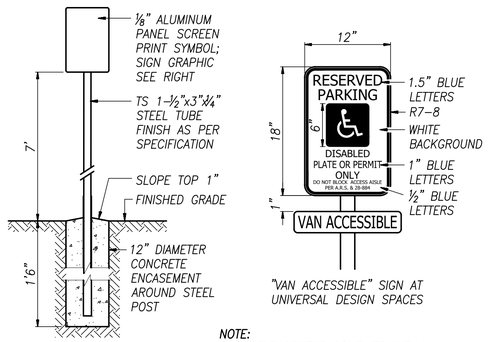
KEY NOTES

1. VERTICAL CURB PER PLAN.
2. HANDICAP POST & SIGN PER DETAIL 2.
3. 6" WIDE SOLID WHITE PAINTED STRIPE
4. ACCESS ISLE
5. INTERNATIONAL DISABLED PAVEMENT MARKING
6. 4" WIDE SOLID WHITE STRIPE
7. SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION
8. CURB ACCESS RAMP PER TOWN OF MARANA STANDARDS, SEE PLAN.
9. "COMPACT" PAVEMENT MARKING



1 TYPICAL PARKING

N.T.S.



NOTE:
THIS DEVELOPMENT COMPLIES WITH MARANA CODE 12-3-6 FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.

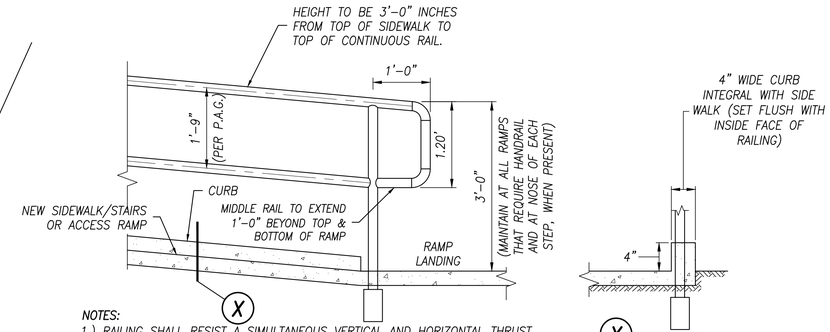
2 ACCESSIBLE PARKING SIGN

N.T.S.

NOT USED

3 NOT USED

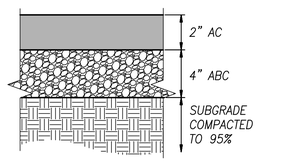
N.T.S.



NOTES:
1. RAILING SHALL RESIST A SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50 PSF APPLIED AT THE TOP OF THE RAILING OR A CONCENTRATED LOAD OF 200 PSF IN ANY DIRECTION, WHICHEVER PRODUCES THE GREATER STRESS.
2. SEE P.A.G. HANDRAIL STD. DTL. 105 FOR WELDS, PIPE SIZES, RAILING JOINTS, FOOTING DETAIL, ETC.

4 HANDRAIL DETAIL

N.T.S.

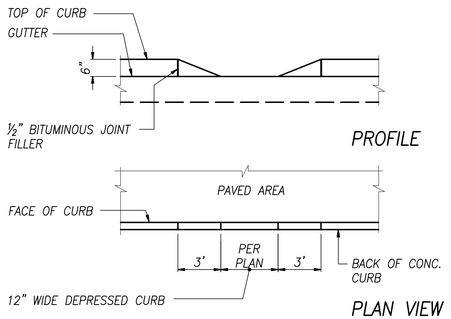


A.C. PAVEMENT
PASSENGER CAR PARKING & TRAFFIC LANES

NOTES
1. SEE GEOTECHNICAL ENGINEERING REPORT FOR ASPHALT REQUIREMENTS.

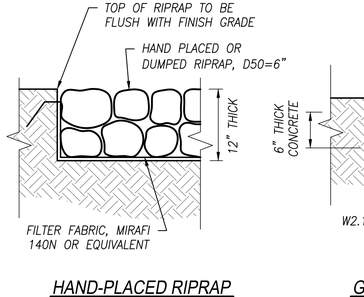
5 A.C. PAVEMENT

N.T.S.



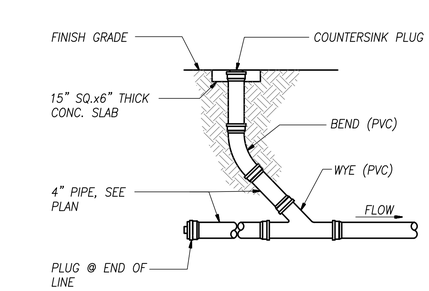
6 CURB OPENING

N.T.S.



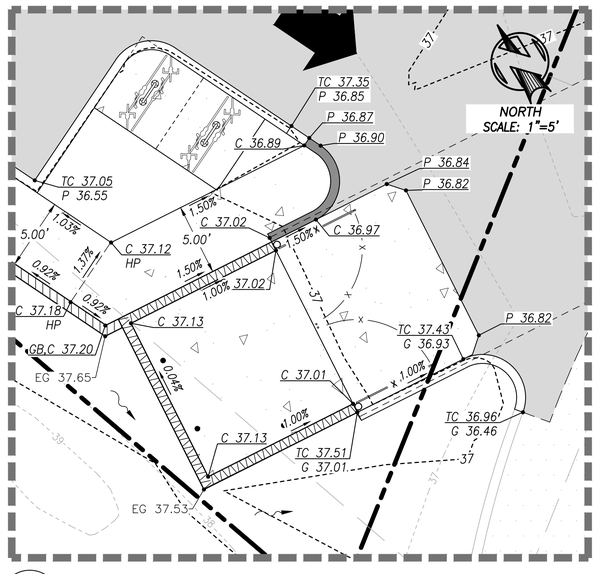
7 RIPRAP

N.T.S.



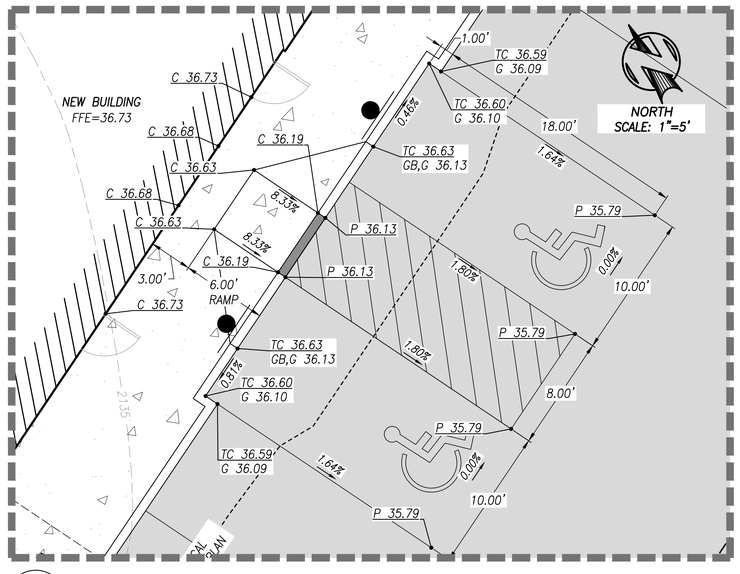
8 SEWER CLEANOUT

N.T.S.



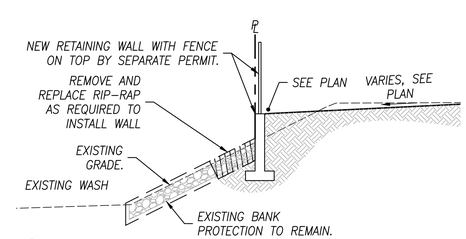
9 GRADING ENLARGEMENT

1"=5'



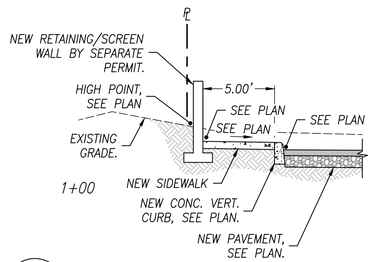
10 GRADING ENLARGEMENT

1"=5'



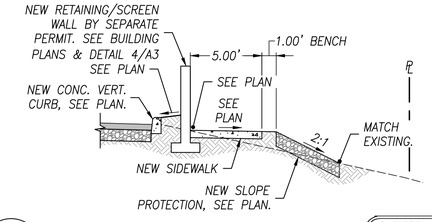
11 CROSS-SECTION

1"=5'



12 CROSS-SECTION

1"=5'



13 CROSS-SECTION

1"=5'

REF. NOS:
PRV1510-002, PCZ2207-002

DPP2207-001

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DATE SIGNED 09-15-22
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Job Number:	22044
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Date:	9/15/2022
Scale Vt:	N/A Hz: AS NOTED

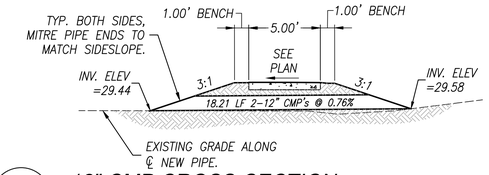
Sheet Name: SECTIONS & DETAILS

Sheet Number: C5.0

Project: DEVELOPMENT & IMPROVEMENT PLANS FOR
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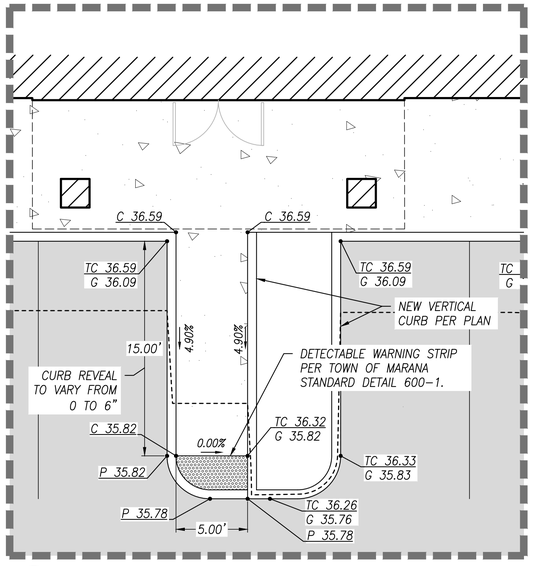
Sheet 6 of 15

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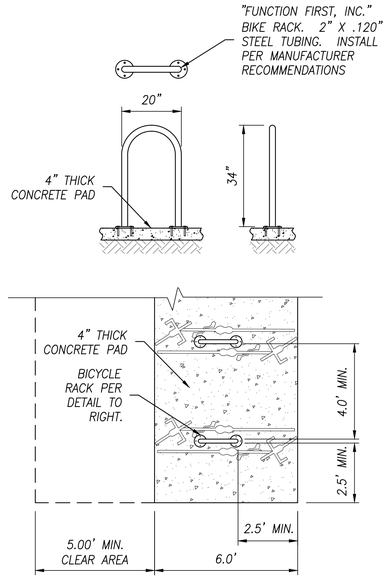
14 12" CMP CROSS-SECTION

1"=5'



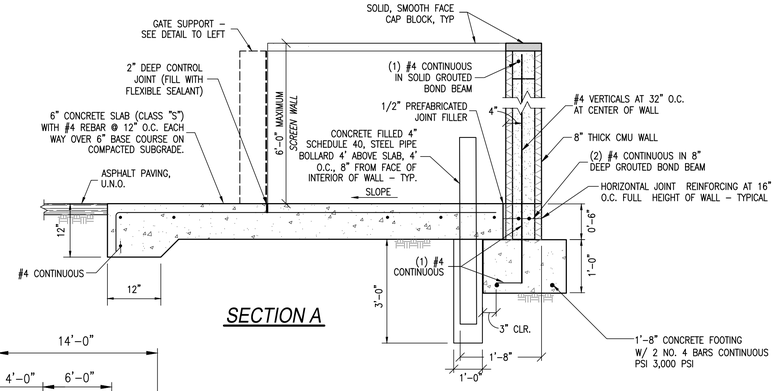
15 GRADING ENLARGEMENT

1"=5'

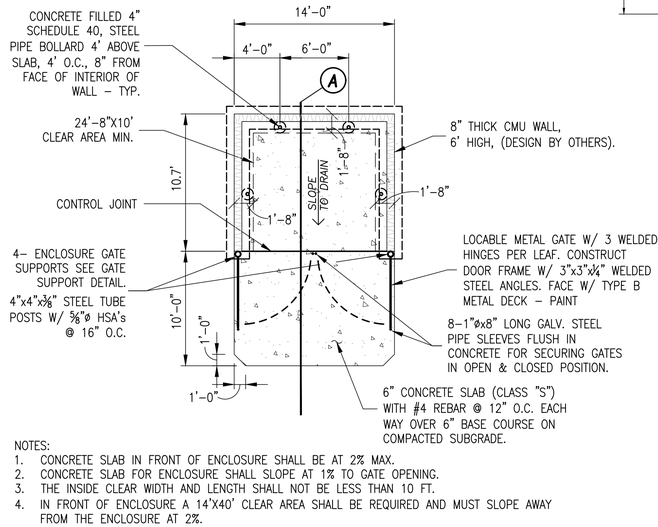


16 BICYCLE RACK

N.T.S.



SECTION A

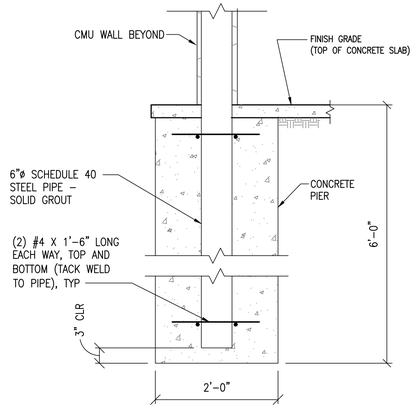


NOTES:
1. CONCRETE SLAB IN FRONT OF ENCLOSURE SHALL BE AT 2% MAX.
2. CONCRETE SLAB FOR ENCLOSURE SHALL SLOPE AT 1% TO GATE OPENING.
3. THE INSIDE CLEAR WIDTH AND LENGTH SHALL NOT BE LESS THAN 10 FT.
4. IN FRONT OF ENCLOSURE A 14'X40' CLEAR AREA SHALL BE REQUIRED AND MUST SLOPE AWAY FROM THE ENCLOSURE AT 2%.

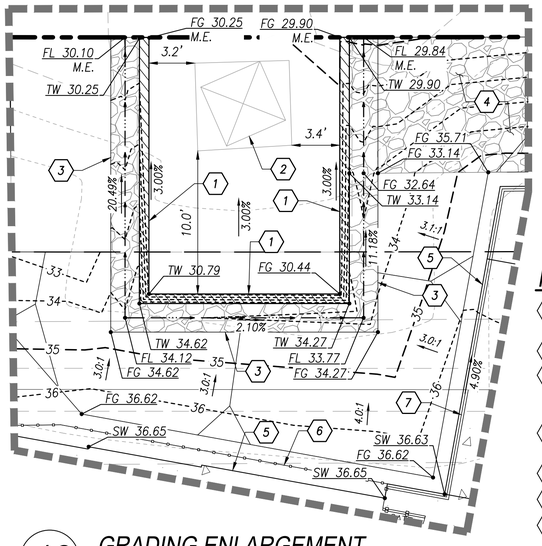
17 DUMPSTER ENCLOSURE

REFER TO FIGURE 2 AND FIGURE 3A IN SECTION 8-01.9.0 OF COT TECHNICAL STANDARDS MANUAL FOR ALL OTHER DETAILS.

N.T.S.



GATE SUPPORT FOUNDATION



KEYNOTES

1. NEW RETAINING WALL UNDER SEPARATE PERMIT, SEE BUILDING PLANS.
2. EXISTING TEP PME TO REMAIN.
3. NEW 2' WIDE GROUTED RIPRAP SWALE PER DETAIL 7/C5.0 WITH 2:1 SIDE SLOPES AND DEPTH OF 6".
4. NEW GROUTED RIPRAP SLOPE PROTECTION, SEE PLAN.
5. NEW SIDEWALK, SEE PLAN.
6. NEW FENCE, SEE PLAN.
7. NEW HANDRAIL, SEE PLAN.

18 GRADING ENLARGEMENT

1"=5'

REF. NOS:
PRV1510-002, PCZ2207-002

DPP2207-001

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Date:	9/15/2022
Scale Vt:	N/A Hz: AS NOTED

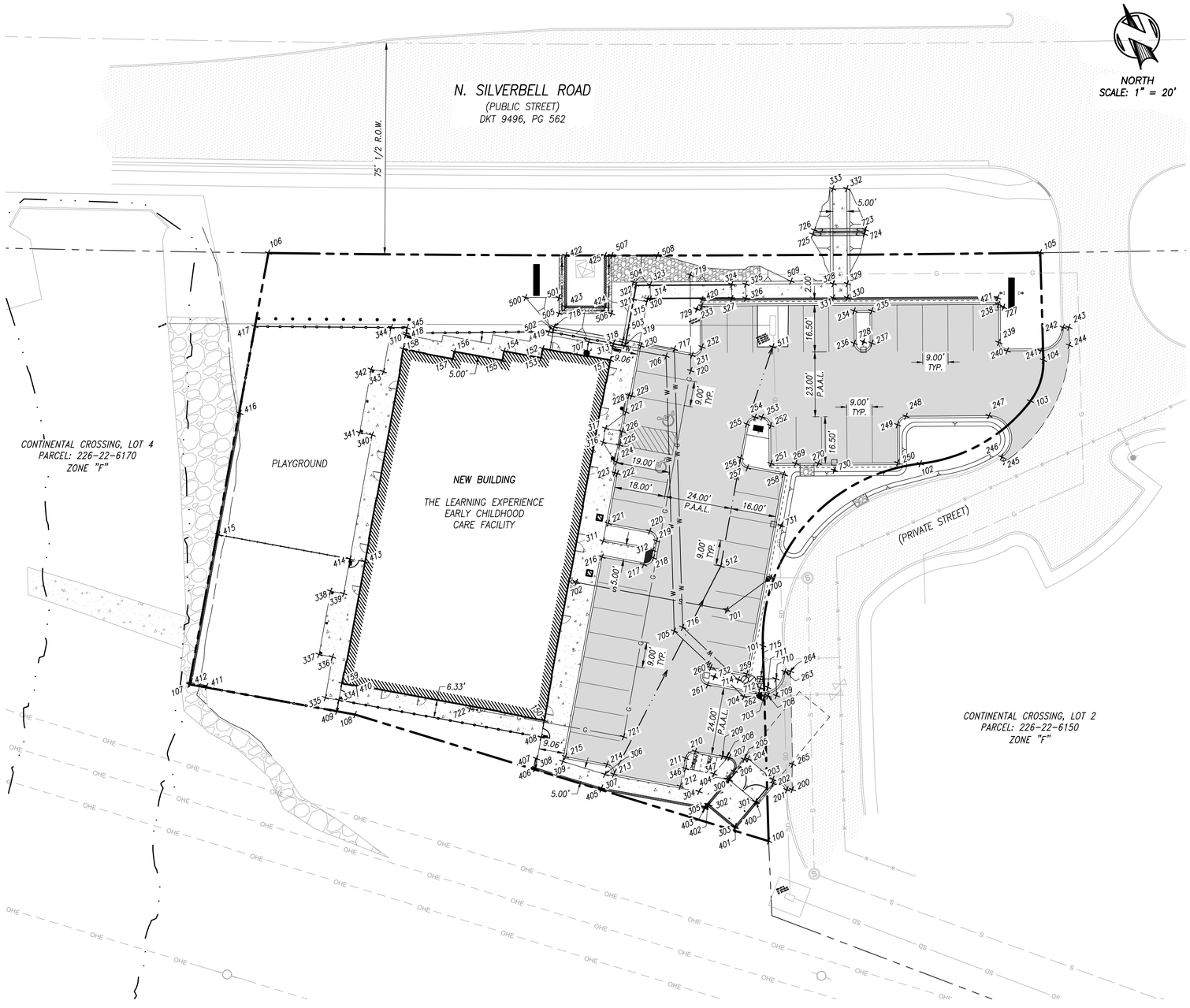
Sheet Name: SECTIONS & DETAILS

Project: DEVELOPMENT & IMPROVEMENT PLANS FOR
THE LEARNING EXPERIENCE EARLY CHILDHOOD CARE FACILITY
LOT 1 OF CONTINENTAL CROSSING LOTS 1 THRU 4, AS RECORDED IN SEQ. # 20160500157, SITUATED IN THE NW QTR. OF SEC. 28, T12S, R12E, G&SRM, PIMA COUNTY, ARIZONA

Sheet Number: C5.1

Sheet 7 of 15

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POINT TABLE		
POINT #	NORTHING	EASTING
100	4317.87	5906.53
101	4382.26	5932.31
102	4419.16	6009.28
103	4423.92	6053.95
104	4435.39	6063.96
105	4470.77	6078.16
106	4579.96	5827.12
107	4450.88	5740.35
108	4417.57	5789.96
150	4388.85	5850.65
151	4496.70	5923.15
152	4510.01	5902.80
153	4507.24	5900.94
154	4514.68	5889.87
155	4511.91	5888.01
156	4521.59	5873.63
157	4519.37	5872.14
158	4529.66	5857.40
159	4429.55	5790.10
200	4331.28	5921.57
201	4331.97	5919.69
202	4336.00	5916.16
203	4337.35	5916.61
204	4347.47	5911.52
205	4347.92	5910.18
206	4345.43	5905.23
207	4350.60	5905.56
208	4351.13	5904.76
209	4351.97	5903.52
210	4357.42	5895.41
211	4356.60	5891.25
212	4348.17	5885.58
213	4361.56	5865.66
214	4365.72	5864.85
215	4374.09	5852.40
216	4433.85	5892.57
217	4425.48	5905.02
218	4426.29	5909.18
219	4431.38	5912.60
220	4435.54	5911.78
221	4443.91	5899.33
222	4458.85	5909.37
223	4459.40	5908.54
224	4462.72	5910.78
225	4467.73	5914.14
226	4471.85	5916.91
227	4477.66	5920.82
228	4482.64	5924.17
229	4482.08	5925.00
230	4497.02	5935.04
231	4486.70	5950.39
232	4488.01	5954.82

POINT TABLE		
POINT #	NORTHING	EASTING
233	4501.32	5960.52
234	4478.23	6009.37
235	4475.77	6015.12
236	4467.66	6004.84
237	4465.20	6010.59
238	4459.90	6057.27
239	4447.49	6051.96
240	4443.55	6053.53
241	4438.86	6064.49
242	4443.23	6075.06
243	4442.48	6076.91
244	4436.53	6074.52
245	4407.81	6037.05
246	4409.78	6036.69
247	4425.00	6038.41
248	4436.60	6011.33
249	4435.02	6007.39
250	4422.61	6002.07
251	4440.33	5960.71
252	4452.74	5966.02
253	4456.67	5964.44
254	4457.67	5962.13
255	4456.58	5958.46
256	4446.44	5951.64
257	4442.28	5952.46
258	4435.02	5963.25
259	4375.27	5923.08
260	4382.52	5912.29
261	4377.34	5908.80
262	4367.14	5923.97
263	4370.75	5935.83
264	4369.99	5937.68
265	4339.47	5925.18
269	4436.86	5968.79
270	4433.71	5976.15
300	4343.28	5902.43
301	4332.56	5907.82
302	4338.19	5892.31
303	4327.47	5897.70
304	4343.83	5890.92
305	4338.05	5890.55
306	4362.78	5862.72
307	4358.80	5859.69
308	4374.68	5841.12
309	4372.93	5850.86
310	4533.81	5860.18
311	4438.86	5895.19
312	4428.82	5910.12
313	4500.85	5925.94
314	4510.94	5944.83
315	4510.51	5943.35
316	4471.05	5909.14

POINT TABLE		
POINT #	NORTHING	EASTING
317	4475.20	5911.93
318	4501.70	5926.50
319	4499.44	5929.87
320	4511.34	5943.91
321	4513.30	5939.20
322	4517.56	5942.07
323	4515.54	5946.80
324	4504.17	5973.35
325	4502.20	5977.94
326	4497.61	5975.97
327	4499.57	5971.38
328	4489.99	6006.46
329	4488.02	6011.06
330	4483.43	6009.09
331	4485.40	6004.49
332	4518.99	6024.31
333	4520.95	6019.71
334	4424.56	5786.74
335	4427.25	5782.70
336	4439.51	5790.75
337	4442.21	5786.73
338	4461.16	5799.47
339	4458.53	5803.39
340	4506.09	5835.10
341	4508.61	5831.37
342	4527.56	5844.10
343	4525.11	5847.74
344	4538.32	5856.50
345	4536.02	5861.67
346	4353.25	5889.75
347	4347.48	5898.32
400	4332.26	5907.97
401	4327.02	5897.55
402	4338.33	5891.86
403	4337.66	5890.53
404	4343.57	5902.28
405	4358.53	5859.49
406	4374.62	5840.68
407	4377.61	5842.69
408	4383.85	5847.29
409	4421.22	5784.52
410	4424.56	5786.74
411	4447.71	5745.67
412	4450.97	5740.81
413	4465.86	5814.88
414	4468.93	5810.32
415	4495.34	5771.04
416	4531.87	5795.20
417	4557.98	5812.35
418	4534.37	5860.56
419	4514.64	5907.25
420	4503.47	5961.44

POINT TABLE		
POINT #	NORTHING	EASTING
421	4462.14	6057.96
422	4537.09	5923.47
423	4520.37	5916.13
424	4514.75	5928.96
425	4531.48	5936.29
500	4529.08	5904.41
501	4524.29	5915.31
502	4514.74	5908.90
503	4500.82	5929.61
504	4518.81	5941.70
505	4519.17	5913.06
506	4511.67	5930.16
507	4530.54	5938.43
508	4524.05	5953.26
509	4496.81	5993.07
511	4478.05	5977.82
512	4414.07	5929.88
700	4403.28	5944.48
701	4398.99	5925.62
702	4429.26	5880.60
703	4365.66	5925.68
704	4368.37	5918.92
705	4399.52	5905.58
706	4490.16	5941.85
707	4505.72	5918.71
708	4365.18	5926.89
709	4364.06	5929.67
710	4369.63	5931.90
711	4367.96	5928.00
712	4368.97	5925.50
714	4374.59	5919.52
715	4371.68	5926.78
716	4399.56	5908.82
717	4491.29	5945.54
718	4515.46	5909.58
719	4513.07	5961.15
720	4481.91	5947.80
721	4372.33	5874.13
722	4403.22	5828.18
723	4503.02	6024.53
724	4501.77	6023.64
725	4508.97	6006.79
726	4510.12	6007.90
727	4458.24	6058.47
728	4466.84	6008.03
729	4501.05	5958.49
730	4429.17	5980.41
731	4418.69	5955.28
732	4378.99	5912.17

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

REF. NOS:
PRV1510-002, PCZ2207-002

DPP2207-001

NOTE

1. SEE COVER SHEET FOR BOUNDARY INFORMATION AND MONUMENT TIE INFORMATION.

POINT LEGEND

POINT 100-149 . . . . . PROPERTY LINE
POINT 150-199 . . . . . FACE OF BUILDING
POINT 200-299 . . . . . FACE OF CURB/EDGE OF PAVEMENT
POINT 300-399 . . . . . FACE OF CONCRETE SIDEWALK/SLAB
POINT 400-499 . . . . . CENTER OF FENCE/WALL
POINT 500-599 . . . . . GRADING FEATURE
POINT 700-799 . . . . . UTILITY (CENTER OF PIPE OR STRUCTURE)

Rev #	Date	Description

GRENIER ENGINEERING, INC.
Structural & Civil Engineering Consultant
6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715
Phone: 520.326.7082 ~ Fax: 520.326.7508

REGISTERED ENGINEER'S SEAL (AR)
CERTIFICATE NO. 51927
JOHN E. GRENIER
DATE SIGNED 09-15-22
ARIZONA U.S.A.

Job Number:	22044
Designed By:	AR/JEG
Drawn By:	AR
Checked By:	JEG
Date:	9/15/2022
Scale Vt:	N/A
Hz:	1"=20'

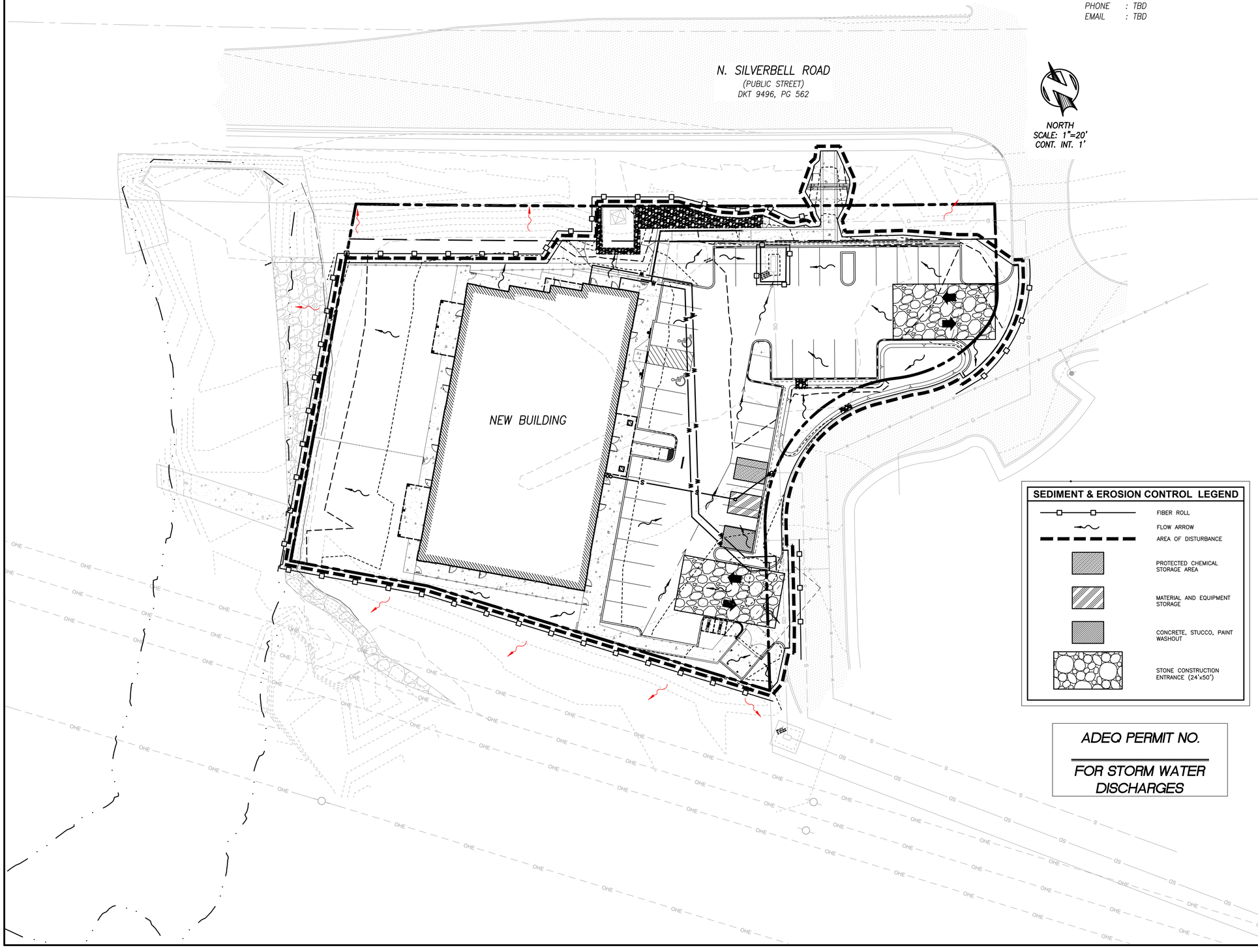
Sheet Name
HORIZONTAL CONTROL PLAN

Project
DEVELOPMENT & IMPROVEMENT PLANS FOR
THE LEARNING EXPERIENCE EARLY CHILDHOOD CARE FACILITY
LOT 1 OF CONTINENTAL CROSSING LOTS 1 THRU 4. AS RECORDED IN SEQ. # 20160500157, SITUATED IN THE NW QTR. OF SEC. 28, T12S, R12E, G&SRM, PIMA COUNTY, ARIZONA

Sheet Number:
C6.0

Sheet 8 of 15

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PROJECT CONTRACTOR

COMPANY: TBD
CONTACT : TBD
ADDRESS : TBD
PHONE : TBD
EMAIL : TBD

STORMWATER POLLUTION PREVENTION PLAN NOTES

1. THE GROSS AREA OF DEVELOPMENT IS 0.96 AC. ACRES OR 41,777.0 S.F. THE AREA OF SOIL DISTURBANCE IS APPROXIMATELY 0.94 AC, ±40,998 S.F.
2. EXISTING CONDITIONS ON-SITE INCLUDE IMPERVIOUS AREAS (0%). UNDER PROPOSED CONDITIONS 60% OF THE SITE WILL BE IMPERVIOUS.
3. THE BOUND AND SIGNED REPORT PREPARED BY GRENIER ENGINEERING, INC. SHALL REMAIN ONSITE AT THE CONTRACTOR'S CONSTRUCTION TRAILER AT ALL TIMES AND IS A PART OF THIS DOCUMENT.
4. GRENIER ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ENFORCEMENT OR OPERATOR COMPLIANCE TO THIS PLAN OR PERMIT CONDITION.
5. THE OPERATOR WILL POST A SIGN AT THE MAIN ENTRANCE TO THE SITE CONTAINING: AZPDES AUTHORIZATION NUMBER, CONSTRUCTION SITE CONTACT NAME AND TELEPHONE NUMBER, BRIEF DESCRIPTION, AND LOCATION OF SWPPP.
6. THIS SITE HAS NO SURFACE WATER BODIES (INCLUDING DRY/EPHEMERAL WASHES AND WETLANDS).
7. NO DRYWELLS ON THIS SITE. NO DRYWELLS ON ADJACENT PROPERTIES HAVE POTENTIAL TO RECEIVE STORMWATER FROM THIS SITE.
8. FINAL STABILIZATION HAS NOT YET OCCURRED.
9. THE OPERATOR SHALL REPORT TO ADEQ ANY NONCOMPLIANCE (INCLUDING SPILLS) WHICH MAY ENDANGER HUMAN HEALTH OR THE ENVIRONMENT. THE OPERATOR SHALL ORALLY NOTIFY THE OFFICE LISTED BELOW WITH 24 HOURS.
10. IN THE EVENT OF A SPILL, THE OPERATOR SHALL IMMEDIATELY CONTACT NORTHWEST FIRE DEPARTMENT AND PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY AND WITHIN 24 HOURS ADEQ AT (602-771-2330). REFER TO PAGES 13 AND 14 IN THE SWPPP NARRATIVE FOR FURTHER INSTRUCTION.
11. THIS PROJECT HAS THE POTENTIAL TO DISCHARGE TO A DESIGNATED PHASE II SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4).
12. AN INSPECTION OF THE SITE AND AN INSPECTION REPORT WILL BE COMPLETED AT LEAST EVERY 14 CALENDAR DAYS, AND WITHIN 24 HOURS AFTER ANY STORM EVENT OF 0.5 INCHES OR MORE. INSPECTION REPORT MUST BE KEPT WITH SWPPP NARRATIVE.
13. SWPPP DEFICIENCIES THAT OCCUR ONSITE SHALL BE REPAIRED OR CORRECTED WITHIN 7 CALENDAR DAYS OF THE INSPECTION DATE.
14. FINAL STABILIZATION OF ALL NON-IMPERVIOUS AREAS WILL CONSIST OF DECOMPOSED GRANITE AND VEGETATION PER THE LANDSCAPE PLAN.
15. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY:
    1110 W, WASHINGTON, 5TH FLOOR (5515B-1)
    PHOENIX, AZ 85007
    OFFICE: (602) 771-4466
    FAX: (602) 771-4505
16. ALL PORTABLE TOILETS AND WASH STATIONS WILL BE STAKED.
17. AN ON-SITE CONCRETE WASHOUT AREA WILL BE PROVIDED.
18. ADJACENT ROADS WILL BE INSPECTED DAILY FOR TRACK-OUT AND SWEPT AS NEEDED.
19. GRADING LIMITS WILL BE CLEARLY STAKED.
20. THIS PROJECT WILL FOLLOW/OBTAIN ALL PERMITS REQUIRED BY ADEQ.
21. ALL SPILLS OF REPORTABLE QUANTITIES WILL BE REPORTED TO THE TOWN OF MARANA WITHIN 24 HOURS AND IN WRITING WITHIN 5 DAYS.
22. ALL BMPs WILL BE INSTALLED PER INDUSTRY STANDARDS.

SEDIMENT & EROSION CONTROL LEGEND

- FIBER ROLL
- FLOW ARROW
- AREA OF DISTURBANCE
- PROTECTED CHEMICAL STORAGE AREA
- MATERIAL AND EQUIPMENT STORAGE
- CONCRETE, STUCCO, PAINT WASHOUT
- STONE CONSTRUCTION ENTRANCE (24'x50')

ADEQ PERMIT NO.

FOR STORM WATER DISCHARGES

REF. NOS:
PRV1510-002, PCZ2207-002 DPP2207-001

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Rev #	Date	Description

GRENIER ENGINEERING, INC.
Structural & Civil Engineering Consultant
6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715
Phone: 520.326.7082 ~ Fax: 520.326.7508

CERTIFICATE NO. 51927 JOHN E. GRENIER DATE SIGNED 09-15-22 ARIZONA U.S.A.

Sheet Name: SWPPP

Project: DEVELOPMENT & IMPROVEMENT PLANS FOR
THE LEARNING EXPERIENCE EARLY CHILDHOOD CARE FACILITY
LOT 1 OF CONTINENTAL CROSSING LOTS 1 THRU 4. AS RECORDED IN SEQ. # 20160500157, SITUATED IN THE NW QTR. OF SEC. 28, T12S, R12E, G&SRM, PIMA COUNTY, ARIZONA

Job Number:	22044
Designed By:	AR/JEG
Drawn By:	AR
Checked By:	JEG
Date:	9/15/2022
Scale: Vt:	Hz: 1"=40'

Sheet Number: C7.0

Sheet 9 of 15

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MAINTENANCE PERIOD

1. Contractor Maintenance Period shall last for 90 days from date of substantial completion but may be extended if the landscape/irrigation is not being adequately maintained in the opinion of the Owners Representative. At the end of this period all plant material shall be in healthy growing condition.

2. Contractor shall submit maintenance schedule to Owners Representative for approval. Contractor shall visit the site at least once a week during the maintenance period.

3. Weed, clean up litter, straighten trees and provide insect control during maintenance period.

4. Hand prune shrubs as necessary to shape and form. Do not sheer into any shapes. Shrubs shall maintain natural form.

5. Repair and or replace decomposed granite/rock mulch as necessary. Repair any erosion of material.

6. Maintain irrigation system in operating condition during maintenance period. Maintain all system components and assure proper watering of all plants. Repair any leaks immediately and replace any defective components as necessary for efficient operation.

7. Contractor shall request in writing, a final inspection at the completion of the maintenance period. If the Owners Representative determine the work is satisfactory, The Maintenance Period will end on the date of final inspection. If the work is unsatisfactory, the Maintenance Period will be extended at the contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owners representative. Retention will not be released until final inspection is made and approval issued by the Owners Representative.

8. Contractor shall submit two copies of typewritten instructions and manufacturers information regarding irrigation system components, prior to expiration of the Maintenance Period, recommending procedures to be followed by the Owner for maintenance of landscape work for one full year.

SUBSTANTIAL COMPLETION

1. Owners Representative will determine the work substantially complete in accordance with the conditions of the contract, he will advise the Contractor in writing that the Maintenance Period is to begin.

2. Contractor shall warrant that all plants, will be alive and in good health for a period of one year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others. Remove and replace all dead, or unhealthy trees, shrubs or other plants during the warranty period with material equal to the originally specified. Replace any material which does not meet requirements with in Ten business days.

3. At the completion of the work, Contractor to prepare complete operating and maintenance instructions for the irrigation system. Data shall be typewritten and enclosed in a suitable folder along with a PDF copy on electronic disk and submitted to the Owner for approval. All information needed to properly operate and maintain the irrigation system including scheduling information, programing.

LANDSCAPE NOTES

1. Prior to plant pit excavation all plants shall be located in the field with flagging or stakes and approved by Landscape Architect or Owner's Representative.

2. All plants shall be nursery grown unless otherwise noted. Plants shall be healthy, well formed and well branched, vigorous, symmetrical and free from pests and diseases. They shall conform in quality and size to the American Nursery Stock and the Arizona Nursery Association Growers committee recommended tree specifications. Plant materials shall be protected adequately during transport and delivery. Contractor to assure all plants are adequately watered while on site.

3. Trees shall be staked per detail.

4. All plant pits shall drain at a minimum rate of 6"per2 hours. Plant pits in caliche shall be deepened to a sufficient depth to meet the 6" per 2 hour minimum.

5. Soil conditioner/compost shall meet PAG Standard Specification 805-2.07 Soil Conditioner. Submit Laboratory analysis to Landscape Architect / Owners Representative for review and approval prior to use.

6. Fertilizer - Slow release tablets, Agriform 20-10-5 slow release, 21 gram tablets or approved equal for trees and shrubs. Agricultural gypsum (c) Powdered soil sulfur (85-95% pure soil sulfur). Fertilizers shall be delivered to the site in un-opened containers, each fully labeled and bearing the name or trademark and warranty of the producer. Submit product specifications for review and approval by Owner's Representative.

7. Plant pit backfill mix shall consist of 65% site soil and 35% soil conditioner/compost. Site soil shall be mixed with six (6) pounds of agricultural gypsum and one (1) pound of powdered soil sulfur for each cubic yard of backfill mix. The backfill mix shall be an homogenous blend of the required materials. Place one (1) Agriform tablet for each 1-gallon plant, two (2) tablets each for 5 - gallon plants and three (3) tablets for trees. Evenly distribute tablets around the plant rootball in the backfill mix.

8. Backfill mix shall well worked about the rootball and settled by tamping and watering and be at the required finish grade as shown for water-harvesting basins.

9. The Contractor shall at all times keep the area of his work in a neat and orderly condition, insofar as the storage of material and the removal of dirt and debris caused by his work operations, cleaning up of debris, etc. shall be explicitly followed. Upon completion of work the Contractor shall thoroughly clean all paving, walls, curbs boulders, etc. by sweeping area and washing the area with water from a pressurized hose.

10. Plants shall be pruned on a regular basis to prevent obstruction of walkways, curb areas, drives and line of sight visibility triangles.

11. Any plant material included in the approved landscape plan that does not survive after installation shall be replaced with plant material of the same or like species of equal size within thirty (30) days of the plants demise. Failure to replace dead plant material within the specified time period shall constitute a zoning violation.

GENERAL NOTES

1. Existing Zoning is "F" Specific Plan - Village Core Commercial.
The Gross Area of the site is 41,777 S.F. -0.96 Acres
The Site has been previously cleared.

2. Contractor shall visit site and examine existing conditions prior to submiting a bid.

3. Prior to commencing work on site arrange an on-site meeting with the Owner or his Representative.

4. Contractor is required to contact Blue Stake to identify and locate all existing utilities prior to any type of excavation on site. Any damage to underground utilities or structures shall be repaired at the Contractors expense.

5. Submit to Owner's Representative manufacturers or vendors certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with the specified soil amendments.

6. Site visibility triangles: Materials within site visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finish grade of the roadway surface, and shall conform to the Town of Marana Subdivision Street Standards.

NO.	DATE	REVISION DESCRIPTION	BY

Certified Landscape Architect
CERTIFICATE NO.
18643
JOHN M.
HUCKO
Date Signed 09/15/22
ARIZONA, U.S.A.
EXPIRES 3/31/2024

JOHN HUCKO - LANDSCAPE ARCHITECT
5236 N. STONEHOUSE PL.
TUCSON, ARIZONA 85750
P: (520) 400.8529
E: jhucko789@comcast.net
PROJECT NO: 22-19 DATE: 09-15-22

OWNER/DEVELOPER
CROSSLANDS COMPANIES
9635 MAROON CIRCLE, SUITE 125
GREENWOOD VILLAGE, CO 80112
ATTN: JEFF A. DURBAN
PH: 303-210-1948
EMAIL: jeff.durban@crosslands.us

SITE ADDRESS
8693 N. SILVERBELL ROAD
MARANA, ARIZONA 85743

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

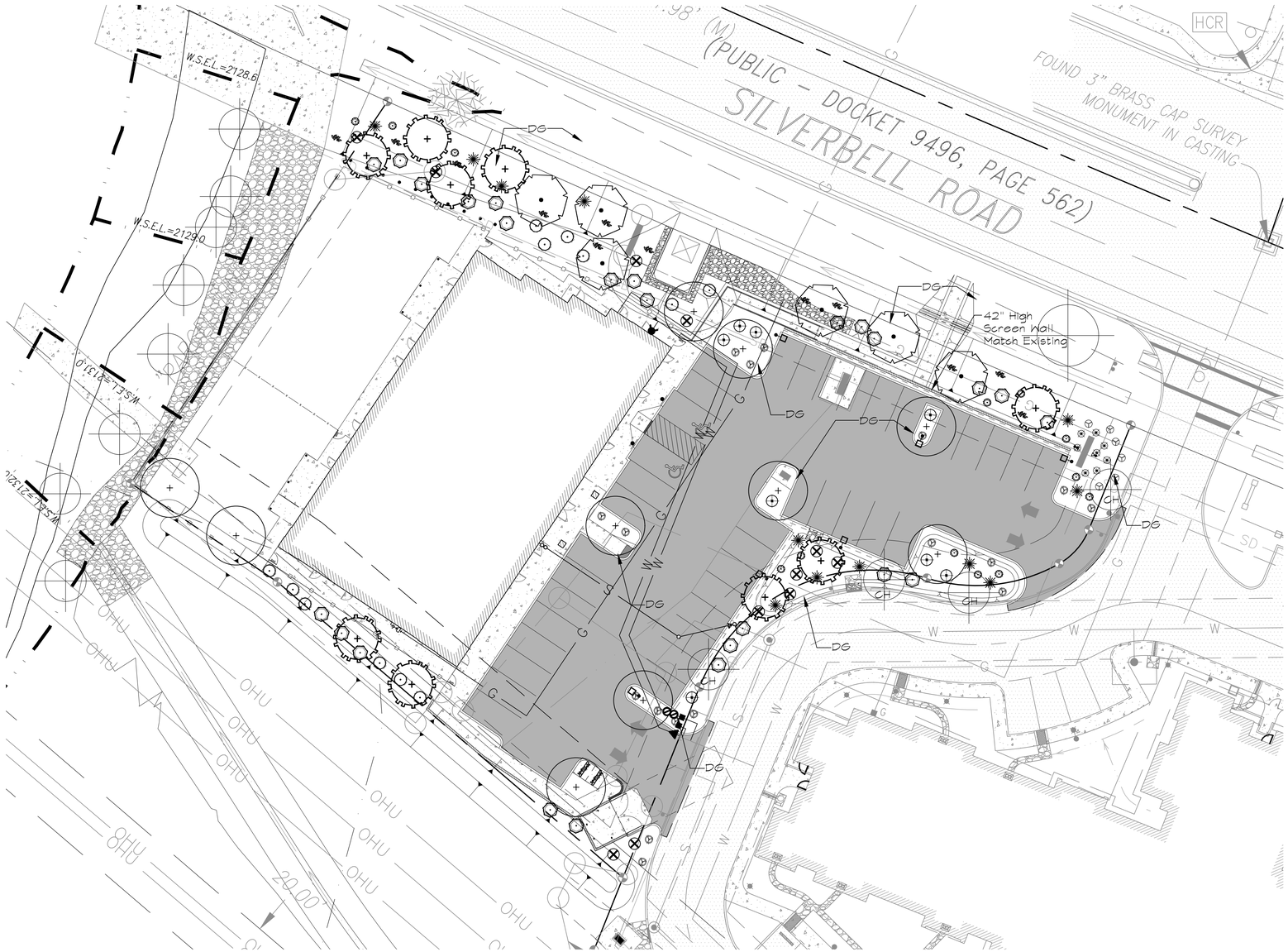
APN - 22622-6140
SECTION 28,T12S, R12E

THE LEARNING EXPERIENCE
EARLY CHILDHOOD CARE FACILITY
LANDSCAPE NOTES

L1.0

10 OF 15

DPP2207-001
PRV1510, PCZ2207-002



PLANT LEGEND:

PLANT SYMBOL	BOTANICAL NAME / COMMON NAME:	SIZE:	QTY:	GPH:
	TREES:			
	Cercidium Hybrid Hybrid Palo Verde	15 Gal.	4	8
+	Chilopsis linearis - 'Bubba' Bubba Desert Willow	15 Gal.	11	8
+	Prosopis Hybrid 'Leslie Roy' Leslie Roy Hybrid Mesquite	15 Gal.	8	8
+	Existing Trees			

SHRUBS & ACCENTS	SIZE:	GPH:
Dodonaea viscosa 'Emerald Ice' Emerald Ice Hopbush	5 Gal.	2
Salvia Clevlandii Cleveland Sage	5 Gal.	2
Leucophyllum frutecens "Compacta" Compact Texas Ranger	5 Gal.	2
Callandra californica Baja Fairy Duster	5 Gal.	2
Dasylirion Sotol	5 Gal.	1
Hesperloe parviflora Red Aloe	1 Gal.	1
Carnegiea gigantea Saguaro	4'-6' Bare Root	.5
Opuntia gomei 'Old Mexico' Spineless Prickly Pear	5 Gal.	.5

GROUNDCOVERS			
Lantana Hybrid New Gold Lantana	1 Gal.	29	2
Dalea capitata Sierra Gold	1 Gal.	29	2

INERT GROUNDCOVERS:

DG - Decomposed Granite - 3/8" Minus, Color "Apache Brown"

Decomposed Granite/Granite Mulch shall be placed in all landscape areas including all parking lot islands, landscape areas and non-paved areas as shown.

Pre-Emergent Herbicide: All landscape areas shall be treated with Surflan per-emergent herbicide or approved equal. Herbicide shall meet all applicable local, State and Federal environmental and labeling laws. Under no circumstances shall a soil sterilant be used on the site. Submit specification to Owners Representative for review and approval prior to application. Apply herbicide per manufacturer's recommendations.

All Decomposed Granite shall be watered settled.

LANDSCAPE BORDERS

SILVERBELL ROAD

LANDSCAPE BUFFER 275' X 15'
3' Ht. MASONRY WALL
4125 S.F. / 100 = 42 PLANTS REQUIRED
TREES REQUIRED = 14 - TREES PROVIDED = 14
SHRUBS REQUIRED = 28 - SHRUBS PROVIDED = 38
GROUNDCOVERS REQUIRED = 6 - GROUNDCOVERS PROVIDED = 8

EAST PROPERTY LINE

LANDSCAPE BUFFER 153' X 6'
810 S.F. / 100 = 8 PLANTS REQUIRED
TREES REQUIRED = 3 - TREES PROVIDED = 3
SHRUBS REQUIRED = 5 - SHRUBS PROVIDED = 15
GROUNDCOVERS REQUIRED = 3 - GROUNDCOVERS PROVIDED =8

WEST PROPERTY LINE

LANDSCAPE BUFFER - NONE
EXISTING DRAINAGE CHANNEL / ROCK RIP-RAP

SOUTH PROPERTY LINE 6' WIDTH 10'

LANDSCAPE BUFFER
LANDSCAPE BUFFER 213' X 6'
1278 S.F. / 100 = 13 PLANTS REQUIRED
TREES REQUIRED = 4 - TREES PROVIDED = 4
SHRUBS REQUIRED = 9 - SHRUBS PROVIDED = 12
GROUNDCOVERS REQUIRED = 4 - GROUNDCOVERS PROVIDED =4

North

SCALE: 1" = 20'-0"

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

NO.	DATE	REVISION DESCRIPTION	BY

Certified Landscape Architect CERTIFICATE HOLDER 18643 JOHN R. HUCKO Date Signed 09/29/2022 ARIZONA, U.S.A. EXPIRES 3/31/2024

JOHN HUCKO - LANDSCAPE ARCHITECT
5236 N. STONEHOUSE PL.
TUCSON, ARIZONA 85750
P: (520) 400.8529
E: jhucko789@comcast.net

PROJECT NO: 22-19 DATE: 09-15-22

OWNER/DEVELOPER

CROSSLANDS COMPANIES
9635 MAROON CIRCLE, SUITE 125
GREENWOOD VILLAGE, CO 80112
ATTN: JEFF A. DURBAN
PH: 303-210-1948
EMAIL: jeff.durban@crosslands.us

SITE ADDRESS

8693 N. SILVERBELL ROAD
MARANA, ARIZONA 85743

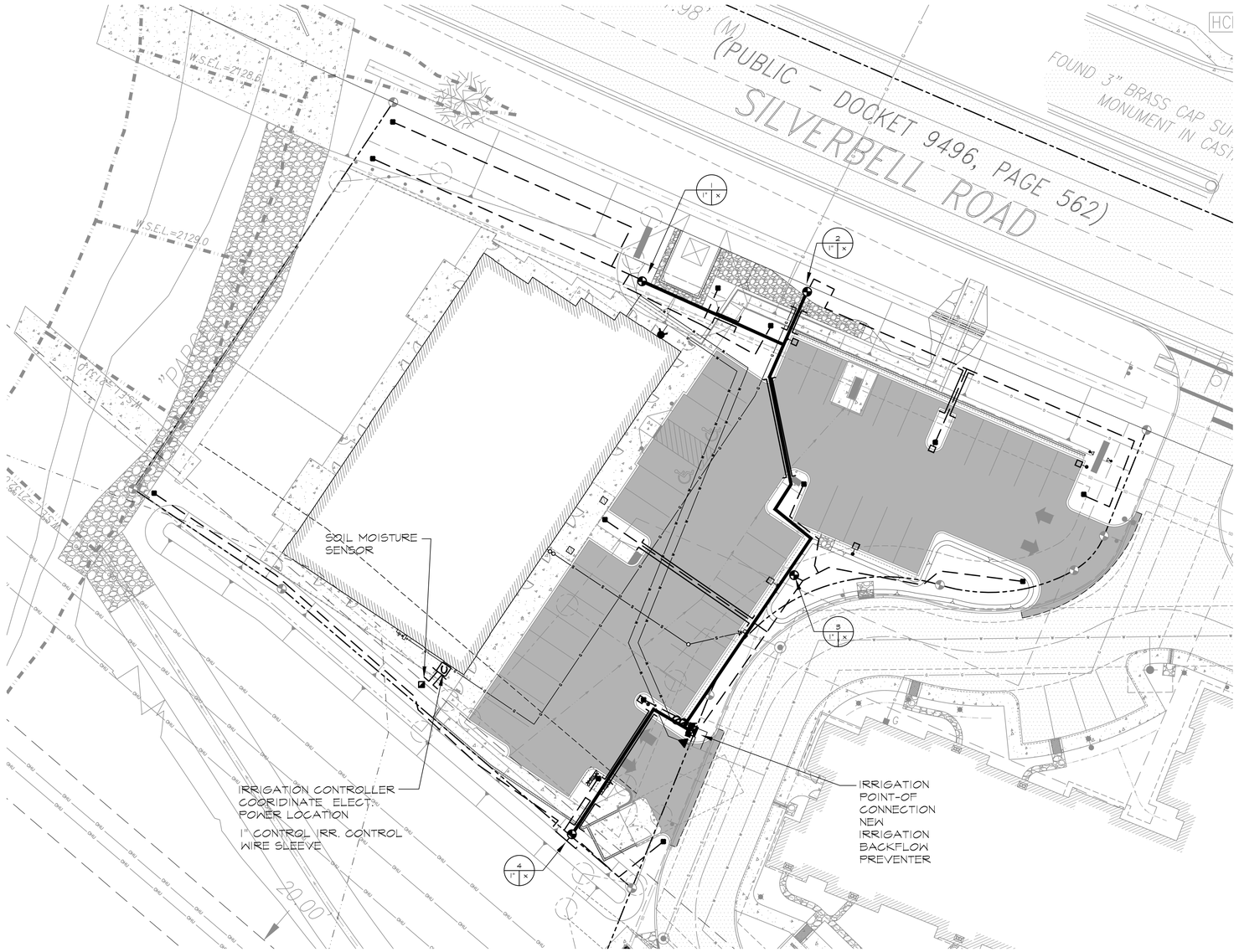
APN - 22622-6140
SECTION 28,T12S, R12E

THE LEARNING EXPERIENCE
EARLY CHILDHOOD CARE FACILITY
LANDSCAPE PLAN

L2.0

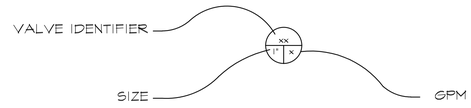
11 OF 15

DPP2207-001
PRV1510, PCZ2207-002



IRRIGATION LEGEND

Symbol	Manufacturer	Description
		Water Meter - Irrigation P.O.C
	HUNTER	I-CORE 6- Station Irrigation Controller #IC-600-M- Wall Mounted Cabinet W/ WSS-SEN Wireless Solar Sync and Soil-Clik module.
	FEBCO	Reduced Pressure Backflow Preventer, Febco 825Y - 3/4", w/ Guardshack security cabinet and Frost Blanket.
	RAIN BIRD	XCZ - 100-PRB-COM 1"- Control Zone Kit
	HUNTER	SOIL-CLIK Moisture sensor and probe Install per Mfg. specifications and requirements.
	Sch 40 PVC	Irrigation Mainline - 3/4"
	SCH 40 PVC	Irrigation Lateral-Line - 3/4"
	SCH 40 PVC	Irrigation Sleeve - 2"
	CLASS 200 PVC EMITTER LATERAL	3/4" CL. 200 PVC Irrigation Lateral w/ Rain Bug XBT-20-6 Multi-outlet Emitter @ 2 GPH each Outlet XBT-20 Single-outlet Emitter @ 2 GPH w/ RBT-220V Distribution Tubing.
	LASCO	AP-075 - 3/4" Hose End Flush Cap.



IRRIGATION NOTES

1. Plan is schematic only. All mainlines, valves, etc. shall be placed within planting areas wherever possible.
2. The entire irrigation system shall satisfy all code requirements and be installed as per manufacturers' specifications.
3. Contractor shall sleeve all mainlines (2" or less), valve wires and laterals under all paved surfaces and walls, extending sleeves 1 foot from edge of paved surface or wall. Mainlines greater than 2 inches in diameter shall be direct buried. Contractor shall coordinate sleeve installation through wall/footing to bring irrigation into the planters located in the storage/parking area
4. Contractor shall coordinate installation of drip irrigation lines prior to installation of plant material with the Owner's Representative.
5. Trees to be irrigated by multi-outlet emitters. Shrubs and groundcover to be irrigated by single-outlet emitters.
6. Contractor shall apply for Reduced Pressure Backflow Preventer permit from Marana Water Dept. Backflow Prevention Department.
7. All irrigation equipment shall be as specified, or approved equal per the discretion of the owner.
8. The irrigation system has been designed for a minimum static water pressure of 50 PSI. Contractor shall verify water pressure in the field before construction and notify to owner/general contractor of any discrepancy.
9. The irrigation system shall be regularly tested and shall be repaired or replaced as necessary to prevent excess water supply to planted areas, runoff onto curbs and pavement, clogged emitters and flooding of low-lying areas.

North

SCALE: 1" = 40'-0"

0' 20' 40' 80'

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

NO.	DATE	REVISION DESCRIPTION	BY

Registered Landscape Architect
CERTIFICATE NO.
18943
JOHN R. HUCKO
State Planed ARIZONA, U.S.A.
EXPIRES 3/31/2024

JOHN HUCKO - LANDSCAPE ARCHITECT
5236 N. STONEHOUSE PL.
TUCSON, ARIZONA 85750
P: (520) 400.8529
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PROJECT NO: 22-19 DATE: 09-15-22

OWNER/DEVELOPER
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9635 MAROON CIRCLE, SUITE 125
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SITE ADDRESS
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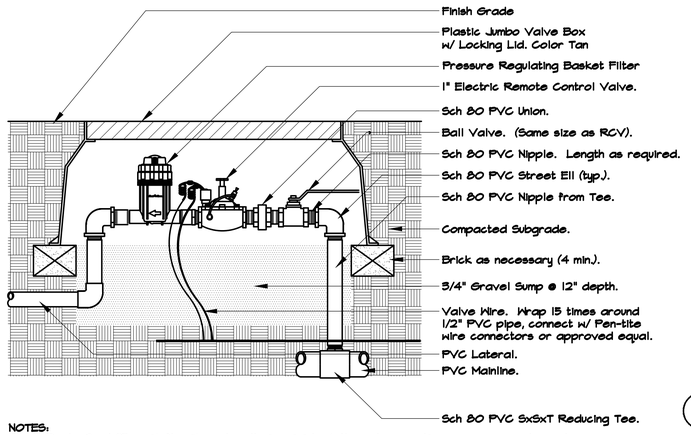
APN - 22622-6140
SECTION 28,T12S, R12E

THE LEARNING EXPERIENCE
EARLY CHILDHOOD CARE FACILITY
IRRIGATION PLAN

L3.0

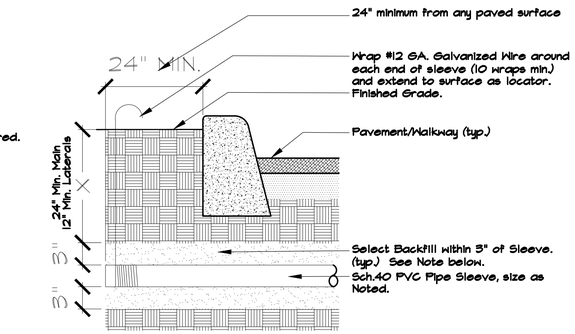
12 OF 15

DPP2207-001
PRV1510, PCZ2207-002



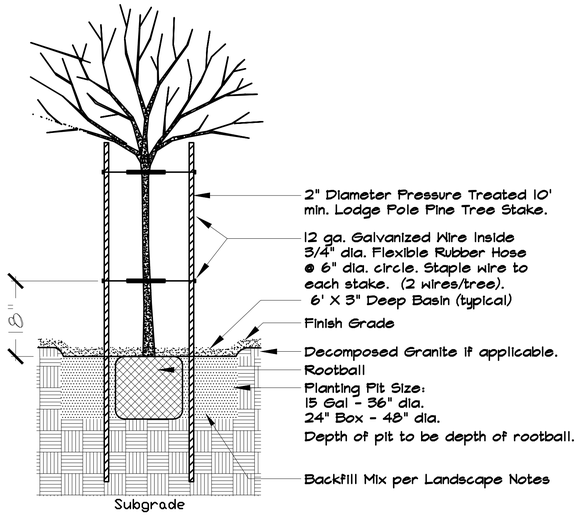
NOTES:
Apply Recto Seal #5 or Teflon Tape to all pipe joints & thread connections, or approved equal.
Compact soil around piping and valve box to same density as undisturbed soil.
Refer to Specifications for piping material.

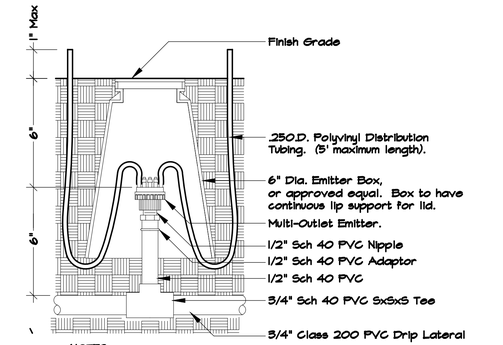
1 REMOTE CONTROL VALVE WITH FILTER - DRIP
NTS



NOTE:
Backfill within 3" of sleeve shall be free of rocks and stones larger than 1/2" Dia. If rock cannot be removed from excavated soil, provide clean sand bedding.

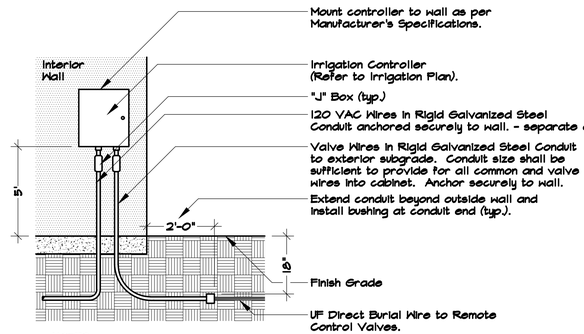
4 PIPE SLEEVING
NTS





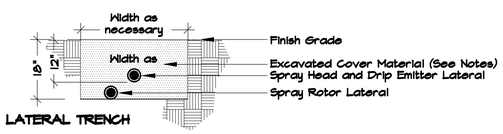
NOTES:
Compact soil around emitter assembly to same density as undisturbed soil.

9 EMITTER INSTALLATION
NTS

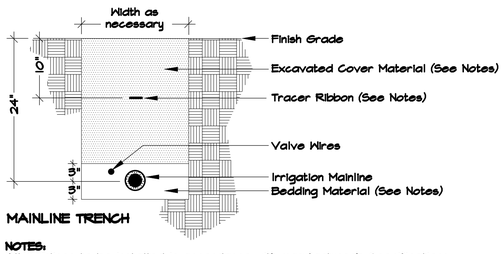


NOTES:
All wiring to be installed as per City Code.
Refer to Electrical Plans for location and power source.

2 WALL-MOUNTED IRRIGATION CONTROLLER
NTS



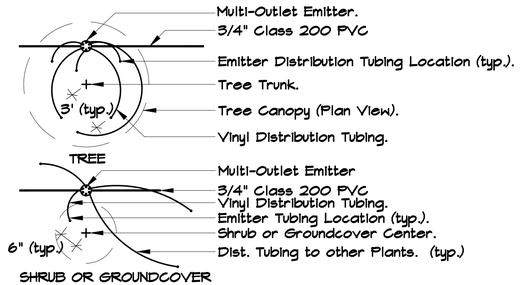
LATERAL TRENCH



MAINLINE TRENCH

NOTES:
All mainlines to be installed in accordance with manufacturer's Specifications.
All electrical wire connections to valves and splices to be installed within a valve box and made with Pen-tite waterproof connectors, or approved equal.
Bundle and tape wiring at 10 foot intervals.
Valve wires to be installed within mainline trench wherever possible.
Bedding material shall be 1/4" minus sand, and shall be 3 inches below mainline and 3 inches above mainline.
Excavated cover material shall be free from debris and rocks 1/2 inch or greater.
Install Tracer Ribbon in all mainline trenches including quick coupler lines.
(See Specifications.).

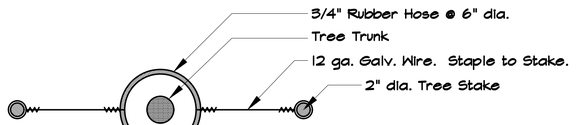
3 TRENCHING DETAIL



SHRUB OR GROUNDCOVER

NOTES:
Refer to Irrigation Key for Manufacturer.

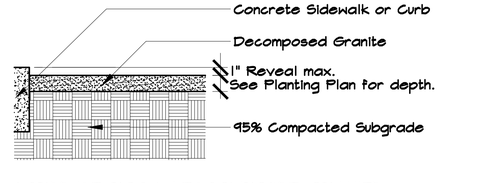
5 EMITTER PLACEMENT
NTS



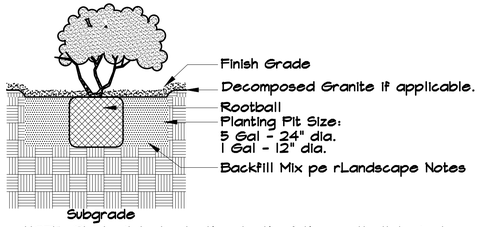
DETAIL PLAN OF HOSE AND WIRE

NOTE:
See Specifications for application of FeRROMEC AC Liquid Iron to all trees.
Plant pit to be to the depth of the rootball, typical.

7 SINGLE TRUNK TREE PLANTING
NTS

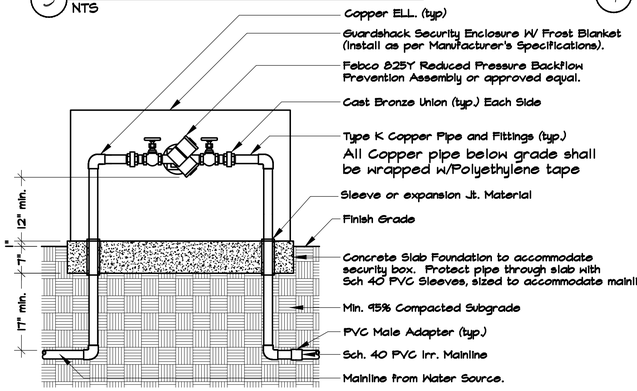


10 SCREENED ROCK / DECOMPOSED GRANITE
NTS



NOTE: Plant pit to be to the depth of the rootball, typical.

8 SHRUB PLANTING
NTS



NOTES:
Apply Recto Seal #5 or Teflon Tape to all pipe joints & thread connections, or approved equal.
Compact soil around mainline piping to same density as undisturbed soil.
Refer to specifications for piping material.
Supply keyed padlock, Master Lock Model #457 w/ two keys, or approved equal, for locking security enclosure.

6 REDUCED PRESSURE TYPE BACKFLOW PREVENTER
NTS

NO.	DATE	REVISION DESCRIPTION	BY

JOHN HUCKO - LANDSCAPE ARCHITECT
5236 N. STONEHOUSE PL.
TUCSON, ARIZONA 85750
P: (520) 400.8529
E: jhucko789@comcast.net

Registered Landscape Architect
CERTIFICATE NO.
18943
JOHN R. HUCKO
ARIZONA, U.S.A.
EXPIRES 3/31/2024

PROJECT NO: 22-19 DATE: 09-15-22

OWNER/DEVELOPER
CROSSLANDS COMPANIES
9635 MAROON CIRCLE, SUITE 125
GREENWOOD VILLAGE, CO 80112
ATTN: JEFF A. DURBAN
PH: 303-210-1948
EMAIL: jeff.durban@crosslands.us

SITE ADDRESS
8693 N. SILVERBELL ROAD
MARANA, ARIZONA 85743

L4.0

APN - 22622-6140
SECTION 28,T12S, R12E

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

THE LEARNING EXPERIENCE
EARLY CHILDHOOD CARE FACILITY
LANDSCAPE -IRRIGATION DETAILS

13 OF 15

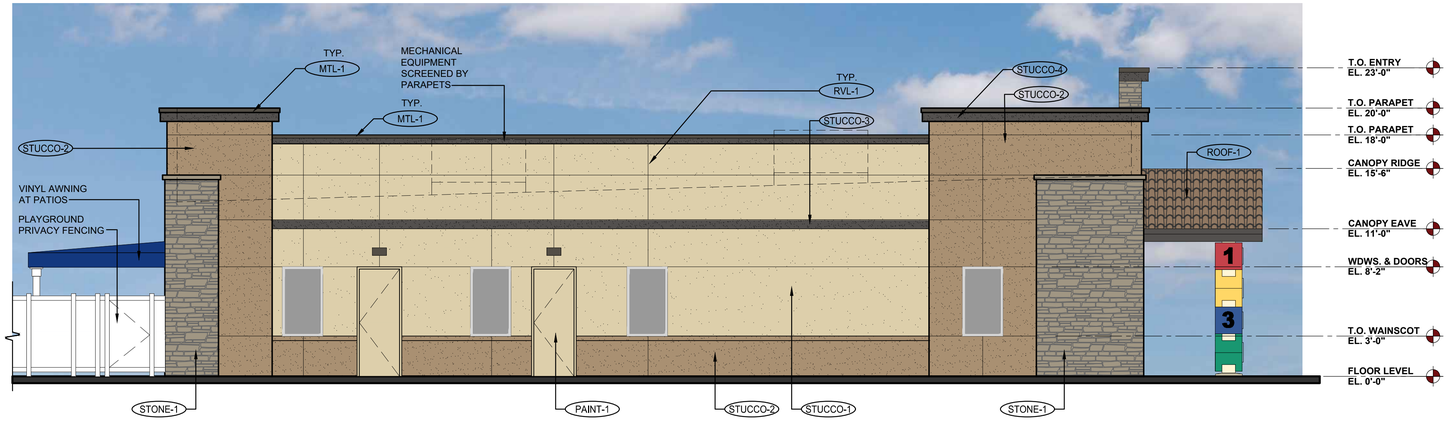
DPP2207-001
PRV1510, PCZ2207-002



4 PROPOSED EAST ELEVATION (FRONT)

scale: 3/16" = 1'-0"

0 1' 2' 4' 8'



3 PROPOSED SOUTH ELEVATION (LEFT SIDE)

scale: 3/16" = 1'-0"

0 1' 2' 4' 8'

16" WIDE X 10" DEEP X 6'-0" HIGH STONE PILASTERS AT MAXIMUM 30'-0" O.C. AROUND PLAYGROUND

FENCE POSTS TO BE MAX. 6'-0" APART. PROVIDE FENCE POST AT EACH CORNER AND TURN.

3'-0" GATES

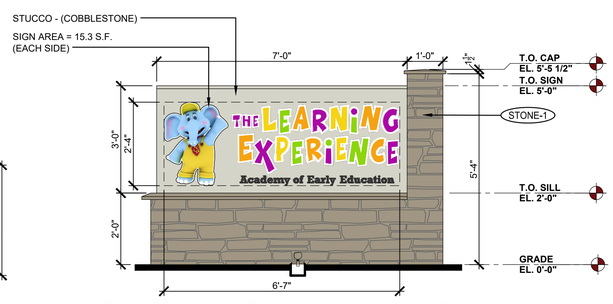
6'-2" @ PLAYGROUND 4'-0" @ WALKWAYS

VINYL FENCING - BOARD ON BOARD DESIGN (COLOR: ALMOND)

1 TYPICAL FENCE ELEVATION

scale: 1/4" = 1'-0"

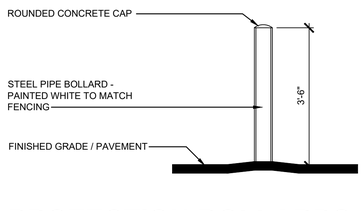
0 1' 2' 4' 8'



2 MONUMENT SIGN ELEVATION

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

0 1' 2' 4'



5 PROTECTION BOLLARDS

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

0 1' 2' 4'

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	PLYGEM OR SILVERLINE V-1 ALT.: ANDERSEN 100 / 400 SERIES	PER WINDOW SCHEDULE	WHITE FRAME / CLEAR GLASS
STONE-1	ELDORADO STONE (OR EQUIV.)	CUT COARSE STONE	SEQUOIA RUSTIC LEDGE
STUCCO-1	SYNERGY OR SIMILAR.	CLASSIC FINISH	#342 - PARCHMENT
STUCCO-2	SYNERGY OR SIMILAR	CLASSIC FINISH	#3106 CONCORD
STUCCO-3	SYNERGY OR SIMILAR	SMOOTH FINISH / 2" DEEP BANDING ACCENT BANDING	SW - URBANE BRONZE
STUCCO-4	SYNERGY OR SIMILAR	CORNICE	SW - URBANE BRONZE
RVL-1	DRYVIT OR SIMILAR	¾" MTL. REVEAL	COLOR TO MATCH ADJACENT
ROOF-1	EAGLE (OR EQUIV.)	ROOF TILE	SUNSET BLEND
PAINT-1	SHERWIN WILLIAMS	FIELD / DOORS	MATCH STUCCO-1
PAINT-2	SHERWIN WILLIAMS	FIELD / DOORS	MATCH STUCCO-2
MTL-1	MBCI	METAL TRIM	BURNISHED SLATE
KBOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING/INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

PROJECT NUMBER DPP2207-001

BODUCH DESIGN GROUP
A VISION ENLIGHTENED
4969 South Alkire Street
Morrison, CO 80465
Phone: 303.901.0720
www.BDGarch.com

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THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION
8693 NORTH SILVERBELL ROAD
MARANA, ARIZONA

ISSUE

NO.	DATE	DESCRIPTION	INT.
	07.14.2022	SILVERBELL ROAD OVERLAY & DEVELOPMENT PLAN REVIEW	
	09.15.2022	OVERLAY & DEVELOPMENT PLAN RESUBMITTAL	

REVISION

NO.	DATE	DESCRIPTION	INT.

Project Number:	Scale:
22.041	AS NOTED
Drawn By: BDG	Approved By: SAB

Drawing Name: PROPOSED EXTERIOR ELEVATIONS

Drawing Number: A-2

OVERLAY & DEVELOPMENT PLAN RESUBMITTAL - 09.15.2022
TOWN OF MARANA PROJECT NUMBER DPP2207-001

D:\BDG PROJECTS\22.041 - TLE MARANA, AZ\CAD\SITE SUBMITTAL\22.041 - A-2 - PROPOSED ELEVATIONS.DWG PARAGPATIL PLOTTED: 09/13/2022

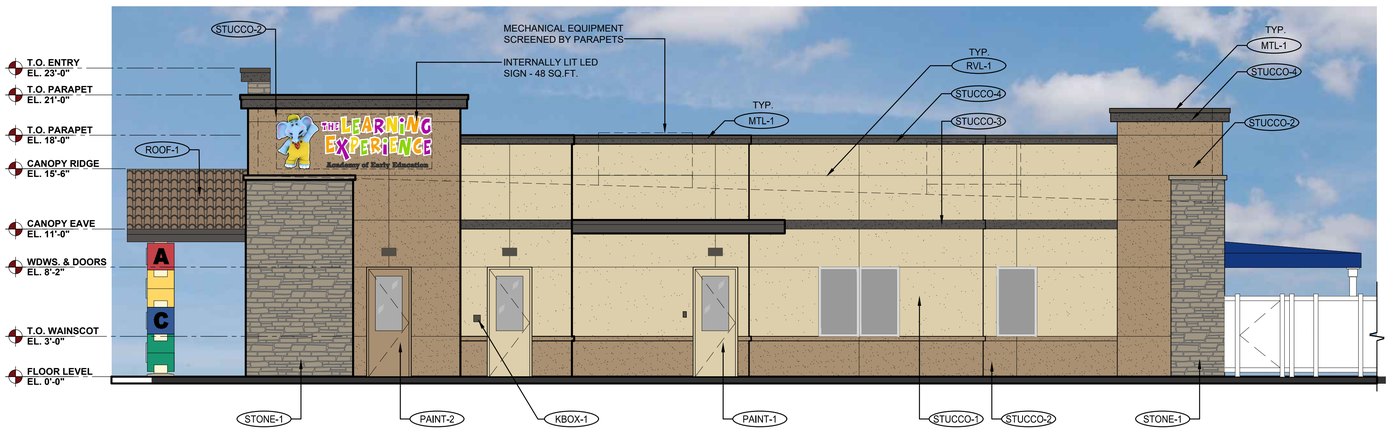
2021.Q4.01 AZ MARANA (SILVERBELL)



3 PROPOSED WEST ELEVATION (REAR)

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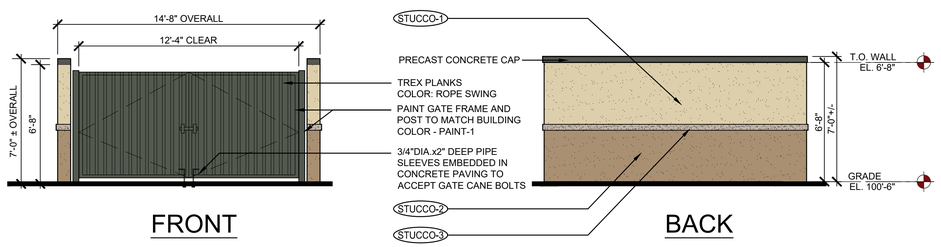
0 1' 2' 4' 8'



2 PROPOSED NORTH ELEVATION (RIGHT SIDE)

scale: 3/16" = 1'-0"

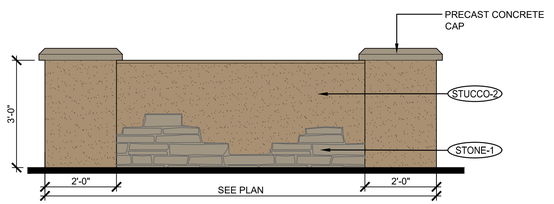
0 1' 2' 4' 8'



1 TRASH ENCLOSURE ELEVATIONS

scale: 1/4" = 1'-0"

0 1' 2' 4' 8'



4 SCREENWALL ELEVATION

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

0 1' 2' 4'

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	PLYGEM OR SILVERLINE V-1 ALT.: ANDERSEN 100 / 400 SERIES	PER WINDOW SCHEDULE	WHITE FRAME / CLEAR GLASS
STONE-1	ELDORADO STONE (OR EQUIV.)	CUT COARSE STONE	SEQUOIA RUSTIC LEDGE
STUCCO-1	SYNERGY OR SIMILAR.	CLASSIC FINISH	#342 - PARCHMENT
STUCCO-2	SYNERGY OR SIMILAR	CLASSIC FINISH	#3106 CONCORD
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RVL-1	DRYVIT OR SIMILAR	¾" MTL. REVEAL	COLOR TO MATCH ADJACENT
ROOF-1	EAGLE (OR EQUIV.)	ROOF TILE	SUNSET BLEND
PAINT-1	SHERWIN WILLIAMS	FIELD / DOORS	MATCH STUCCO-1
PAINT-2	SHERWIN WILLIAMS	FIELD / DOORS	MATCH STUCCO-2
MTL-1	MBCI	METAL TRIM	BURNISHED SLATE
KBOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING/INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

PROJECT NUMBER DPP2207-001

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THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION

8693 NORTH SILVERBELL ROAD
MARANA, ARIZONA

TOWN OF MARANA PROJECT NUMBER DPP2207-001

OVERLAY & DEVELOPMENT PLAN RESUBMITTAL - 09.15.2022

ISSUE

NO.	DATE	DESCRIPTION	INT.
	07.14.2022	SILVERBELL ROAD OVERLAY & DEVELOPMENT PLAN REVIEW	
	09.15.2022	OVERLAY & DEVELOPMENT PLAN RESUBMITTAL	

REVISION

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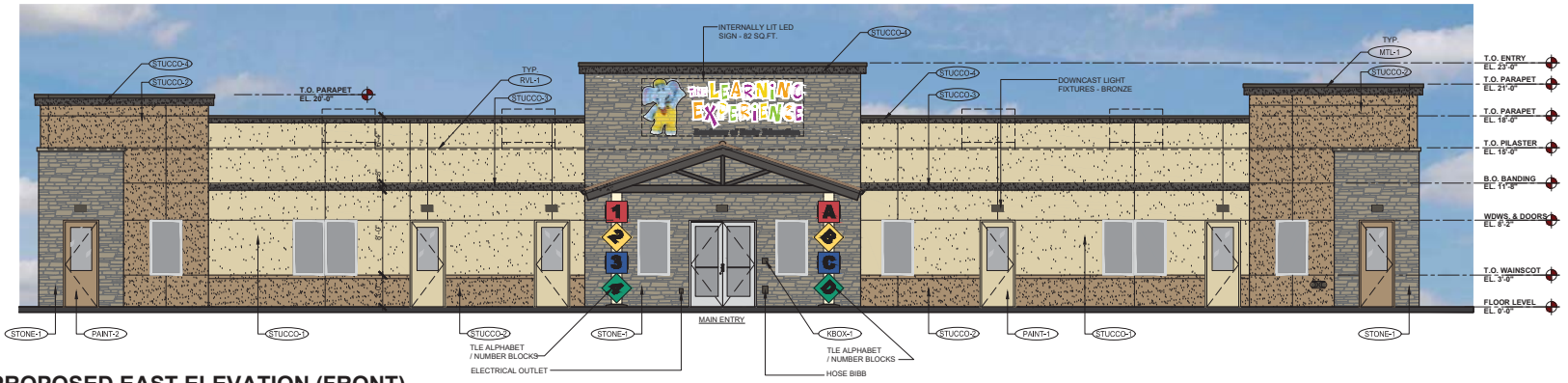
Project Number:	Scale:
22.041	AS NOTED
Drawn By:	Approved By:
BDG	SAB

Drawing Name:
PROPOSED EXTERIOR ELEVATIONS

Drawing Number:
A-3

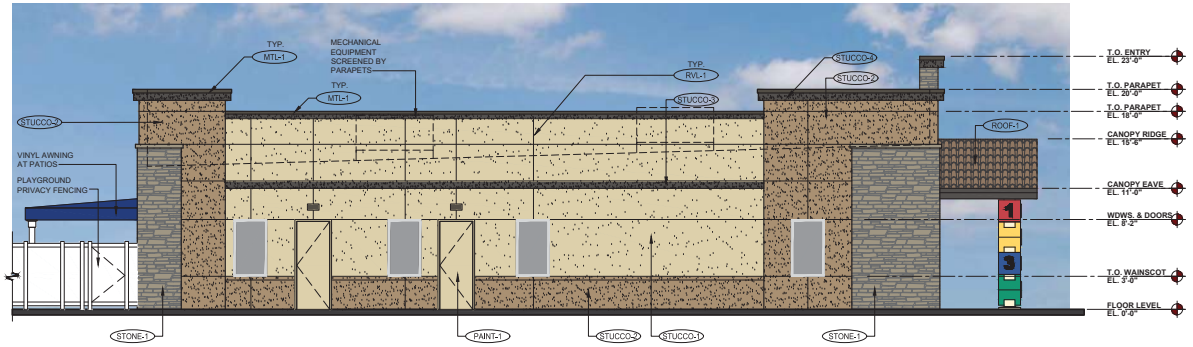
2021.Q4.01 AZ MARANA (SILVERBELL)

D:\BDG PROJECTS\22.041 - TLE MARANA, AZ\CADSITE SUBMITTAL\22.041 - A-3 - PROPOSED ELEVATIONS.DWG PARAGPATIL PLOTTED: 09/13/2022



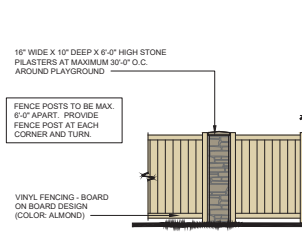
4 PROPOSED EAST ELEVATION (FRONT)

scale: 3/16" = 1'-0"



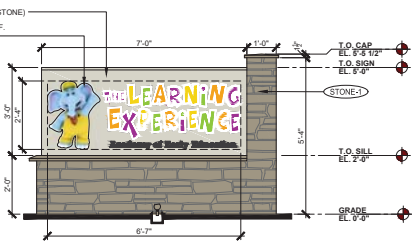
3 PROPOSED SOUTH ELEVATION (LEFT SIDE)

scale: 3/16" = 1'-0"



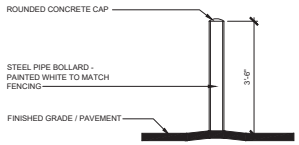
1 TYPICAL FENCE ELEVATION

scale: 1/4" = 1'-0"



2 MONUMENT SIGN ELEVATION

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



5 PROTECTION BOLLARDS

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

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	PLYGEM OR SILVERLINE V-1 ALT.: ANDERSEN 100 / 400 SERIES	PER WINDOW SCHEDULE	WHITE FRAME / CLEAR GLASS
STONE-1	ELDORADO STONE (OR EQUIV.)	CUT COARSE STONE	SEQUOIA RUSTIC LEDGE
STUCCO-1	SYNERGY OR SIMILAR.	CLASSIC FINISH	#342 - PARCHMENT
STUCCO-2	SYNERGY OR SIMILAR	CLASSIC FINISH	#3106 CONCORD
STUCCO-3	SYNERGY OR SIMILAR	SMOOTH FINISH / 2" DEEP BANDING ACCENT BANDING	SW - URBANE BRONZE
STUCCO-4	SYNERGY OR SIMILAR	CORNICE	SW - URBANE BRONZE
RVL-1	DRYVIT OR SIMILAR	¾" MTL. REVEAL	COLOR TO MATCH ADJACENT
ROOF-1	EAGLE (OR EQUIV.)	ROOF TILE	SUNSET BLEND
PAINT-1	SHERWIN WILLIAMS	FIELD / DOORS	MATCH STUCCO-1
PAINT-2	SHERWIN WILLIAMS	FIELD / DOORS	MATCH STUCCO-2
MTL-1	MBCI	METAL TRIM	BURNISHED SLATE
KBOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING/INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

PROJECT NUMBER DPP2207-001

BODUCH DESIGN GROUP
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4969 South Alkire Street
Morrison, CO 80465
Phone: 303.991.0720
www.BDGarch.com
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THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION
8693 NORTH SILVERBELL ROAD
MARANA, ARIZONA

TOWN OF MARANA PROJECT NUMBER DPP2207-001

ISSUE

NO.	DATE	DESCRIPTION	INT.
	07.14.2022	SILVERBELL ROAD OVERLAY & DEVELOPMENT PLAN REVIEW	
	09.15.2022	OVERLAY & DEVELOPMENT PLAN RESUBMITTAL	

REVISION

NO.	DATE	DESCRIPTION	INT.

Project Number:	Scale:
22.041	AS NOTED
Drawn By:	Approved By:
BDG	SAB

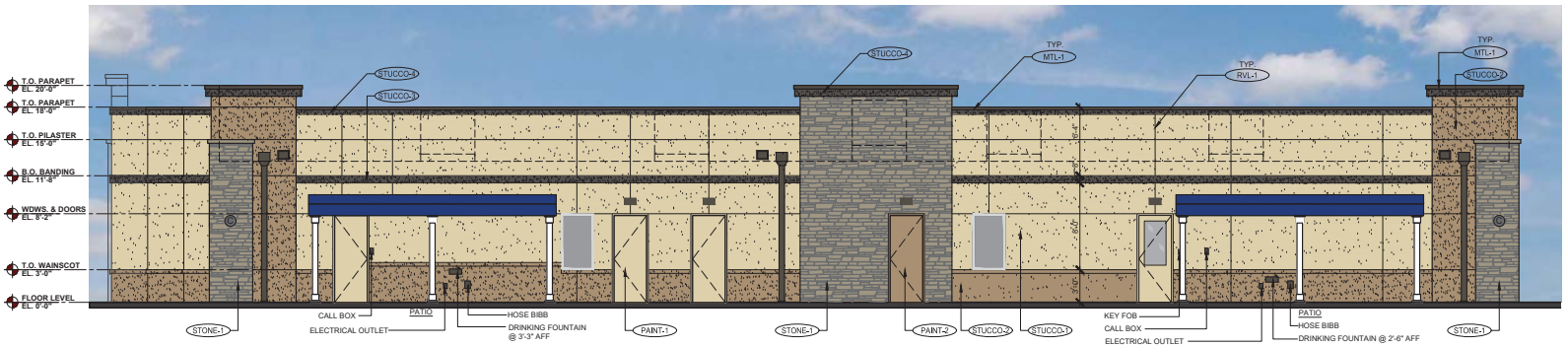
Drawing Name:
PROPOSED EXTERIOR ELEVATIONS

Drawing Number:
A-2

OVERLAY & DEVELOPMENT PLAN RESUBMITTAL - 09.15.2022

2021.Q4.01 AZ MARANA (SILVERBELL)

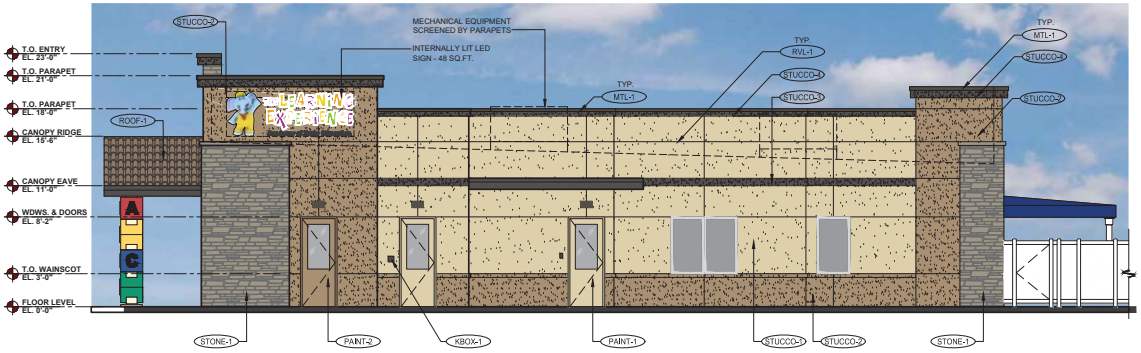
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3 PROPOSED WEST ELEVATION (REAR)

scale: 3/16" = 1'-0"

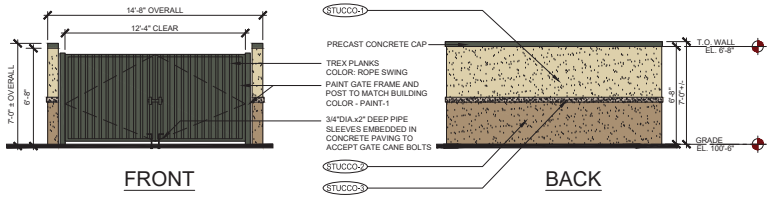
0 1' 2' 4' 8'



2 PROPOSED NORTH ELEVATION (RIGHT SIDE)

scale: 3/16" = 1'-0"

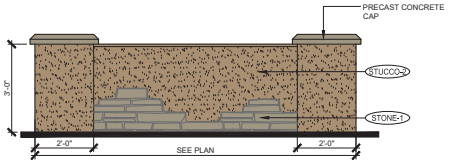
0 1' 2' 4' 8'



1 TRASH ENCLOSURE ELEVATIONS

scale: 1/4" = 1'-0"

0 1' 2' 4' 8'



4 SCREENWALL ELEVATION

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

0 1' 2' 4'

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
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22.041	AS NOTED
Drawn By:	Approved By:
BDG	SAB

Drawing Name:

PROPOSED EXTERIOR ELEVATIONS

Drawing Number:

A-3

OVERLAY & DEVELOPMENT PLAN RESUBMITTAL - 09.15.2022

2021.Q4.01 AZ MARANA (SILVERBELL)

D:\BDG PROJECTS\22.041 - TLE MARANA, AZ\CAD\SITE SUBMITTAL\22.041 - A-3 - PROPOSED ELEVATIONS.DWG PARAG.PATIL PLOTTED: 09/13/2022

Town of Marana Planning

Location Map





Legend

- Marana Town Limits
- Parcel Labels
- Parcels (Black)
- Major Streets (White Label)
- Marana Streets

Notes

DPP2207-001 The Learning Experience
Silverbell Road Corridor Overlay District

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MARANA AZ

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

PROJECT APPLICATION

APPLICATION TYPE

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

PROJECT INFORMATION

Project Name: The Learning Experience	
Description of Project: Development Plan	Number of Lots:
Parcel No.(s): 226-22-6140	Gross Area (Acres): .96 (Lot 1)
Project Address: 8693 N. Silverbell Road, Marana, AZ	
Ref. Project No.:	

CONTACT INFORMATION

Please see attached second page for architect contact information.

Owner: DAZ7-SOMBRERO PEAK, LLC, c/o DESCO	Contact Name: Mark Pearl		
Address: 25 N. Brentwood Blvd.	City: St. Louis	State: MO	Zip: 63105
Email: mpearl@descogroup.com	Phone No.: (314) 378-1002		
Applicant: Crosslands Development Company LLC	Contact Name: Jeff Durbon		
Address: 9635 Maroon Circle, Suite 125	City: Englewood	State: CO	Zip: 80112
Email: jeff.durbon@crosslands.us	Phone No.: (303) 210-1948		
Consultant/Engineer: Grenier Engineering, Inc.	Contact Name: John Grenier		
Address: 6300 E. El Dorado Plaza, Suite A120	City: Tuscon	State: AZ	Zip: 85715
Email: jgrenier@greniereng.com	Phone No.: (520) 906-1288		

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.)

Jeff A. Durbon		7/13/2022
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

Additional Contact Information for Project Application

The Learning Experience, 8693 N. Silverbell Road, Marana, AZ

Architect Contact Information

Scott Boduch
Boduch Design Group, Inc.
4969 S. Alkire Street
Morrison, CO 80465
sboduch@bdgarch.com
303-901-0720

Planning Commission Regular Meeting

Meeting Date: 09/28/2022

To: Planning Commission

From: Sarah Smith, Planner

Date: September 28, 2022

Strategic Plan Focus Area:
Not Applicable

Subject: **DPP2206-003: Safford Apartments;** A request for approval of the Silverbell Road Corridor Overlay District development plan review application for Safford Apartments located at 8740 N Silverbell Rd, on the South side of Silverbell Road between N Silver Moon Way and Continental Reserve Loop. (Sarah Smith)

Discussion:

Request
Cope Properties LLC, represented by Rick Engineering, is requesting approval of a Silverbell Road Corridor Overlay District development plan review application for Safford Apartments.

Location
The 18.58 acre subject property (APN 226-22-6170) is generally located on the South side of Silverbell Road between N Silver Moon Way and Continental Reserve Loop at 8740 N Silverbell Road.

Silverbell Road Corridor Overlay District
The proposed development is located within the Silverbell Road Corridor Overlay District (SRCOD) and subject to the provisions of SRCOD established by ordinance 2003.27 as amended by ordinance 2009.05. Development plans in the SRCOD are subject to review and approval by the Planning Commission to ensure compliance with the requirements of the underlying specific plan or zoning district, as well as the commercial design standards. The Planning Commission may, if satisfied that all the objectives of the Marana Town Code and town standards have been met, approve the development plan, or approve with conditions.

In addition to the required Planning Commission approval, Town staff reviews the accompanying design review application to evaluate compliance with the SRCOD standards outlined in Chapter 17-19 of the Marana Town Code.

Zoning
The vacant parcel of land is within the Pima Farms North – The Villas at Sombrero Peak Specific Plan zoning area and is platted as Lot 4 (APN 226-22-6170) of the Continental Crossings subdivision (Seq. No. 20160500157). The subject parcel land use was originally designated as part commercial, part open space and part transitional residential per the Pima Farms North Specific Plan, Ordinance 89.20, as adopted on May 30, 1989. Per Ordinance No. 2006.19, adopted on July 5, 2006, the Pima Farms North Specific Plan was modified to change the land use to Village Core Commercial (VC), modified regulations for the VC land use designation to be consistent with the SRCOD and to allow multi-family as a permitted use. On September 15, 2020, the specific plan was further amended per Ordinance No. 2020.010, adding a 0.68 acre portion of property at N Continental Reserve Loop to the specific plan area, bringing the Pima Farms North – The Villas at Sombrero Peak Specific Plan to a total of 26.18 acres. Additionally, an administrative minor change to modify the arrangement and architectural design of the residential buildings on Lot 4, PCZ2205-001, was approved on September 22, 2022.

Adjacent Land Uses
The project site is bounded on the West and south sides by existing subdivisions. The Silver Moon subdivision, a 101 lot residential community, is to the west. To the South of the project site lies Continental Reserve, Blocks 1 & 7, with 61 residential lots, and the Sierra Crest subdivision consisting of 146 residential lots. To the east of this project site is lots 1, 2 and 3 of the Continental Crossings subdivision. Lot 1 is currently vacant with a proposed day-care facility development plan under review. Lot 2 contains the Watermark Assisted Living and Memory Care, a 90,000 sf, 108 room, two story facility. National Self Storage, a 90,000 sf, indoor storage facility is now under construction on Lot 3. Silverbell Road, a four-lane, arterial roadway is directly north and adjacent to the project site with existing Continental Ranch subdivisions beyond the right-of-way.

Proposed Development Plan
The Safford Apartments development plan is composed of a total of 10 buildings, ranging from one (21 ft.) to three stories

(34 ft.). There is a mix of 200, two, three and four bedroom, residential units that equate to 10.8 residential units per acre for the 18.5 acre site. The proposed building setbacks vary, exceeding the required 50 foot setback adjacent to the residential subdivisions along the west and south property lines and the minimum required 25 feet along Silverbell Road. The proposed project has 62,520 sq. ft. of landscaped area, more than double the required amount. There will be 4.9 acres of open space, 2.8 acres of which will remain undisturbed. Four hundred and fifteen parking spaces are provided for Safford Apartment residents along with 62 bicycle parking spaces.

The Safford Apartments propose 0.75 acres of recreational spaces and amenities that include:

- Fitness center (4,271 sq. ft.)
- Club house (6,448 sq. ft.)
- Pool with outdoor recreational area (3,823 sq. ft.)
- Three children's play parks (11, 871 sq. ft.)
- Dog Park with BBQ area (6,308 sq. ft.)
- Walking trails.

The building facades are articulated through the use of covered entries, balconies, awnings, and mansard rooflines, which create shadow patterns to soften the visual massing. Design colors will be desert neutral with appropriate accents and building materials include stucco, stone veneer, masonry roof tiles, and metal elements such as awnings, stairs and balcony railings.On site lighting will be designed to provide adequate safety while shielding light fixtures to minimize light trespass into neighboring properties and is in accordance with the Town of Marana lighting code requirements.

Access

The main site access into the Safford Apartments is a divided, main entrance located off Silverbell Road. A secondary access point, behind the Watermark facility, provides additional, shared access to Silverbell Road.

Compliance with SRCOD Design Standards

The property and proposed development plan has been reviewed by Planning staff for compliance with SRCOD site design principles for buildings, site planning, landscaping, lighting, and signage as outlined in the Town Code and has been found to be in conformance.

Staff Recommendation:

The Safford Apartments development plan review application meets the requirements of the Pima Farms North – The Villas at Sombrero Peak Specific Plan, SRCOD and Marana Town Code and staff recommends approval.

Suggested Motion:

I move to approve the Safford Apartments Silverbell Road Corridor Overlay District development plan review application.

Attachments

DPP2206-003 - Development Package 2022.09

Location Map

Application

Exterior Elevations

DEVELOPMENT PLAN PACKAGE FOR

THE SAFFORD

DP2206-003

BASIS OF BEARING

THE SOUTH LINE OF LOT 4 PER THE FINAL PLAT OF CONTINENTAL CROSSING LOTS 1 THRU 4 PER SEQUENCE 20160500157. SAID BEARING BEING S89°42'11"W.

BASIS OF ELEVATION

1/2" REBAR SET ON THE EAST SIDE OF A PME TRANSFORMER ON THE SOUTHERLY SIDE OF SILVERBELL ROAD AND APPROXIMATELY 175' WEST OF THE INTERSECTION OF FRINFROCK DR. PROCESSED THROUGH OPUS (ONLINE POSITION USER SERVICE). ELEV. = 2130.43 (NAVD88)

DEVELOPMENT PLAN PACKAGE NOTES

1. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF MARANA ORDINANCE NO 89.20, AS AMENDED BY MARANA ORDINANCE 2006.19 AND MARANA ORDINANCE 2020.010.
2. THE EXISTING ZONE IS F (SPECIFIC PLAN: PIMA FARMS NORTH - VILLAS AT SOMBRERO PEAK) PER MARANA ORDINANCE NOS. 89.20, 2006.19, AND 2020.010, AS APPROVED BY MAYOR AND COUNCIL ON SEPTEMBER 15, 2020. THE LAND USE DESIGNATION IS COMMERCIAL (C) PER MARANA ORDINANCE NO. 2006.19.
3. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESISTANT MATERIALS.
4. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
5. DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
6. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
7. 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
8. THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
9. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
10. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
11. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
12. ON-SITE SANITARY SEWERS, EXCEPT PUBLIC SEWER WITHIN PUBLIC RIGHT-OF-WAY WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.
13. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
14. 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).
15. 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.
16. 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.
17. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO ANY PLAN APPROVAL ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
18. PLANTS SHALL BE PRUNED ON A REGULAR BASIS TO PREVENT OBSTRUCTION OF WALKWAYS, CURB AREAS, DRIVES, AND LINE OF SIGHT VISIBILITY TRIANGLES.
19. ANY PLANT MATERIAL INCLUDED IN THE APPROVED LANDSCAPE PLAN THAT DOES NOT SURVIVE AFTER INSTALLATION SHALL BE REPLACED WITH PLANT MATERIAL OF THE SAME OR LIKE SPECIES OF EQUAL SIZE WITHIN THIRTY (30) DAYS OF THE PLANT'S DEMISE. FAILURE TO REPLACE DEAD PLANT MATERIAL WITHIN THE SPECIFIED TIME PERIOD SHALL CONSTITUTE A ZONING VIOLATION.
20. THE IRRIGATION SYSTEM SHALL BE REGULARLY TESTED AND SHALL BE REPAIRED OR REPLACED AS NECESSARY TO PREVENT EXCESS WATER SUPPLY TO PLANTED AREAS, RUNOFF ONTO CURBS AND PAVEMENT, CLOGGED EMITTERS AND FLOODING OF LOW-LYING AREAS.
21. THE CONTRACTOR SHALL VERIFY THE EXISTING PRESSURE AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BEFORE CONTINUING THE WORK.
22. A COPY OF THE APPROVED PLAN AND GRADING PERMIT SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
23. ALL REVISIONS TO PLANS MUST BE APPROVED BY THE MARANA TOWN ENGINEER PRIOR TO CONSTRUCTION.
24. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL ARIZONA811 (1-800-782-5348) TWO FULL WORKING DAYS PRIOR TO EXCAVATION.
25. THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN THEY REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK, AND SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR HIS ASSISTANTS UPON ANY PART OF THE WORK WHENEVER SO REQUESTED.
26. THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
27. THE CONTRACTOR HAS THE RESPONSIBILITY TO FURNISH, HAUL AND SUPPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY.

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DEVELOPMENT PLAN PACKAGE NOTES - CONTINUED

28. ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX (6) INCHES AND HAULED FROM THE SITE PRIOR TO GRADING.
29. BUILDING SITES SHALL BE CONSTRUCTION TO WITHIN 0.10 FEET OF FINISH BUILDING PAD ELEVATIONS AS STATED BY THE ENGINEER. STREETS AND PARKING AREAS SHALL BE CONSTRUCTION TO WITHIN 0.10 FEET OF FINISH SUB-GRADE AS STATED BY THE ENGINEER.
30. COMPACTION IN ALL AREAS SHALL BE TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO DESIGNATION T-99, METHOD A. THOSE AREAS TO RECEIVED FILL ARE TO BE SCARIFIED TO A DEPTH OF TWELVE (12) INCHES, BROUGHT TO THE PROPER MOISTURE CONTENT AND COMPACTED TO THE ABOVE DENSITY. THE AREA SOURCE OF FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF WORK. TESTS OF FILL MATERIAL WILL BE DONE AT THE OWNER'S EXPENSE.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIR, REPLACEMENT, OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
32. CONTRACTOR SHALL REFER TO STORM WATER POLLUTION PREVENTION PLANS TO CONTROL SEDIMENT POLLUTION DURING GRADING OPERATIONS.
33. IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANY TIME, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND THE REPATRIATION COORDINATOR OF THE ARIZONA STATE MUSEUM SHALL BE IMMEDIATELY CONTACTED AT (520) 621-4795. PURSUANT TO A.R.S. 41-865.
34. ALL SLOPES WHICH ARE STEEPER THAN 3:1 WILL BE PROTECTED WITH 6" DIAMETER (MINIMUM) ROCK RIP-RAP OR CONCRETE BANK PROTECTION.
35. TOTAL MILES OF PUBLIC STREET IS 0.
36. THE DESIGN VEHICLE IS WB-40. THE DESIGN SPEED IS 20 MPH.
37. THIS PROJECT WILL OBTAIN ALL NECESSARY PERMITS UNDER SECTION 404 OF THE CLEAN WATER ACT.
38. TRASH ENCLOSURES MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON-TRANSPARENT GATES

NOTES AND TABULATIONS

1. GROSS SITE AREA: 809,419.74 SF (18.58 ACRES)
2. EXISTING ZONE: F - PIMA FARMS NORTH SPECIFIC PLAN - VILLAS AT SOMBRERO PEAK
3. EXISTING USE: VACANT
4. PROPOSED USES: MULTI-FAMILY
5. NUMBER OF UNIT

BLDG NUMBER	BLDG TYPE	HEIGHT	UNIT TYPE	# OF UNIT PER FLOOR	# OF STORY	NO. OF UNIT PER BLDG	# OF BLDG	TOTAL NO. OF UNITS BLDG TYPE
3, 6 & 9	1	34'	B1 - 2 BDRM	4	3	12	3	36
			C1 - 3 BDRM	4	3	12	3	36
4	2	24'	D1 - 4 BDRM	4	2	8	1	8
10	3	34'	D1 - 4 BDRM	4	3	12	1	12
2, 7 & 8	4	34'	B1 - 2 BDRM	8	3	24	3	72
			C1 - 3 BDRM	4	3	12	3	36
							TOTAL =	200

TOTAL NUMBER OF 2 BR UNIT =	108	NUMBER OF BEDROOM =	216
TOTAL NUMBER OF 3 BR UNIT =	72	NUMBER OF BEDROOM =	216
TOTAL NUMBER OF 4 BR UNIT =	20	NUMBER OF BEDROOM =	80
TOTAL =	200	TOTAL =	612

6. BUILDING AREA

BLDG TYPE	NO. OF BLDG	GROSS FLOOR AREA (SF)	GFA GROUND FLR	GFA 2ND FLR	GFA 3RD FLR	TOTAL GFA
1	3	GROUND FLR = 10,623.33	31,870			
		SECOND FLR = 10,623.33		31,870		
		THIRD FLR = 10,623.33			31,870	
		TOTAL = 31,870.00				95,610
2	1	GROUND FLR = 7,144.00	7,144			
		SECOND FLR = 7,144.00		7,144	NONE	
		TOTAL = 14,288.00				14,288
2	1	GROUND FLR = 7,144.00	7,144			
		SECOND FLR = 7,144.00		7,144		
		THIRD FLR = 7,144.00			7,144	
		TOTAL = 21,432.00				21,432
1	3	GROUND FLR = 14,999.33	44,998			
		SECOND FLR = 14,999.33		44,998		
		THIRD FLR = 14,999.33			44,998	
		TOTAL = 44,998.00				134,994
CLUBHOUSE BUILDING,		HT. = 22'-1"	6,448	--	--	6,448
FITNESS BUILDING,		HT. = 21'-1"	4,271	--	--	4,271
MAINTENANCE BUILDING,		HT. = 12'	200	--	--	200
BUS SHELTER,		HT. = 14'	448	--	--	448
		TOTAL =	102,523	91,156	84,012	277,691

7. DEVELOPMENT REGULATIONS PER PIMA FARMS NORTH SPECIFIC PLAN

	REQUIRED/ALLOWED	PROPOSED
GROSS DENSITY	11 RAC MAX	10.8 RAC
MINIMUM LOT AREA	NONE	18.6 ACRES
MINIMUM LOT WIDTH	NONE	--
MINIMUM DISTANCE BETWEEN BUILDINGS	NONE	--
BUILDING HEIGHT:	34' MAX	34'
MAXIMUM BUILDING COVERAGE	75% MAX	13%
PERIMETER BUILDING SETBACKS:		
FRONT (NORTH) - SILVERBELL ROAD	25'	105' MIN
SIDE (WEST) - RESIDENTIAL	50'	66' MIN
REAR (SOUTH) - RESIDENTIAL	50'	50' MIN
SIDE (EAST) - SPECIFIC PLAN	10'	85' MIN
LANDSCAPE REQUIREMENTS:		
FRONTYARD - SILVERBELL ROAD	15'	15'
SIDE AND REAR YARD	10'	10'

SHEET INDEX

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2. OVERVIEW AND INDEX MAPS
3. BUILDING AND UNIT ADDRESSES
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5. SITE PLAN
6. SITE PLAN
7. SITE PLAN
8. GRADING PLAN NOTES & LEGEND
9. GRADING, PAVING AND DRAINAGE PLAN
10. GRADING, PAVING AND DRAINAGE PLAN
11. GRADING, PAVING AND DRAINAGE PLAN
12. GRADING, PAVING AND DRAINAGE PLAN
13. GRADING, PAVING AND DRAINAGE PLAN
14. GRADING, PAVING AND DRAINAGE PLAN
15. GRADING, PAVING AND DRAINAGE PLAN
16. SITE, GRADING AND DRAINAGE DETAILS
17. SITE, GRADING AND DRAINAGE DETAILS
18. SITE, GRADING AND DRAINAGE DETAILS
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20. HORIZONTAL CONTROL PLAN
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22. HORIZONTAL CONTROL PLAN TABLE
23. STORM WATER POLLUTION PREVENTION PLAN
24. UTILITY COVER AND NOTES
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26. UTILITY PLAN
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29. UTILITY PLAN
30. PRIVATE SEWER PLAN AND PROFILE
31. PRIVATE SEWER PLAN AND PROFILE
32. PRIVATE SEWER PLAN AND PROFILE
33. LANDSCAPE COVER/ NOTES & LEGENDS
34. SITE LANDSCAPE/ SHEET KEY PLAN
35. LANDSCAPE PLAN
36. LANDSCAPE PLAN
37. LANDSCAPE PLAN
38. LANDSCAPE DETAILS
39. IRRIGATION MAINLINE PLAN
40. IRRIGATION PLAN
41. IRRIGATION PLAN
42. IRRIGATION PLAN
43. IRRIGATION DETAILS
44. SITE WALL PLAN

NOTES AND TABULATIONS (CON'T)

8. PARKING AND LOADING SPACE CALCULATIONS

	PARKING REQUIRED	PARKING PROVIDED
* VEHICLE:		
VEHICLE - MULTI-FAMILY DWELLING		
1.5 SPACES PER 2 BR = 1.5 x 108 =	162 SPACES	
2.0 SPACES PER 3 BR = 2.0 x 72 =	144 SPACES	
2.5 SPACES PER 4 BR = 2.5 x 20 =	50 SPACES	
TOTAL	256 SPACES (125 COVERED,	415 SPACES 290 UNCOVERED)
ADA PARKING: PER TABLE 1106.1		
401 - 500 PARKING SPACES	9 SPACES (6 COVERED,	12 SPACES 6 UNCOVERED)
VAN ACCESSIBLE	2 SPACES (1 COVERED,	2 SPACES 1 UNCOVERED)
BICYCLE 0.10 SP/BDRM * 612 BDRM =	61 SPACES	62 SPACES
LOADING SPACES (PICK-UP / DROP-OFF AREA) MULTIFAMILY DWELLING	NONE REQUIRED	2 SPACES

* NOTE: THE OWNER/DEVELOPER DETERMINED THAT THE NUMBER OF VEHICLE AND BICYCLE PARKING SPACES PROVIDED ARE ADEQUATE BASED ON THE OPERATION OF OTHER SIMILAR APARTMENT COMPLEX UNDER THIS SAME OWNERSHIP

NW FIRE DEPT NOTES

1. AREAS OF CURBING OUTSIDE THE DESIGNATED PARKING AREAS WILL REQUIRE "NO PARKING" SIGNS ON APPROPRIATE SIDES.
2. "NO PARKING" SIGNS WILL BE PROVIDED THAT COMPLY WITH NWFD STANDARDS.

LANDSCAPE & RECREATION AREAS CALCULATIONS

PARKING AREA	= 170,630 SF
REQUIRED LANDSCAPE AREA, 15%	= 25,594 SF
PROVIDED LANDSCAPE AREA	= 62,520 SF (SEE LANDSCAPE PLANS)
AREA OF THE WASH	= 92,000 SF (2.1 AC)
UNDISTURBED AREA	= 124,000 SF (2.8 AC)
REQUIRED RECREATION SPACES	
100 SF / DWELLING UNIT x 200 UNITS =	20,000 SF (0.46 ACRES)
PROVIDED RECREATION SPACES	
CLUBHOUSE AND SWIMMING POOL =	10,271 SF
FITNESS BUILDING =	4,271 SF
DOG PARK (WITH BBQ AREAS) =	6,308 SF
PLAY AREAS (3 EACH) =	11,871 SF
TOTAL =	32,721 SF (0.75 ACRES)

EARTHWORK QUANTITIES:

CUT:	30,500 CY
FILL:	29,500 CY
EXPORT:	1,000 CY

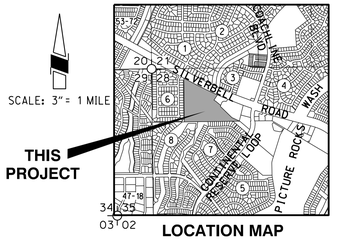
NOTE: EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT USED FOR PAYMENT QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITES.

- GRADING AREA IS APPROXIMATELY 20 ACRES, INCLUDING THE PROJECT BOUNDARY AND THE PROPOSED DRAINAGE WAYS

THE BOUNDARY SHOWN HEREIN WAS PREPARED UNDER MY DIRECT SUPERVISION.

DOUGLAS E. SCHNEIDER, RLS 17479 DATE

1. SEQ #94054698
2. SEQ #88160849
3. SEQ #20060870827
4. SEQ #95072644
5. SEQ #20020660761
6. SEQ #19981800636
7. SEQ #20020660761
8. SEQ #20021010468



SCALE: 3" = 1 MILE

THIS PROJECT

LOCATION MAP

A PORTION OF SECTION 28, T 12 S, R 12 E, G & SRM, TOWN OF MARANA PIMA COUNTY, ARIZONA

OWNER

COPE PROPERTIES, L.L.C.
1477 WEST COMMERCE COURT
TUCSON, ARIZONA 85746
PHONE: (520) 792-3293
CONTACT: ROD COOK
rcook@copecommunityservices.org

DEVELOPER

DOMINIUM
2828 NORTH CENTRAL AVENUE, SUITE 1100B
PHOENIX, ARIZONA 85004
PHONE: (623) 265-5772
CONTACT: RODRIGO DORADOR MADRIGAL
Rodrigo.Dorador@Dominiuminc.com

CIVIL ENGINEER

RICK ENGINEERING COMPANY, INC.
3945 EAST FORT LOWELL ROAD, SUITE 111
TUCSON, AZ 85712
PHONE: (520) 795-1000
CONTACT: PAUL IEZZI
piezzi@rickengineering.com

LANDSCAPE ARCHITECT

BOWERS ENVIRONMENTAL CONSULTING
4502 WEST IRONWOOD HILL DRIVE
TUCSON, ARIZONA 85745
PHONE: (520) 909-8604
CONTACT: RION BOWERS
rionbowers@gmail.com

LEGEND

CENTERLINE
PROJECT BOUNDARY
EASEMENT BOUNDARY
A.C. PAVING (REGULAR)
A.C. PAVING (HEAVY)
CONCRETE PAVING
COVERED PARKING
EXISTING 100 YR FLOOD PRONE LINE
PROPOSED 100 YR FLOOD PRONE LINE
BUILDING EROSION SETBACK LINE — BEHS —
LANDSCAPE BUFFERYARD LIMITS
BUILDING SETBACKS
BUILDING NUMBER (2)
PARKING SPACES PROVIDED 7
HANDICAP PARKING
RETAINING WALL
BARRICADE RAILING
PROPOSED SLOPE
CURB ACCESS RAMPS
PROPOSED BENCH
PROPOSED DOG PARK FENCE
SIGHT VISIBILITY TRIANGLE
EXIST CATCH BASIN
EXIST STORM DRAIN
EXIST PAVEMENT EDGE
EXIST SEWER LINE W/MH — S —
EXIST WATERLINE W/VALVE — W —
EXIST GAS LINE — G —
EXIST ELECTRIC/TELE LINE — E —

PARCEL ADDRESS

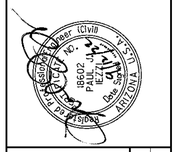
8740 NORTH SILVERBELL ROAD
TUCSON, ARIZONA 85743

ASSESSOR PARCEL NUMBER

226-22-6170

APPROVAL

NO.	BY	DATE	REVISION



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DESIGNED BY: THM	DATE: 03/2022	CHECKED BY:	DATE: 03/2022
DRAWN BY: PAD	DATE: 03/2022	APPROVED BY: PJI	DATE: 03/2022

COVER SHEET AND NOTES DEVELOPMENT PLAN PACKAGE

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

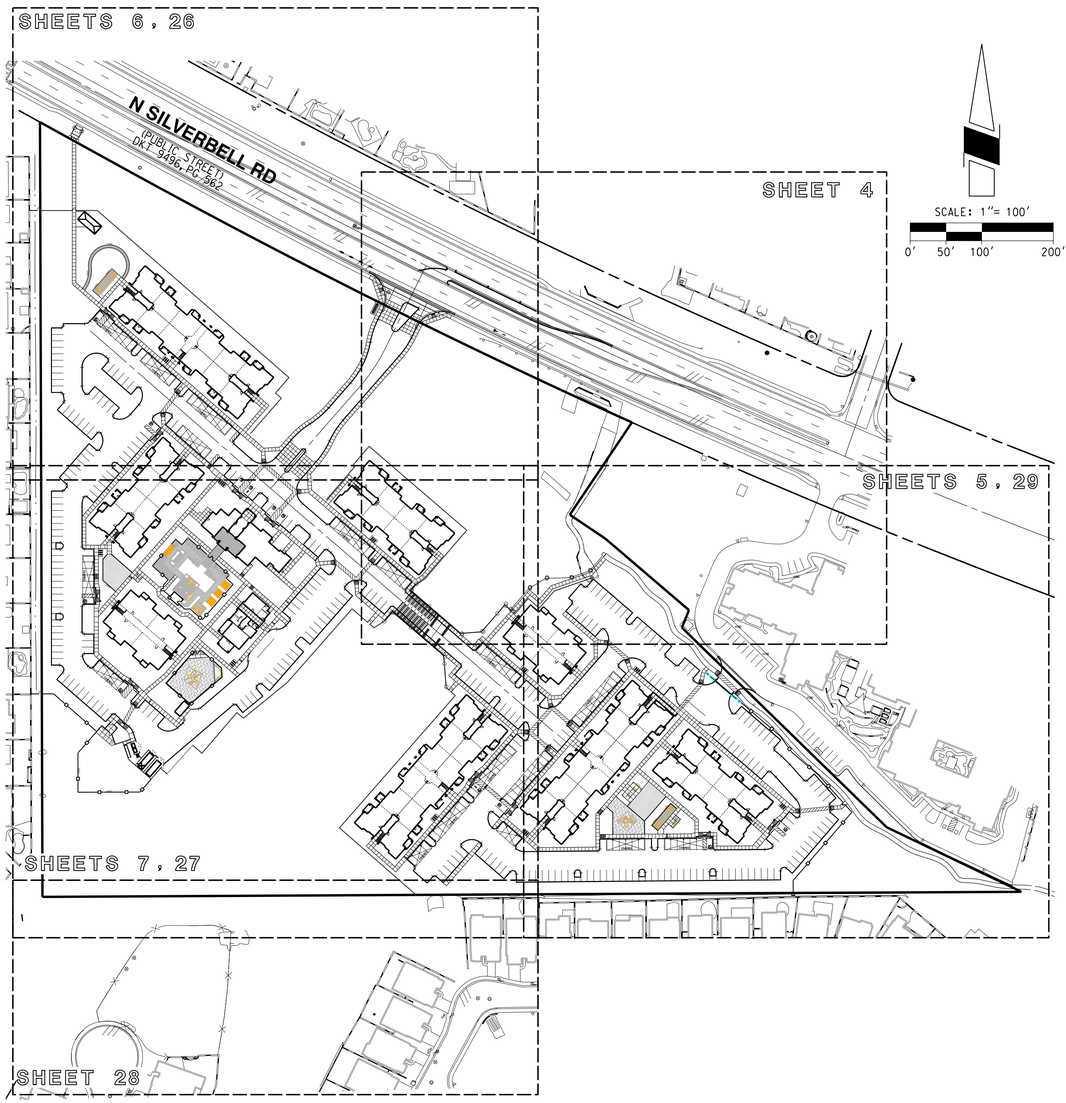
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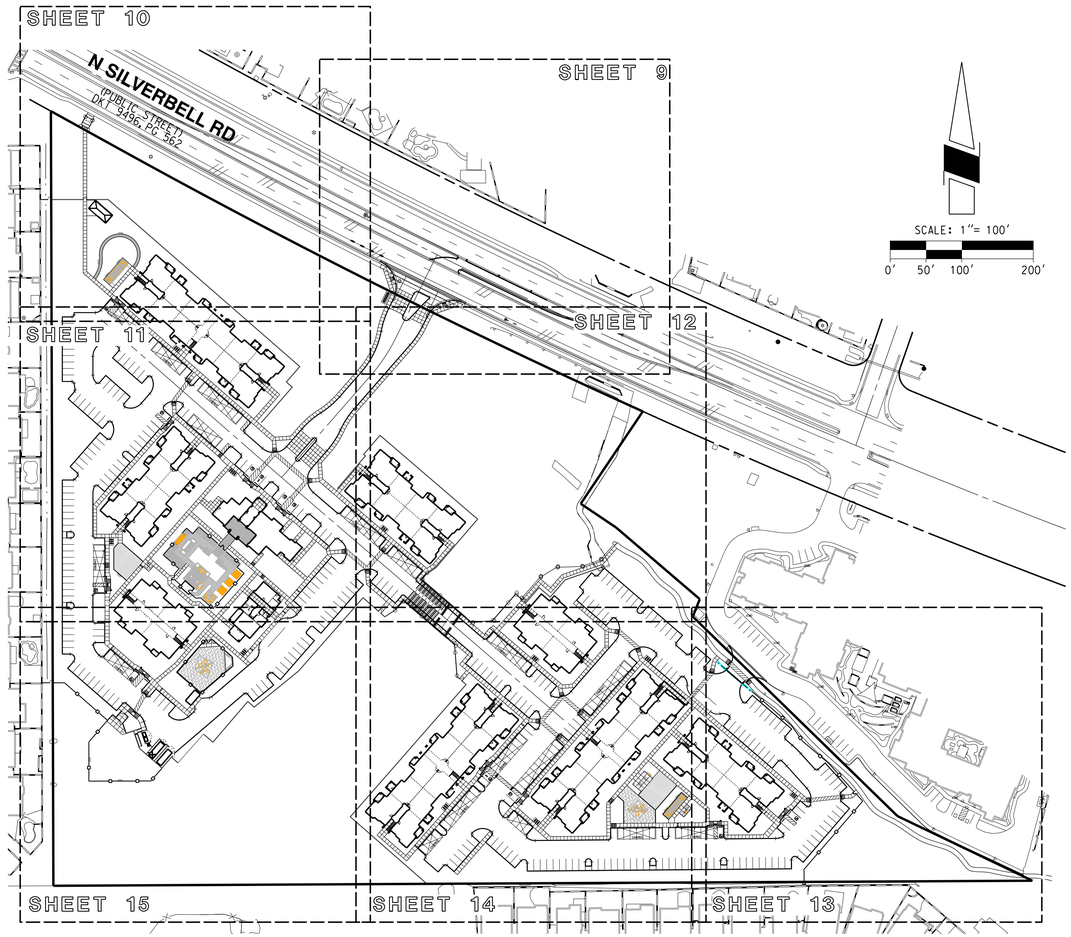
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PRV1510-002
PCZ2007-002

SCALE | HORIZ : N/A | VERT : N/A

SHEET 1 OF 44



SITE AND UTILITY PLAN INDEX MAP



GRADING PLAN INDEX MAP

NO.	BY	DATE	REVISION

Registered Professional Engineer (Civil)
No. 18602
PAUL J. EZELL
Date Signed 11-5-22
ARIZONA U.S.A.

J-5162A

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520-795-1000
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San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

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DRAWN BY: PAD	DATE: 03/2022	APPROVED BY: PJI

SITE PLAN SHEET INDEX DEVELOPMENT PLAN PACKAGE

THE SAFFORD

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PCZ2007-002

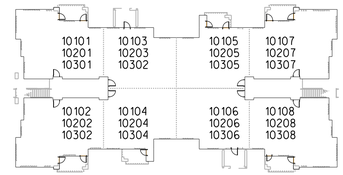
SCALE
HORIZ : 1" = 100'
VERT : N/A

SHEET 2 OF 44

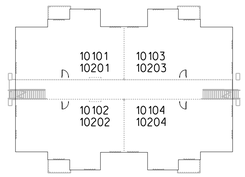
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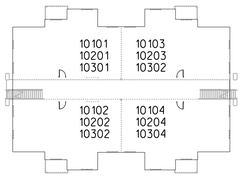
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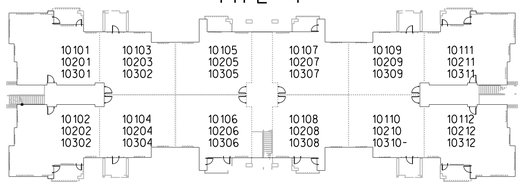
TYPE '2'



TYPE '3'



TYPE '4'



10102
10202
1032 — UNIT NUMBER
— FLOOR NUMBER
— BUILDING NUMBER

BUILDING KEYMAP

NO SCALE

BUILDING AND UNIT NUMBERS

BUILDING	USE	UNITS		
1	CLUBHOUSE			
2	APARTMENT	2101- 2110:	2201- 2210:	2301- 2310
3	APARTMENT	3101- 3110:	3201- 3210:	3301- 3310
4	APARTMENT	4101- 4110:	4201- 4210	
5	FITNESS			
6	APARTMENT	6101- 6110:	6201- 6210:	6301- 6310
7	APARTMENT	7101- 7110:	7201- 7210:	7301- 7310
8	APARTMENT	8101- 8110:	8201- 8210:	8301- 8310
9	APARTMENT	9101- 9110:	9201- 9210:	9301- 9310
10	APARTMENT	10101-10110:	10201-10210:	10301-10310
11	MAINTENANCE			

NO.	BY	DATE	REVISION

REGISTERED Professional Engineer (Civil) NO. 18602 PAUL J. EZELL Date 3/31/22 ARIZONA U.S.A.

J-5162A

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DESIGNED BY: THM	DATE: 03/2022	DATE: 03/2022
DRAWN BY: PAD	CHECKED BY:	APPROVED BY: PJI

ACCESSIBLE ROUTE AND BUILDING ADDRESSES

DEVELOPMENT PLAN PACKAGE

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

A PORTION OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

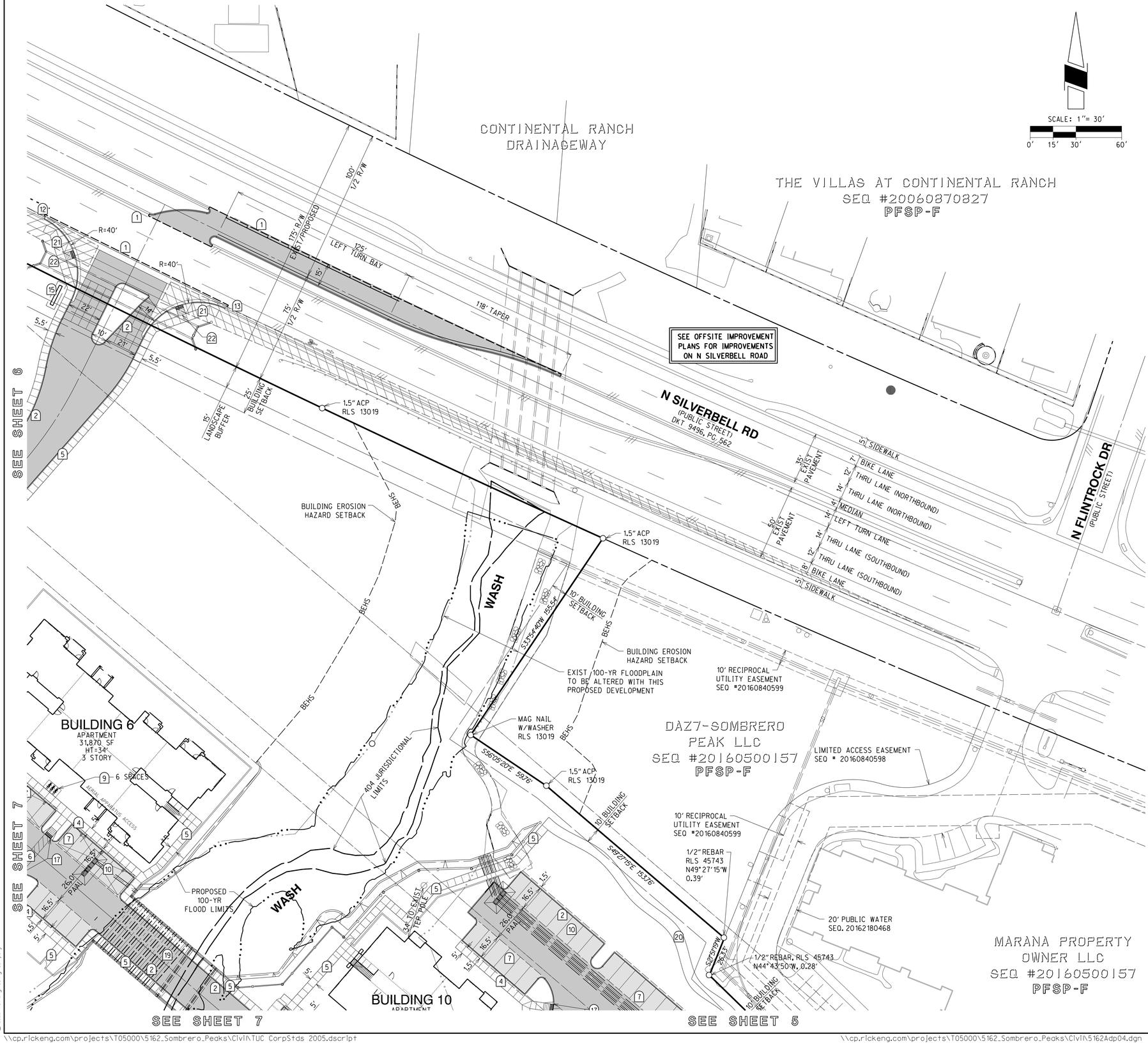
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SCALE
HORIZ : 1" = 50'
VERT : N/A

SHEET 3 OF 44

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KEYNOTES

1. SAWCUT AT 1' MINIMUM. REMOVE EXIST CURB AND PAVEMENT AS NECESSARY TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
2. 6" TYPE 2 VERTICAL CURB PER PAG SD 209 (TYP)
3. CURB ACCESS RAMP PER MARANA SD 600-2, TYPE 2 W/TRUNCATED DOMES PER ADA STANDARDS (TYP)
4. 6' WIDE MINIMUM CONCRETE SIDEWALK PER PAG SD 200 ADJACENT TO VERTICAL CURB TO ALLOW 1.5' WIDE PARKING OVERHANG
5. 5' WIDE MINIMUM CONCRETE SIDEWALK PER PAG SD 200 (TYP)
6. 5' WIDE MINIMUM STRIPED PEDESTRIAN CROSSWALK
7. STANDARD PARKING SPACE, TYP., 9'x 18' (16.5' W/1.5' OVERHANG WHERE APPLICABLE) (E/16)
8. HANDICAP PARKING SPACE, TYP., 9'x 19'. SEE DETAIL (E/16)
9. BICYCLE PARKING. SEE DETAIL (K/17)
10. COVERED PARKING STRUCTURE TYP., BY SEPARATE PERMIT
11. TRASH ENCLOSURE - SEE ARCHITECTURAL DWGS
12. 15'x 740' NEAR SIDE SIGHT VISIBILITY TRIANGLE (DESIGN SPEED = 50 MPH / POSTED SPEED = 45 MPH)
13. 15'x 580' FAR SIDE SIGHT VISIBILITY TRIANGLE (DESIGN SPEED = 50 MPH / POSTED SPEED = 45 MPH)
14. R1-1 30" X 30" STOP SIGN
15. PROPOSED MONUMENT SIGN PER SEPARATE PERMIT
16. PROPOSED FLAG POLE PER SEPARATE PERMIT
17. CURB ACCESS RAMP PER MARANA SD 600-3, TYPE 3 W/TRUNCATED DOMES PER ADA STANDARDS (TYP)
18. PROPOSED SITE LIGHTING. SEE ELECTRICAL PLANS
19. PROPOSED DRAINAGE CROSSING. SEE GRADING, PAVING AND DRAINAGE PLAN SHEETS
20. PROPOSED 6.5' WIDE TRAIL W/2" ASPHALT PAVING OVER COMPACTED SUBGRADE
21. SIDEWALK WITHIN R/W WILL BE CONSTRUCTED PER PAG SD 200 - 5' MINIMUM
22. CURB ACCESS RAMP PER MARANA SD 600-1, TYPE 1 W/TRUNCATED DOMES PER ADA STANDARDS (TYP)
23. 20' CLEAR MIN. GATE IN COMPLIANCE WITH IFC SECTION 503.6 AS AMENDED. PROVIDE KNOX KEY SWITCH AT THE CARD/ACCESS READER POINT
24. TRASH COMPACTOR. SEE ARCHITECTS PLANS FOR DETAILS
25. 2-4' SCUPPERS, TYPE 3 PER PAG SD 205.5. PROVIDE 2 LAYERS DUMPED ANGULAR ROCK RIP RAP D50=8"MIN. T=16" OVER ONE LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT

NO.	BY	DATE	REVISION

Registered Professional Engineer (Civil) No. 18602 PAUL J. JAGIELLO Date Expires 9-30-22 ARIZONA U.S.A.

J-5162A

RICK ENGINEERING COMPANY Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
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DESIGNED BY: THM	DATE: 03/2022	DATE:	
DRAWN BY: PAD	DATE: 03/2022	CHECKED BY:	APPROVED BY: PJI

DEVELOPMENT PLAN PACKAGE

SITE PLAN

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

A PORTION OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

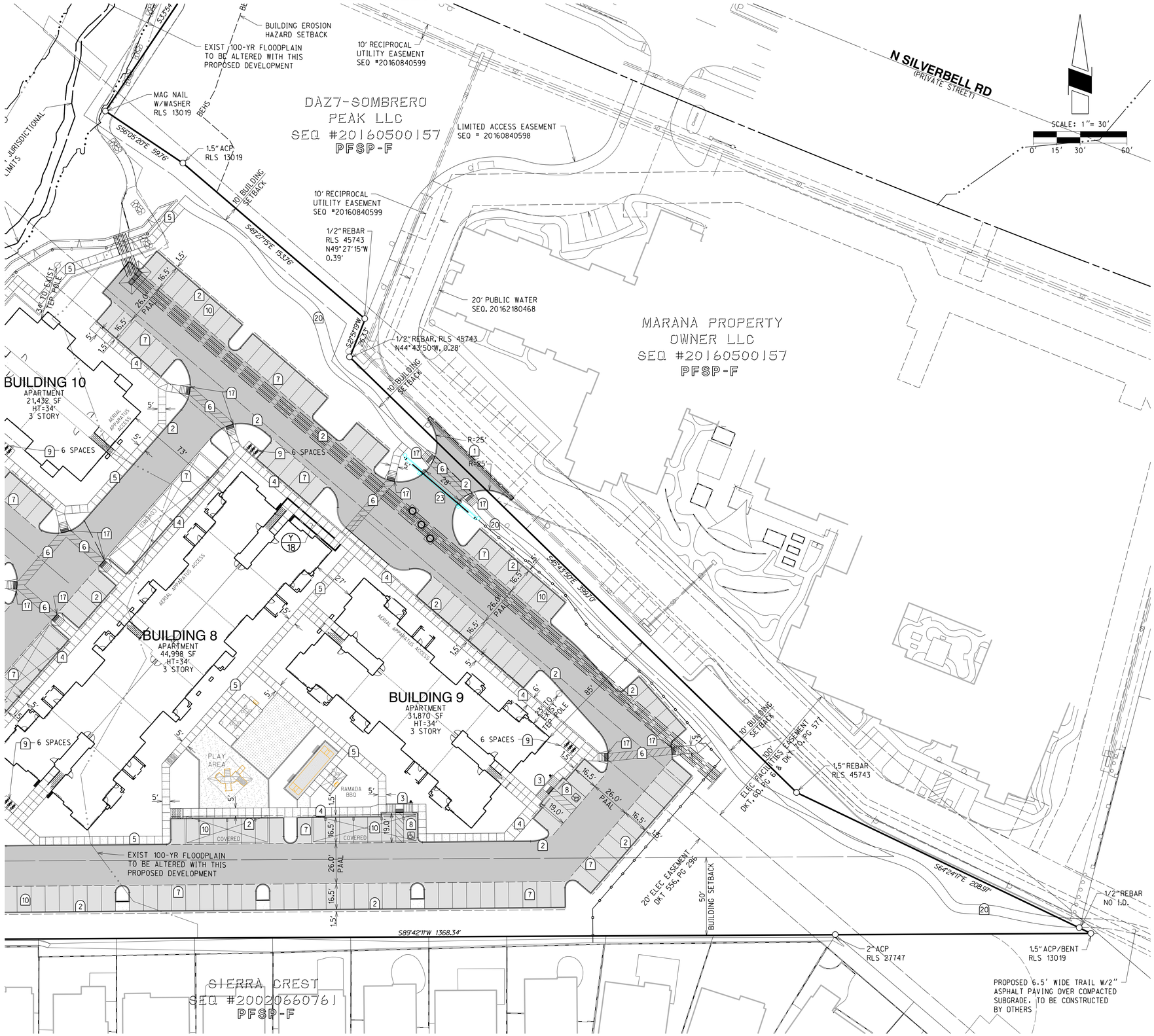
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PRV1510-002
PCZ2007-002

SCALE: HORIZ : 1" = 30'
VERT : N/A

SHEET 4 OF 44

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KEYNOTES

1. SAWCUT AT 1' MINIMUM. REMOVE EXIST CURB AND PAVEMENT AS NECESSARY TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
2. 6" TYPE 2 VERTICAL CURB PER PAG SD 209 (TYP)
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8. HANDICAP PARKING SPACE, TYP., 9'x 19'. SEE DETAIL (E/16)
9. BICYCLE PARKING. SEE DETAIL (K/17)
10. COVERED PARKING STRUCTURE TYP., BY SEPARATE PERMIT
11. TRASH ENCLOSURE - SEE ARCHITECTURAL DWGS
12. 15'x 740' NEAR SIDE SIGHT VISIBILITY TRIANGLE (DESIGN SPEED = 50 MPH / POSTED SPEED = 45 MPH)
13. 15'x 580' FAR SIDE SIGHT VISIBILITY TRIANGLE (DESIGN SPEED = 50 MPH / POSTED SPEED = 45 MPH)
14. R1-1 30" X 30" STOP SIGN
15. PROPOSED MONUMENT SIGN PER SEPARATE PERMIT
16. PROPOSED FLAG POLE PER SEPARATE PERMIT
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19. PROPOSED DRAINAGE CROSSING. SEE GRADING, PAVING AND DRAINAGE PLAN SHEETS
20. PROPOSED 6.5' WIDE TRAIL W/2" ASPHALT PAVING OVER COMPACTED SUBGRADE
21. SIDEWALK WITHIN R/W WILL BE CONSTRUCTED PER PAG SD 200 - 5' MINIMUM
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23. 20' CLEAR MIN. GATE IN COMPLIANCE WITH IFC SECTION 503.6 AS AMENDED. PROVIDE KNOX KEY SWITCH AT THE CARD/ACCESS READER POINT
24. TRASH COMPACTOR. SEE ARCHITECTS PLANS FOR DETAILS
25. 2-4' SCUPPERS, TYPE 3 PER PAG SD 205.5. PROVIDE 2 LAYERS DUMPED ANGULAR ROCK RIP RAP D50=8"MIN. T=16" OVER ONE LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT

NO.	BY	DATE	REVISION

Registered Professional Engineer (Civil) No. 18602 PAUL J. EZELL Date Signed 11-5-22 ARIZONA U.S.A.

J-5162A

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

DESIGNED BY: THM	DATE: 03/2022	CHECKED BY:	DATE: 03/2022
DRAWN BY: PAD	DATE: 03/2022	APPROVED BY: PJI	DATE: 03/2022

DEVELOPMENT PLAN PACKAGE

SITE PLAN

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

A PORTION OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

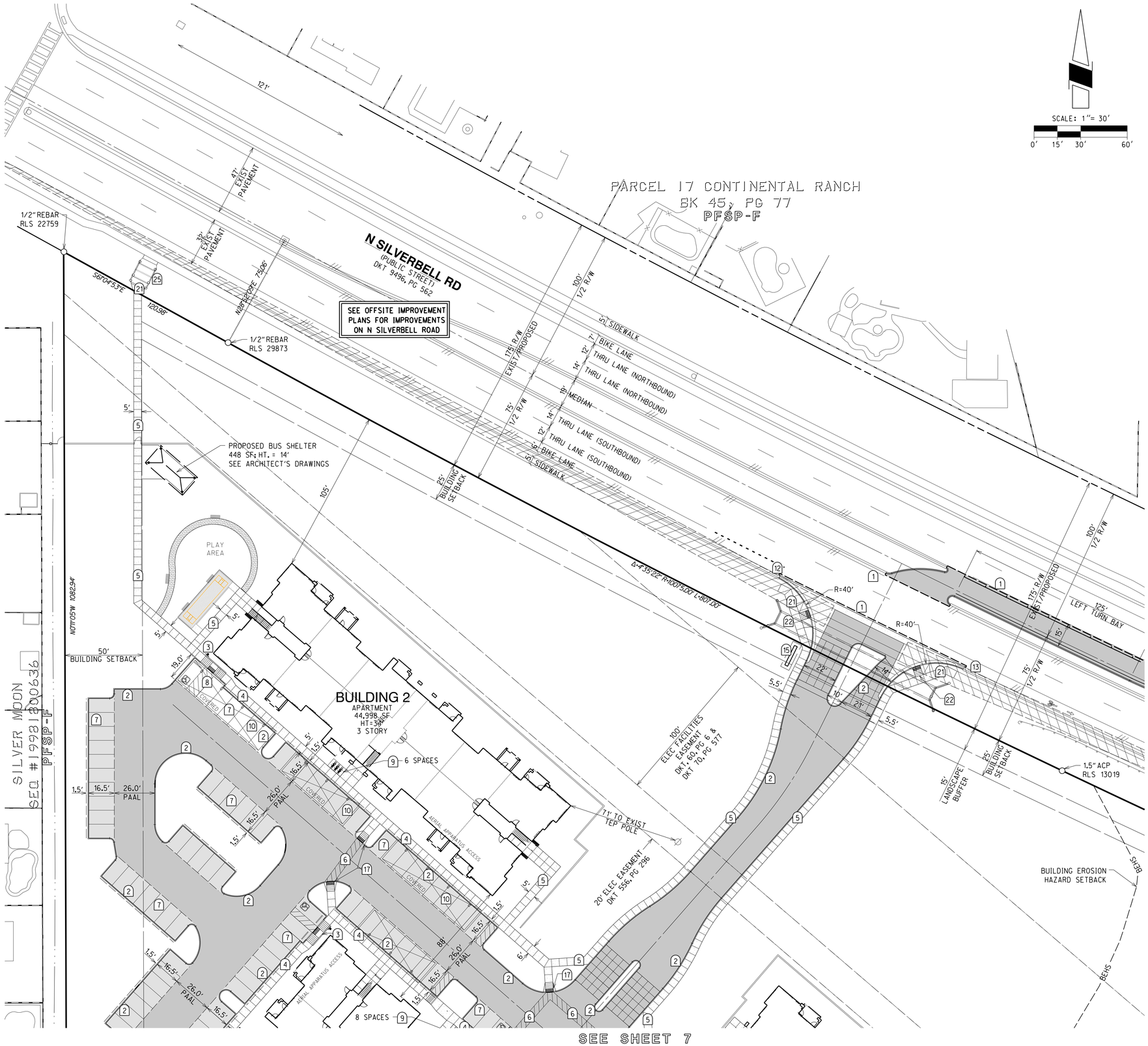
Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

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PCZ2007-002

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SHEET 5 OF 44

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SCALE: 1"= 30'

0' 15' 30' 60'

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NO.	BY	DATE	REVISION

Registered Professional Engineer - Civil
No. 18602
PAUL J. CHERRY
Date Signed 11-5-22
ARIZONA U.S.A.

J-5162A

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DESIGNED BY: THM	DATE: 03/2022	DATE: 03/2022
DRAWN BY: PAD	CHECKED BY:	DATE:
	APPROVED BY: PJI	DATE: 03/2022

DEVELOPMENT PLAN PACKAGE

SITE PLAN

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

A PORTION OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

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SHEET 6 OF 44

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SEE SHEET 6



SEE SHEET 5

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Professional Engineer - Civil
No. 18602
PAUL J. JAGGI
EXPIRES: 9/30/23
ARIZONA U.S.A.

J-5162A

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SHEET 7 OF 44

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GRADING NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

2. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL ARIZONA 811 AT 811, AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION.

3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES PRIOR TO CONSTRUCTION.

4. A REGISTERED ENGINEER OR LAND SURVEYOR MUST CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE ACCEPTED PLANS PRIOR TO REQUEST FOR FINAL INSPECTION OR THE RELEASE OF ASSURANCES.

5. THIS PLAN IS TO BE USED FOR GRADING CONSTRUCTION ONLY. THE CONTRACTOR SHALL USE OTHER SPECIFIC IMPROVEMENT PLANS FOR CONSTRUCTION OF ALL IMPROVEMENTS OTHER THAN GRADING.

6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID BASED THEREON.

7. ALL STATIONING IS MEASURED ALONG STREET CENTERLINE, UNLESS OTHERWISE NOTED.

8. UTILITY LOCATIONS AS SHOWN ON THE PLANS ARE BASED ON A SEARCH OF AVAILABLE RECORDS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES OR AGENCIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE, AND THERE MAY BE EXISTING UTILITIES WHICH ARE NOT SHOWN ON THE PLANS; THEREFORE, THE POSSIBILITY OF CONFLICTS WITH UTILITIES IN SERVICE EXISTS. THE CONTRACTOR SHALL CALL ARIZONA 811 AT 811, AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, TO REQUEST VERIFICATION OF THE LOCATION AND ELEVATION OF ALL UTILITIES WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT OF DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS.

9. IF ANY UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL GRADING PLANS FOR REVIEW AND APPROVAL BY THE TOWN ENGINEER.

10. DURING CONSTRUCTION, THE TOWN ENCOURAGES GRADING CREWS TO BE ALERT FOR BURROWING OWLS WHICH CAN BE SPOTTED STANDING ON THE GROUND, PARTICULARLY ALONG THE PERIMETER OF FIELDS. THE BURROWING OWL IS KNOWN TO OCCUR IN AND AROUND AGRICULTURAL FIELDS IN THE TOWN OF MARANA. IF GRADING CREWS FIND A BURROWING OWL DURING GRADING, PLEASE CALL THE ARIZONA GAME AND FISH DEPARTMENT AT (520) 628-5376. THEY WILL COME OUT AND RELOCATE THE BIRD(S) OFFSITE.

11. UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. §28-650.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED IN THE COURSE OF CONSTRUCTION. ALL REPAIR OR CLEANUP SHALL BE DONE AT NO COST TO THE TOWN OF MARANA.

13. THE USE OF OFFSITE BORROW SOURCE MATERIAL WILL REQUIRE WRITTEN APPROVAL BY THE TOWN ENGINEER. NO APPROVAL WILL IT BE MADE UNTIL THE TOWN HAS DETERMINED THAT THE MATERIAL NOT ONLY MEETS THE SPECIFIED REQUIREMENTS, BUT IS ALSO COMPATIBLE WITH THE ESTABLISHED PROJECT DESIGN CRITERIA DEVELOPED BY IT, AND BASED ON THE SOIL SUPPORT VALUE OF THE EMBANKMENT MATERIALS AND THE STRUCTURAL COEFFICIENTS OF THE BASE AND SURFACING MATERIALS. ADDITIONALLY, THE MINIMUM R-VALUE(S) OF THE IMPORT MATERIAL SHALL MEET OR EXCEED THE VALUE(S) USED FOR THE PAVEMENT DESIGN.

PAVING NOTES

1. THE DESIGN SPEED FOR DRIVEWAYS AND PARKING AREA ACCESS LANES IS 20 MPH. THE DESIGN VEHICLE IS WB-40.

2. ASPHALTIC CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 406, MIX #2, UNLESS OTHERWISE SPECIFIED.

3. ALL CONCRETE SHALL COMPLY WITH PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 1006, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.

STORM DRAIN NOTES

1. SUBSTITUTION OF ANY MATERIALS FOR CONSTRUCTION OF STORM DRAIN WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE ENGINEER OF WORK AND THE TOWN OF MARANA FOR PUBLIC STORMDRAINS AND DRAINAGE PIPES WITH THE ESTABLISHED RIGHT OF WAY.

2. STORM DRAINS ARE TO BE CONSTRUCTED IN COMPLIANCE WITH PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, 2015 EDITIONS. THESE MAY BE MODIFIED AND/OR SUPPLEMENTED BY THE REQUIREMENTS OF THESE PLANS.

3. SRP STORM DRAIN SHALL BE CONTECH ULTRA-FLO ALUMINIZED STEEL PIPE 3/4" X 3/4" X 7-1/2" CORRUGATIONS OR EQUIVALENT. 18-INCH TO 60-INCH PIPE SHALL BE XX GAGE THICKNESS AND XX-INCH PIPE SHALL BE XX GAGE THICKNESS. PIPE AND BEDDING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND STANDARD DETAIL NO. 108.

4. HDPE STORM DRAIN SHALL BE ADS N-12 WT OR EQUIVALENT HIGH DENSITY CORRUGATED POLYETHYLENE PIPE (HDPE). PIPE AND BEDDING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND STANDARD DETAIL NO. 108.

   ADVANCED DRAINAGE SYSTEMS, INC.
   ATTN: PHILLIP MCDONELL
   PHONE: (480) 263-3470

MARANA GENERAL NOTES

1. ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, 2015 EDITIONS. THESE MAY BE MODIFIED AND/OR SUPPLEMENTED BY THE REQUIREMENTS OF THESE PLANS.

2. ALL WORK SHALL CONFORM CHAPTER 17-13 OF THE MARANA TOWN CODE (STANDARDS FOR GRADING AND RELATED SITE WORK).

3. A GEOTECHNICAL ENGINEERING INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY WESTERN TECHNOLOGIES INC. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT, WESTERN TECHNOLOGIES INC. PROJECT #2921XH117, DATED SEPTEMBER 24, 2021.

4. ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND ACCEPTED BY THE TOWN OF MARANA PRIOR TO CONSTRUCTION.

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

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

7. AGGREGATE BASE COURSE SHALL CONFORM TO PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 303, UNLESS OTHERWISE SPECIFIED.

8. COMPACTION IN ALL AREAS SHALL BE TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698A/AASHTO T-99 UNLESS OTHERWISE SPECIFIED. THOSE AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF EIGHT (8) INCHES AND BROUGHT TO THE PROPER MOISTURE CONTENT AND COMPACTED TO THE ABOVE DENSITY. THE SOURCE OF ALL FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT. ALL TESTING SHALL BE DONE AT THE OWNER'S EXPENSE.

9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED IN THE COURSE OF CONSTRUCTION. ALL REPAIR OR CLEANUP SHALL BE DONE AT NO COST TO THE TOWN OF MARANA.

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

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

13. ALL SLOPES STEEPER THAN 3:1 WILL BE PROTECTED WITH 8" DIAMETER ANGULAR ROCK RIP RAP OR GROUTED RIP RAP AS INDICATED ON THE APPROVED GRADING PLANS. ALL ROCK RIP RAP EROSION PROTECTION SHALL BE CORONADO BROWN IN COLOR.

14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM CONSTRUCTION GENERAL PERMIT IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SUBMITTED FOR THIS PROJECT.

15. GRADING BOUNDARIES SHALL BE CLEARLY MARKED AND ALL WORK WILL BE CONFINED TO THE APPROVED PROJECT DISTURBANCE LIMITS AS SHOWN ON THESE PLANS. NO WORK SHALL TAKE PLACE OUTSIDE OF THE LIMITS SHOWN ON THESE PLANS.

16. 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.

17. THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK. HE SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR HIS ASSISTANTS UPON ANY PART OF THE WORK WHENEVER SO REQUESTED.

18. THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS, OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.

19. ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX (6) INCHES AND HAULED FROM THE SITE PRIOR TO THE GRADING.

20. BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISHED BUILDING PAD ELEVATIONS AS STATED BY THE ENGINEER. STREETS AND PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISH SUB-GRADE AS STAKED BY THE ENGINEER.

21. AN APPROVED COPY OF THIS PLAN AND ASSOCIATED PERMIT SHALL BE KEPT IN AN EASILY ACCEPTABLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.

22. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A TOWN OF MARANA BUSINESS LICENSE PRIOR TO COMMENCEMENT OF ANY WORK.

23. THE CONTRACTOR SHALL OBTAIN A TOWN OF MARANA RIGHT OF WAY PERMIT AT THEIR COST 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.

24. MAGNETIC MARKING TAPE IS REQUIRED FOR ALL IRRIGATION SLEEVES WITHIN THE TOWN OF MARANA RIGHT OF WAY.

RICK ENGINEERING GENERAL NOTES

1. CURB RADII ARE MEASURED TO FRONT FACE OF CURB.

2. THE CONTRACTOR SHALL VERIFY EXISTENCE OF ALL UTILITIES BY CALLING ARIZONA 811 AT 811 TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. THE PLAN LOCATIONS OF EXISTING UTILITIES BEING SHOWN ARE APPROXIMATE.

3. THE CONTRACTOR AGREES TO PROTECT ALL ADJACENT PROPERTY AND EXISTING IMPROVEMENTS, INCLUDING POSITIVE CONTROL OF EARTH SPILLAGE, CONSTRUCTION WATER, AND RUNOFF WATERS.

4. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

5. THE EXISTENCE AND LOCATION OF ANY EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A REPRESENTATION OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS TO PROTECT ANY UTILITY NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT OF DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS.

6. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT (520) 795-1000.

7. RETAINING WALLS AND/OR SCREEN WALLS REFERENCED ON THIS PLAN ARE TO BE DESIGNED BY OTHERS. ELEVATIONS SHOWN HEREON ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL CONFIRM EXACT ELEVATIONS. ALL RETAINING WALLS AND/OR SCREEN WALLS REQUIRE A SEPARATE BUILDING PERMIT AND ARE NOT COVERED UNDER THE GRADING PERMIT FOR THIS PROJECT.

8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID THEREON. EARTHWORK QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING OR PAYMENT QUANTITIES.

9. ALL NOTES SHALL CROSS-APPLY TO ALL CONSTRUCTION DISCIPLINES INVOLVED WITH THIS PROJECT.

10. FACE OF CURB REVEAL IS 6 INCHES UNLESS OTHERWISE SHOWN.

11. SOME ELEVATIONS ARE SHORTENED FOR CLARITY, REMOVING THE THOUSAND AND HUNDRED UNIT VALUES. SEE BASIS OF ELEVATION FOR FULL ELEVATION REFERENCE.

12. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE NATIVE VEGETATION WITHIN ALL OPEN SPACE AREAS AND CONFINE HIS OPERATIONS TO THE GRADING LIMITS SHOWN.

13. WRITTEN PERMISSION SHALL BE OBTAINED IN ADVANCE FOR ANY OFF-SITE GRADING.

14. THE CONTRACTOR SHALL FACILITATE THE WORK OF THE SOILS ENGINEER DURING HIS OBSERVATIONS AND COMPACTION TESTS DURING THE FILLING AND COMPACTING OPERATIONS.

15. ALL EARTHWORK OPERATIONS SHALL BE DONE UNDER THE OBSERVATION OF A SOILS ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT. THE SOILS ENGINEER SHALL OBSERVE, INSPECT, AND TEST ALL EARTHWORK OPERATIONS, INCLUDING, BUT NOT LIMITED TO, CLEARING AND GRUBBING, SUBGRADE PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, AND PLACEMENT AND COMPACTION OF FILL.

16. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A UNIFORM CROSS-SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.

17. PRIOR TO THE START OF GRADING, ALL VEGETATION AND OBSTRUCTIONS, AS WELL AS TRASH, SHALL BE REMOVED FROM CUT AND FILL AREAS AND LEGALLY DISPOSED OF OFF-SITE. ANY EXISTING IRRIGATION, DRAINAGE OR UTILITY LINES OR OTHER ABANDONED SUBSURFACE STRUCTURES SHALL BE REMOVED, DESTROYED OR ABANDONED IN COMPLIANCE WITH SPECIFICATIONS OF THE APPROPRIATE BUILDING OFFICE OR THE SOILS ENGINEER. BRUSH SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED.

18. THE FINAL TEST RESULTS AND APPROVAL FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED AND SUBMITTED TO THE OWNER. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, DRIVE RING, OR NUCLEAR DENSITY GAUGE.

19. EXISTING MANHOLE RIMS, VALVE COVERS, ETC., TO REMAIN IN PLACE, SHALL BE ADJUSTED TO PROPOSED FINISHED GRADE AND/OR FINISHED SURFACE ELEVATIONS.

20. IRRIGATION/ELECTRICAL SLEEVES SHALL BE 4 INCH ABS OR SCHEDULE 40 PVC. SLEEVES SHALL BE PLACED 18 INCHES BELOW FINISHED GRADE AND SHALL EXTEND 2 FEET MINIMUM BEYOND THE BACK OF CURB, HEADER, OR SIDEWALK. A CONTINUOUS MAGNETIC MARKING TAPE SHALL BE PLACED 12 INCHES BELOW FINISHED GRADE ABOVE THE SLEEVES. THE CURB SHALL BE MARKED BY A STAMPED LABEL "I" (IRRIGATION SYSTEM). SLEEVE ENDS SHALL BE COVERED WITH HEAVY DUTY TAPE TO PREVENT SOIL FROM ENTERING SLEEVES UPON BACK FILLING.

21. THE GENERAL CONTRACTOR SHALL COORDINATE ALL RIP RAP SLOPE TREATMENT REQUIREMENTS WITH THE LANDSCAPE CONTRACTOR. LANDSCAPE PLANTINGS AND IRRIGATION LINES WITHIN AREAS TO BE RIP RAPPED SHALL BE COORDINATED TO FACILITATE THE WORK OF THE LANDSCAPE CONTRACTOR BEFORE THE RIP RAP IS PLACED. SEE LANDSCAPE PLANS FOR PLANTINGS AND IRRIGATION LINES WITHIN AREAS TO BE RIP RAPPED.

FOR CONTINUATION OF RICK ENGINEERING GENERAL NOTES - SEE SHEET 9

WORK TO BE DONE

THE IMPROVEMENTS AND GRADING CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND SPECIFICATIONS AND STANDARD DETAILS:

STANDARD SPECIFICATIONS

1) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (2015 EDITION), PIMA ASSOCIATION OF GOVERNMENTS (PAG).

STANDARD DETAILS/DRAWINGS

1) STANDARD DETAILS FOR PUBLIC IMPROVEMENTS (2015 EDITION), PIMA ASSOCIATION OF GOVERNMENTS (PAG).
2) PIMA COUNTY/CITY OF TUCSON SIGNING & PAVEMENT MARKING MANUAL (2020 FIRST EDITION)
3) THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.

LEGEND

ITEM	STANDARD DETAIL	SYMBOL
A.C. PAVING (REGULAR)	SEE DETAIL A, SHEET 31	
A.C. PAVING (HEAVY)	SEE DETAIL B, SHEET 31	
CONCRETE PAVING	SEE DETAIL D, SHEET 31	
TOP OF CURB ELEVATION		TC 52.50
FINISHED SURFACE ELEVATION		FS 52.0
FINISHED GRADE ELEVATION		FG 57.0
FLOW ELEVATION		FL 52.00
TOP OF WALL		TW 64.0
EXIST ELEVATION		(49.50)
LANDING GRADE ELEVATION		LD 52.00
PAD ELEVATION		PAD 49.5
RIDGE LINE		
STORM DRAIN	SD 108, SEE NOTES	
STORM DRAIN W/MH	SD 300, SD 301	
RIP RAP PAD		
DETAIL REFERENCE	A = DETAIL IDENTIFICATION, 1 = SHEET SHOWING DETAIL	A / 1
PROPOSED SLOPE		
RIP RAP SLOPE PROTECTION	SEE TYPICAL SLOPE TREATMENT SEE BOX NOTE ON SHEETS	
GROUTED RIP RAP	SEE DETAIL H SHEET 32	
EXIST CONTOUR		2750
PROPOSED CONTOUR		2800
DAYLIGHT LINE		
EASEMENT LINE		
DIRECTION OF FLOW OR SWALE		
RETAINING WALL	FOR REFERENCE ONLY, SEE RICK	
SCREEN WALL	ENGINEERING GENERAL NOTE 7 SHEET 7	
42" PROTECTIVE RAILING		
Q_{100} DISCHARGE		
PROPOSED 100-YEAR FLOOD PRONE LIMITS		
EXIST SEWER AND MANHOLE		S
EXIST WATERLINE W/VALVE		W
EXIST UNDERGROUND ELECTRIC LINE		E
EXIST GAS LINE		G
EXIST CURB & PAVEMENT		
PROJECT BOUNDARY		
EXIST ROW LINE		
CENTERLINE		
VARIABLE SLOPE		
CONCRETE HEADWALL	ADOT 6.30-6.36	
SIDEWALK SCUPPER - TYPE 1		
SIDEWALK SCUPPER - TYPE 2		
SIDEWALK SCUPPER - TYPE 3		

NO.	BY	DATE	REVISION

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DESIGNED BY: THM	CHECKED BY:	DATE: 03/2022
DRAWN BY: PAD	APPROVED BY: PJI	DATE: 03/2022

DEVELOPMENT PLAN PACKAGE

GRADING AND PAVING
NOTES AND LEGEND

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

A PORTION OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

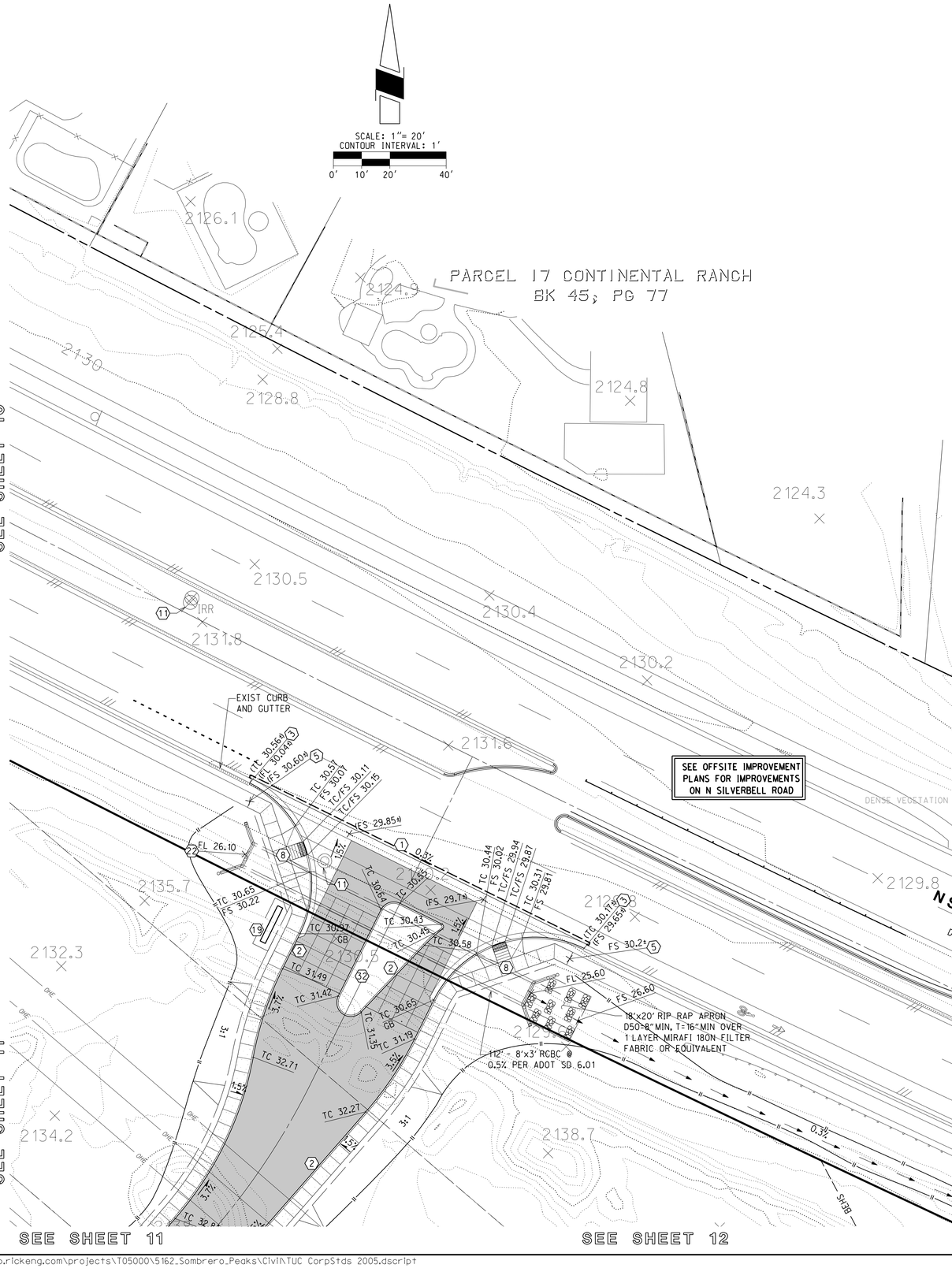
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PCZ2007-002

SCALE
HORIZ : N/A
VERT : N/A

SHEET 8 OF 44

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RICK ENGINEERING GENERAL NOTES - CONTINUED

22. THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL PROPOSED RIP RAP AREAS SUCH THAT THE FINISHED SURFACE OF THE RIP RAP WILL MATCH THE FINISHED SURFACE ELEVATION AND SLOPE AS CALLED OUT ON THESE PLANS.

23. ALL RIP RAP IS NOT SHOWN FOR CLARITY. REFER TO THE TYPICAL SLOPE TREATMENT BOX FOR SURFACE TREATMENT OF FINISHED SLOPE FACES.

24. THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL DECOMPOSED GRANITE AREAS SO THAT THE FINISHED SURFACE OF THE DECOMPOSED GRANITE WILL MATCH THE FINISHED SURFACE ELEVATION AS CALLED OUT ON THESE PLANS. WATER HARVESTING AREAS SHALL BE KEPT LOW TO ACHIEVE THE FULL DEPTH OF WATER HARVESTING TO THE FINISHED SURFACE OF THE DECOMPOSED GRANITE. SEE LANDSCAPE PLANS FOR DECOMPOSED GRANITE AREAS.

25. THE BOTTOMS OF ALL WATER HARVESTING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS TO FACILITATE GROUNDWATER INFILTRATION. DECOMPOSED GRANITE USED IN WATER HARVESTING AREAS SHALL BE SCREENED PRIOR TO PLACEMENT TO REMOVE ALL FINE MATERIAL. WATER HARVESTING AREAS SHALL NOT BE UTILIZED FOR WORKER PARKING OR MATERIAL STORAGE AT ANYTIME DURING CONSTRUCTION.

26. THE BOTTOMS OF ALL RETENTION AND/OR DETENTION BASINS SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS TO FACILITATE GROUNDWATER INFILTRATION AND SHALL REMAIN "NATURAL", IE, DECOMPOSED GRANITE, RIP RAP, HYDROSEED OR OTHER GROUND COVER SHALL NOT BE PLACED IN THE BASIN BOTTOMS. WHENEVER POSSIBLE IRRIGATION LINES AND EQUIPMENT SHALL ALSO NOT BE PLACED WITHIN THE BASIN BOTTOMS. RETENTION AND/OR DETENTION BASINS/AREAS SHALL NOT BE UTILIZED FOR WORKER PARKING OR MATERIAL STORAGE AT ANYTIME DURING CONSTRUCTION. THE CONTRACTOR SHALL SCARIFY ALL RETENTION AND/OR DETENTION BASIN BOTTOMS IMMEDIATELY PRIOR TO REMOVING EARTHWORK EQUIPMENT FROM PROJECT SITE AND/OR BEGINNING LANDSCAPING ACTIVITIES. CONTRACTOR SHALL COORDINATE AND CONFIRM WITH THE SOILS ENGINEER THE SPECIFIC COMPACTION/TREATMENT SPECIFICATION REQUIREMENTS FOR THE BASIN BOTTOMS.

27. THE CONTRACTOR SHALL CONFIRM THAT ALL RETENTION AND/OR DETENTION BASINS ARE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SHALL CONFIRM THE REQUIRED STORAGE VOLUMES PRIOR TO BEGINNING ANY LANDSCAPING ACTIVITIES WITHIN OR ADJACENT TO THE BASINS. IT IS STRONGLY RECOMMENDED THAT ALL RETENTION AND/OR DETENTION BASINS BE BLUE TOPPED FOR FINAL GRADE CONTROL. ALL BASINS SHALL BE AS-BUILT IN THEIR ENTIRETY BY A REGISTERED LAND SURVEYOR. SEALED AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR VOLUME CONFIRMATION PRIOR TO BEGINNING ANY LANDSCAPING ACTIVITIES WITHIN OR ADJACENT TO THE BASINS.

28. ALL REMAINING DISTURBED AREAS, EXCEPT RETENTION AND/OR DETENTION BASIN BOTTOMS, NOT OTHERWISE ALREADY TREATED, SHALL BE STABILIZED IN A FINAL MANNER IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. A NOTICE OF TERMINATION TO CLOSE OUT THE SWPPP'S NOTICE OF INTENT CANNOT BE FILED WITH ADEQ UNTIL THESE FINAL STABILIZATION MEASURES ARE IN PLACE.

29. PER SECTION 404 OF THE CLEAN WATER ACT, DREDGED OR FILL MATERIAL SHALL NOT BE PERMANENTLY OR TEMPORARILY PLACED IN ANY JURISDICTIONAL WATERS.

30. WHERE A TRAIL OR OTHER WALKWAY FEATURE TIES INTO THE BACK OF A PEDESTRIAN RAMP, THE CONCRETE HEADER AT THAT RAMP SHALL BE REMOVED AND A SMOOTH TRANSITION BE MADE INTO THE RAMP SURFACE.

KEYNOTES

1. SAWCUT AT 1' MINIMUM AND REMOVE EXIST CURB AND PAVEMENT AS NECESSARY. TRIM, TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
2. NEW 6" TYPE 2 VERTICAL CURB PER PAG SD 209
3. CONNECT TO EXIST CURB PER PAG SD 211, MATCH EXIST GRADE
4. 5' WIDE MINIMUM CONCRETE SIDEWALK PER PAG SD 200 (TYP)
5. NEW SIDEWALK TO JOIN AND MATCH EXIST SIDEWALK PER PAG SD 203
6. 6' WIDE CONCRETE SIDEWALK ADJACENT TO VERTICAL CURB TO ALLOW 1.5' WIDE PARKING OVERHANG PER PAG SD 200, WITH 1.5% MAX CROSS SLOPE & 4.8% MAX LONGITUDINAL SLOPE
7. 5' WIDE MIN PEDESTRIAN CROSSWALK, WITH 1.5% MAX CROSS SLOPE & 4.8% MAX LONGITUDINAL SLOPE
8. CURB ACCESS RAMP PER MARANA SD 600-1, TYPE 1 W/TRUNCATED DOMES PER ADA STANDARDS (TYP)
9. CURB ACCESS RAMP PER MARANA SD 600-2, TYPE 2 W/TRUNCATED DOMES PER ADA STANDARDS (TYP)
10. CURB ACCESS RAMP PER MARANA SD 600-3, TYPE 3 W/TRUNCATED DOMES PER ADA STANDARDS (TYP)
11. ADJUST EXIST VALVE, PULLBOX OR MANHOLE TO FINISHED GRADE
12. 6.5' WIDE TRAIL W/2" ASPHALT PAVING OVER COMPACTED SUBGRADE
13. R1-1 "STOP" SIGN
14. RETAINING WALL/SCREEN WALL PER ARCHITECTURAL AND STRUCTURAL DWGS (F/16)
15. TRASH COMPACTOR W/SCREENWALL - SEE ARCHITECTURAL DWGS
16. DOUBLE TRASH ENCLOSURE W/SCREENWALL. SEE ARCHITECTURAL DWGS
17. BICYCLE PARKING, SEE DETAIL (K/17)
18. STANDARD AND DISABLED PARKING, SEE DETAIL (F/16)
19. PROPOSED MONUMENT SIGN BY SEPARATE PERMIT
20. 8"x16" WALL OPENING. PROVIDE 3'x3' RIP RAP APRONS ON BOTH SIDES OF THE WALL, D50=8", T=16" MIN OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT (O/17)
21. PROVIDE CONCRETE SPLASH BLOCK AND 3'x3' ANGULAR ROCK RIP RAP PAD D50=8", T=8" OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT @ RAIN WATER LEADER, SEE GENERAL NOTE 26. COORDINATE W/MECHANICAL DRAWINGS FOR LOCATIONS. (N/17) (TYP)
22. CONCRETE HEADWALL PER ADOT SD 6.30
23. CONCRETE GUTTER PER (L/17)
24. 6" TYPE 1 SIDEWALK SCUPPER PER PAG SD 204. PROVIDE 2'X2' RIP RAP APRON D50=8", T=8" OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT (T/18)
25. TYPE 2 SIDEWALK SCUPPERS PER PAG SD 205. PROVIDE 10'x5' RIP RAP APPROX D50=8", T=8" OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
26. MODIFIED TYPE 4 CATCH BASIN W/3 EF-1 GRATES PER PAG SD 309, W/ CONC. APRON WHERE SHOWN
27. MODIFIED TYPE 4 CATCH BASIN W/4 EF-1 GRATES PER PAG SD 309, W/ CONC. APRON WHERE SHOWN
28. STORM DRAIN MANHOLE PER PAG SD 300/301
29. DEPRESSED CURB, SIZE PER PLANS W/TYPE "B" POST (H/16)
30. 2-4' SCUPPERS, TYPE 3 PER PAG SD 205.5. PROVIDE 2 LAYERS DUMPED ANGULAR ROCK RIP RAP D50=8"MIN, T=16" OVER ONE LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
31. 2-8"x40" WALL OPENING PROVIDE RIP RAP APRON BOTH SIDE OF WALL. D50=8", T=8" OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT. SEE DETAIL (O/17)
32. 6" MAX DEPRESSED LANDSCAPE FOR STORM WATER HARVESTING (O/17)
33. TRUNCATED DOMES PER ICC/ANSI 117.1 SECTION 705

NOTE: NOT ALL RIP RAP SHOWN FOR CLARITY

TYPICAL SLOPE TREATMENT

FINAL SLOPE TREATMENT (UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN) SHALL BE AS FOLLOWS:

STEEPER THAN 1:1	- RETAINING WALL
1:1 TO 1.99:1 OVER 2' IN HEIGHT	- GROUTED ROCK RIP RAP PER DETAIL (I/16)
2:1 TO 2.99:1 OVER 2' IN HEIGHT	- HAND PLACED ANGULAR ROCK RIP RAP D50=8" MIN, T=8" MIN (UON) OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
3:1 OR FLATTER	- REVEGETATED PER LANDSCAPE ARCHITECT'S RECOMMENDATION (UON)

NO.	BY	DATE	REVISION

RESIDENT ENGINEER - Civil
No. 18602
PAUL J. CATLIN
EXPIRES: 9/30/2023
ARIZONA U.S.A.

J-5162A

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DESIGNED BY:	THM	DATE: 03/2022	CHECKED BY:
DRAWN BY:	PAD	DATE: 03/2022	APPROVED BY: PJI

DEVELOPMENT PLAN PACKAGE

GRADING AND PAVING PLAN

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

A PORTION OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

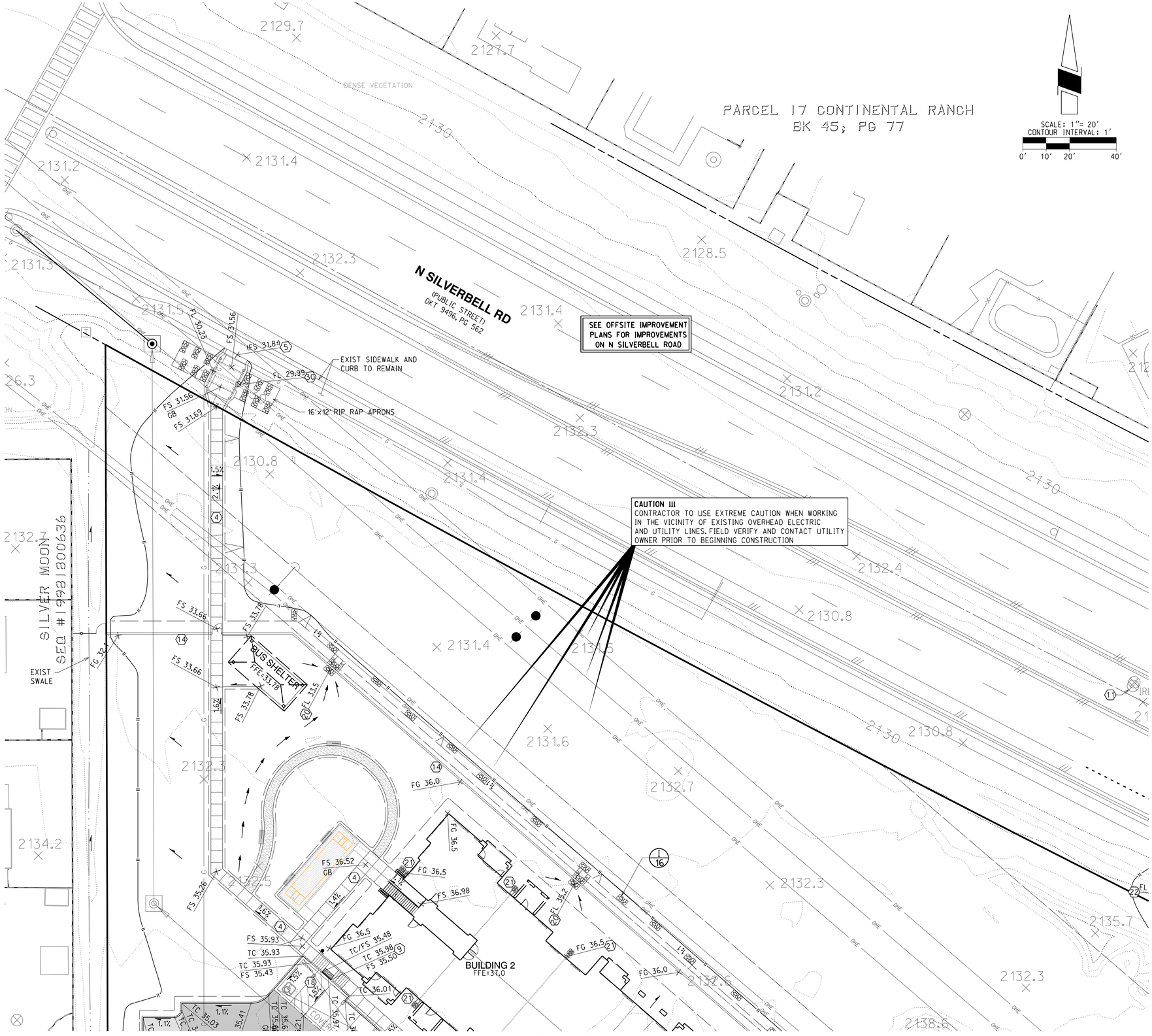
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SCALE: HORIZ : 1" = 20'
VERT : N/A

SHEET 9 OF 44

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NO.	BY	DATE	REVISION

Professional Engineer - Civil
No. 18602
PAUL J. GALATI
Date 3/31/22
ARIZONA U.S.A.

J-5162A

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DESIGNED BY: THM	DATE: 03/2022	CHECKED BY:	DATE: 03/2022
DRAWN BY: PAD	DATE: 03/2022	APPROVED BY: PJI	DATE: 03/2022

DEVELOPMENT PLAN PACKAGE

GRADING AND PAVING PLAN

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

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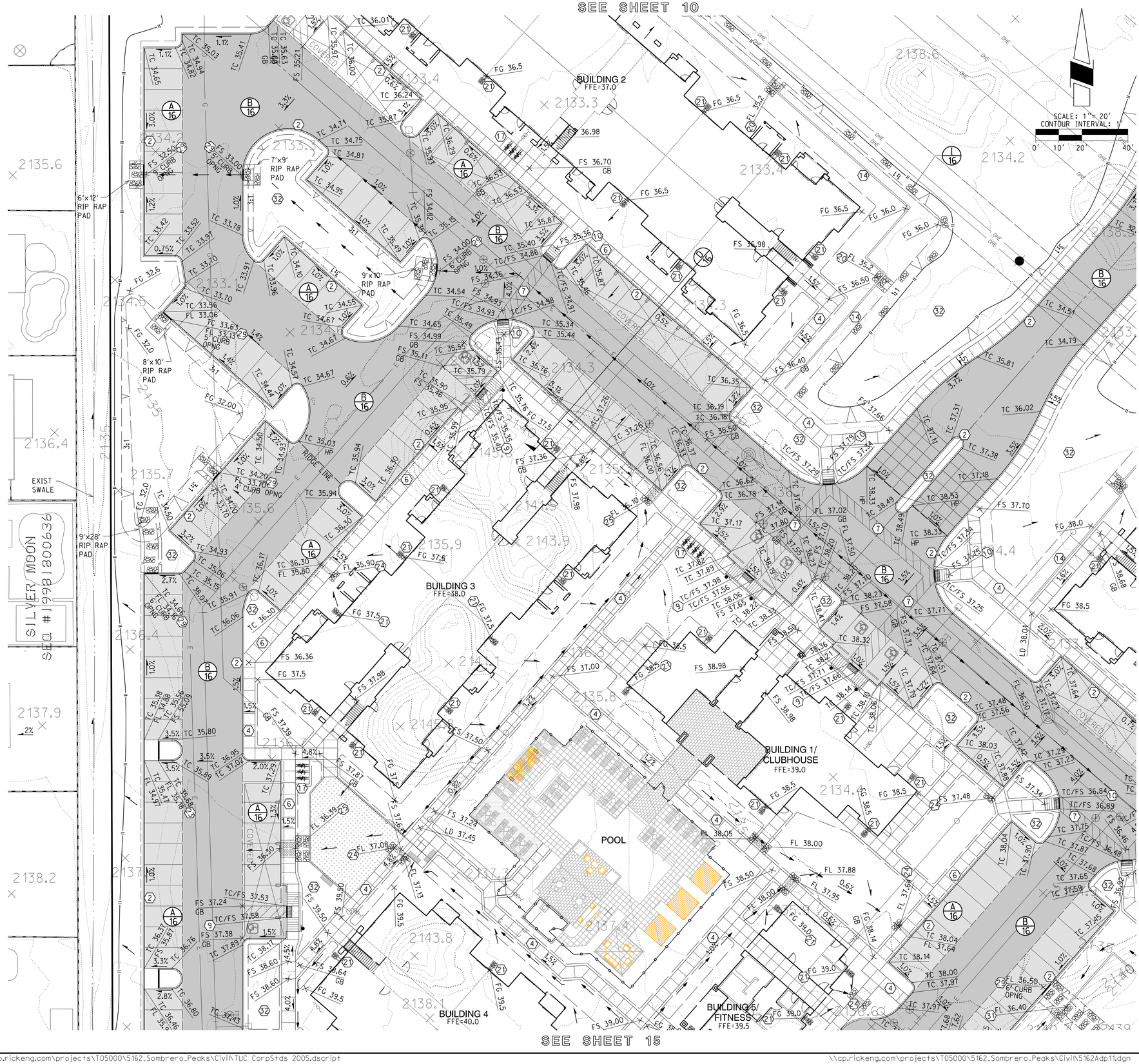
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SHEET 10 OF 44

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10. CURB ACCESS RAMP PER MARANA SD 600-3, TYPE 3 W/TRUNCATED DOMES PER ADA STANDARDS (TYP)
11. ADJUST EXIST VALVE, PULLBOX OR MANHOLE TO FINISHED GRADE
12. 6.5' WIDE TRAIL W/2" ASPHALT PAVING OVER COMPACTED SUBGRADE
13. R1-1 "STOP" SIGN
14. RETAINING WALL/SCREEN WALL PER ARCHITECTURAL AND STRUCTURAL DWGS (F/16)
15. TRASH COMPACTOR W/SCREENWALL - SEE ARCHITECTURAL DWGS
16. DOUBLE TRASH ENCLOSURE W/SCREENWALL. SEE ARCHITECTURAL DWGS
17. BICYCLE PARKING, SEE DETAIL (K/17)
18. STANDARD AND DISABLED PARKING, SEE DETAIL (E/16)
19. PROPOSED MONUMENT SIGN BY SEPARATE PERMIT
20. 8"x16" WALL OPENING. PROVIDE 3'x3' RIP RAP APRONS ON BOTH SIDES OF THE WALL, D50=8", T=16" MIN OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT (O/17)
21. PROVIDE CONCRETE SPLASH BLOCK AND 3'x3' ANGULAR ROCK RIP RAP PAD D50=8", T=8" OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT @ RAIN WATER LEADER. SEE GENERAL NOTE 26. COORDINATE W/MECHANICAL DRAWINGS FOR LOCATIONS. (N/17) (TYP)
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23. CONCRETE GUTTER PER (L/17)
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28. STORM DRAIN MANHOLE PER PAG SD 300/301
29. DEPRESSED CURB, SIZE PER PLANS W/TYPE "B" POST (H/16)
30. 2-4' SCUPPERS, TYPE 3 PER PAG SD 205.5. PROVIDE 2 LAYERS DUMPED ANGULAR ROCK RIP RAP D50=8"MIN, T=16" OVER ONE LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
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32. 6" MAX DEPRESSED LANDSCAPE FOR STORM WATER HARVESTING (O/17)
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NOTE: NOT ALL RIP RAP SHOWN FOR CLARITY

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3:1 OR FLATTER	- REVEGETATED PER LANDSCAPE ARCHITECT'S RECOMMENDATION (UON)

NO.	BY	DATE	REVISION

Professional Engineer - Civil
No. 18602
PAUL J. FELIX
Date Signed 3/31/22
ARIZONA U.S.A.

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DESIGNED BY: THM	DATE: 03/2022	CHECKED BY:	DATE:
DRAWN BY: PAD	DATE: 03/2022	APPROVED BY: PJI	DATE: 03/2022

GRADING AND PAVING PLAN

DEVELOPMENT PLAN PACKAGE

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

A PORTION OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

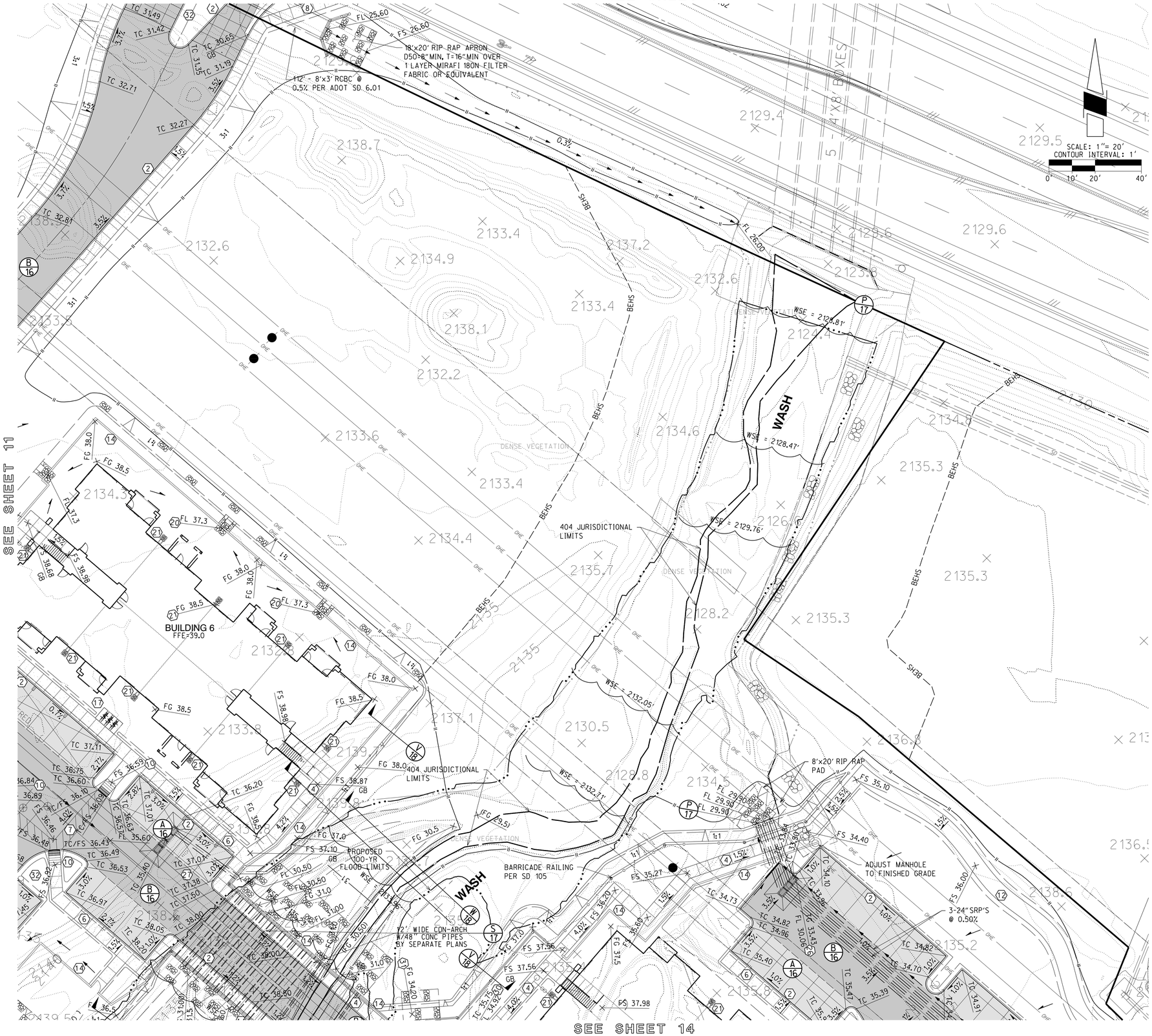
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PCZ2007-002

SCALE
HORIZ : 1" = 20'
VERT : N/A

SHEET 11 OF 44

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KEYNOTES

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NO.	BY	DATE	REVISION

Professional Engineer - Civil
No. 18602
PAUL J. EZELL
Date Signed 11/30/22
ARIZONA U.S.A.

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DESIGNED BY:	THM	DATE: 03/2022	DATE: 03/2022
DRAWN BY:	PAD	CHECKED BY:	APPROVED BY: PJI

DEVELOPMENT PLAN PACKAGE

GRADING AND PAVING PLAN

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

A PORTION OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

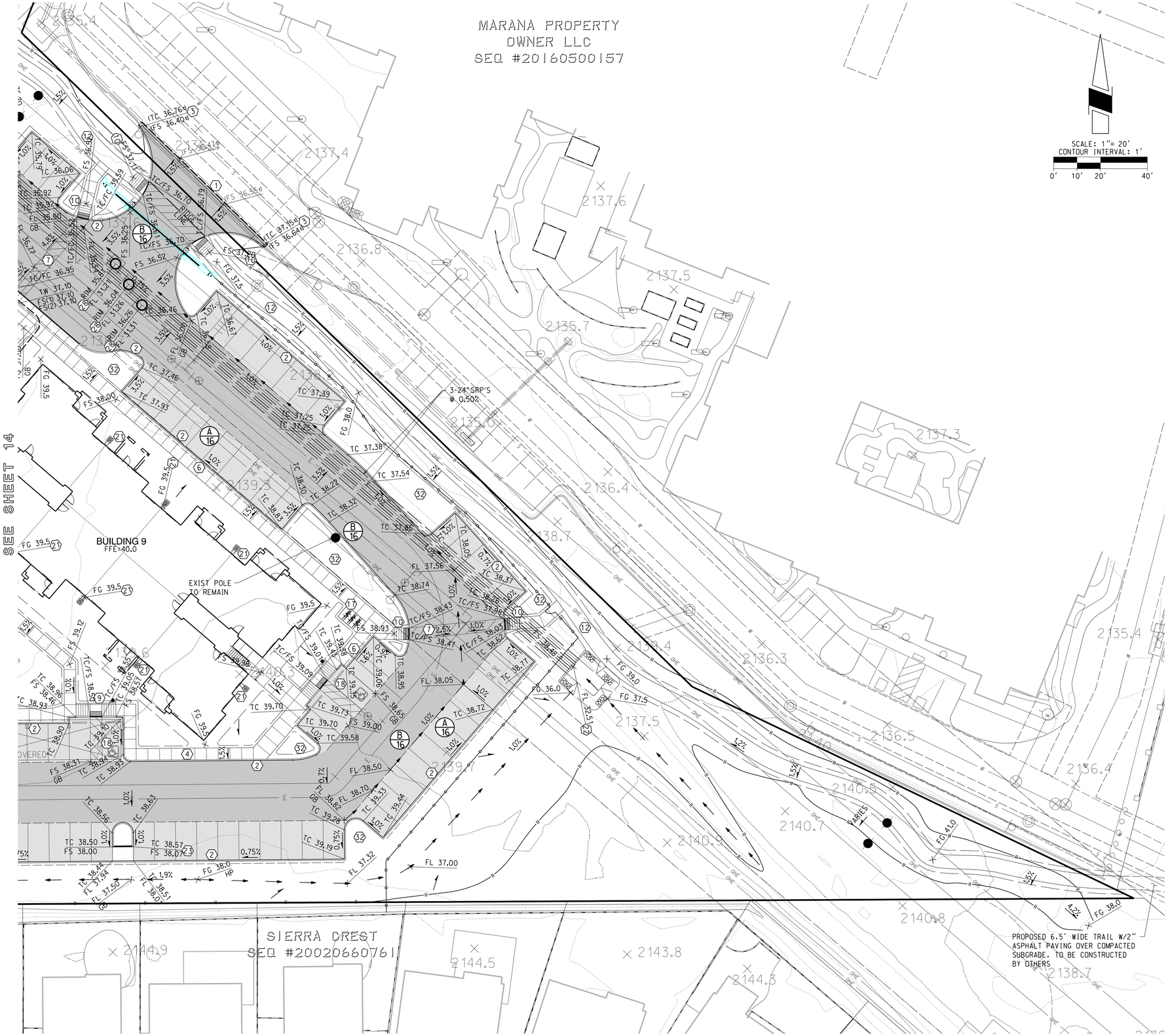
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PCZ2007-002

SCALE: HORIZ : 1" = 20'
VERT : N/A

SHEET 12 OF 44

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NO.	BY	DATE	REVISION

Professional Engineer - Civil
No. 18602
PAUL J. EZELL
Date Signed 11/5/22
ARIZONA U.S.A.

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DESIGNED BY: THM	DATE: 03/2022	DATE: 03/2022
DRAWN BY: PAD	CHECKED BY:	APPROVED BY: PJI

GRADING AND PAVING PLAN

DEVELOPMENT PLAN PACKAGE

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

A PORTION OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

Contact Arizona 811 at least two full working days before you begin excavation
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PRV1510-002
PCZ2007-002

SCALE: HORIZ : 1" = 20'
VERT : N/A

SHEET 13 OF 44

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NO.	BY	DATE	REVISION

Professional Engineer - Civil
No. 18602
PAUL J. EZELL
Date Signed 11/15/22
ARIZONA U.S.A.

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DESIGNED BY: THM	DATE: 03/2022	CHECKED BY:	DATE: 03/2022
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GRADING AND PAVING PLAN

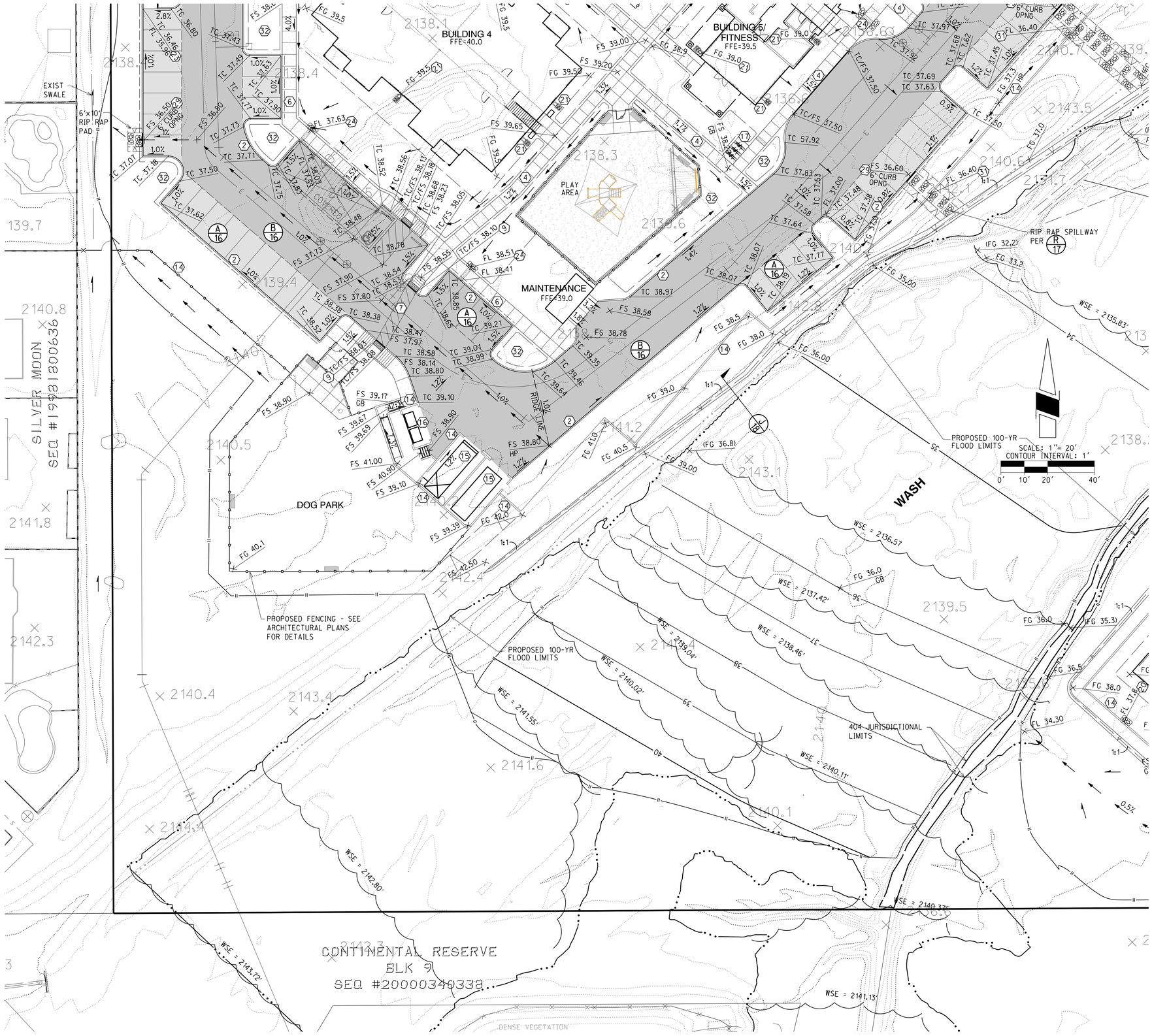
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VERT : N/A

SHEET 14 OF 44

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16. DOUBLE TRASH ENCLOSURE W/SCREENWALL. SEE ARCHITECTURAL DWGS
17. BICYCLE PARKING, SEE DETAIL (K/17)
18. STANDARD AND DISABLED PARKING, SEE DETAIL (E/16)
19. PROPOSED MONUMENT SIGN BY SEPARATE PERMIT
20. 8"x16" WALL OPENING. PROVIDE 3'x3' RIP RAP APRONS ON BOTH SIDES OF THE WALL. D50=8", T=16" MIN OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT (O/17)
21. PROVIDE CONCRETE SPLASH BLOCK AND 3'x3' ANGULAR ROCK RIP RAP PAD D50=8", T=8" OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT @ RAIN WATER LEADER. SEE GENERAL NOTE 26. COORDINATE W/MECHANICAL DRAWINGS FOR LOCATIONS. (N/17) (TYP)
22. CONCRETE HEADWALL PER ADOT SD 6.30
23. CONCRETE GUTTER PER (L/17)
24. 6" TYPE 1 SIDEWALK SCUPPER PER PAG SD 204. PROVIDE 2'X2' RIP RAP APRON D50=8", T=8" OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT (T/18)
25. TYPE 2 SIDEWALK SCUPPERS PER PAG SD 205. PROVIDE 10'x5' RIP RAP APPROX D50=8", T=8" OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
26. MODIFIED TYPE 4 CATCH BASIN W/3 EF-1 GRATES PER PAG SD 309, W/ CONC. APRON WHERE SHOWN
27. MODIFIED TYPE 4 CATCH BASIN W/4 EF-1 GRATES PER PAG SD 309, W/ CONC. APRON WHERE SHOWN
28. STORM DRAIN MANHOLE PER PAG SD 300/301
29. DEPRESSED CURB, SIZE PER PLANS W/TYPE "B" POST (H/16)
30. 2-4' SCUPPERS, TYPE 3 PER PAG SD 205.5. PROVIDE 2 LAYERS DUMPED ANGULAR ROCK RIP RAP D50=8"MIN, T=16" OVER ONE LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
31. 2-8"x40" WALL OPENING PROVIDE RIP RAP APRON BOTH SIDE OF WALL. D50=8", T=8" OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT. SEE DETAIL (O/17)
32. 6" MAX DEPRESSED LANDSCAPE FOR STORM WATER HARVESTING (O/17)
33. TRUNCATED DOMES PER ICC/ANSI 117.1 SECTION 705

NOTE: NOT ALL RIP RAP SHOWN FOR CLARITY

TYPICAL SLOPE TREATMENT

FINAL SLOPE TREATMENT (UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN) SHALL BE AS FOLLOWS:

STEEPER THAN 1:1	- RETAINING WALL
1:1 TO 1.99:1 OVER 2' IN HEIGHT	- GROUTED ROCK RIP RAP PER DETAIL (I/16)
2:1 TO 2.99:1 OVER 2' IN HEIGHT	- HAND PLACED ANGULAR ROCK RIP RAP D50=8" MIN, T=8" MIN (UON) OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
3:1 OR FLATTER	- REVEGETATED PER LANDSCAPE ARCHITECT'S RECOMMENDATION (UON)

NO.	BY	DATE	REVISION

Registered Professional Engineer - Civil
No. 38602
PAUL J. EZELL
Date Signed 3/31/22
ARIZONA U.S.A.

RICK ENGINEERING COMPANY
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J-5162A

DESIGNED BY: THM	DATE: 03/2022	CHECKED BY:	DATE: 03/2022
DRAWN BY: PAD	DATE: 03/2022	APPROVED BY: PJI	DATE: 03/2022

DEVELOPMENT PLAN PACKAGE

GRADING AND PAVING PLAN

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

A PORTION OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

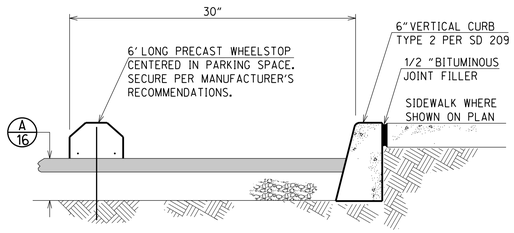
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PCZ2007-002

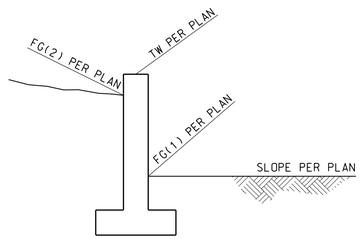
SCALE: HORIZ : 1" = 20'
VERT : N/A

SHEET 15 OF 44

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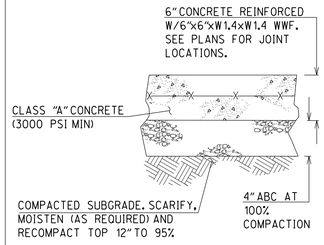


G CONCRETE WHEEL STOP
DTL: WSTOP01 NO SCALE

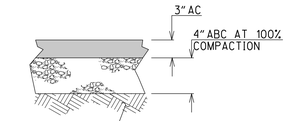


NOTE:
FOR REFERENCE ONLY. SEPARATE BUILDING PERMIT REQUIRED. SEE GRADING AND PAVING GENERAL NOTE NO. 7

F RETAINING WALL SECTION
DTL: RETWALL04 NO SCALE

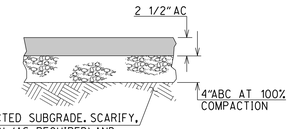


C CONCRETE PAVING
DTL: CONCPVMT NO SCALE



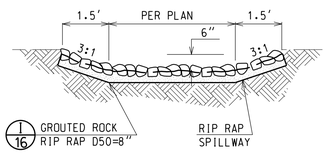
• NOTE: FINAL PAVING SECTION MAY VARY DEPENDING ON FIELD ANALYSIS OF ESTABLISHED SUBGRADE.

B HEAVY "AC" PAVING SECTION *
DTL: ACPVMT02 NO SCALE

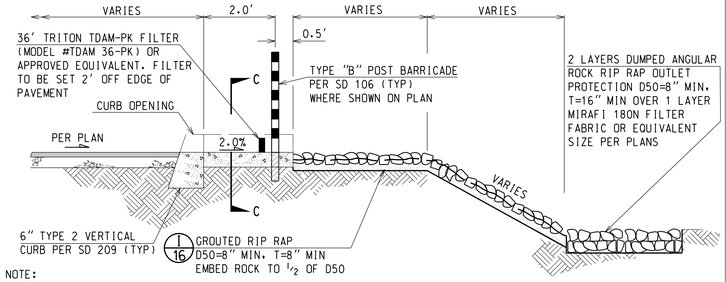


• NOTE: FINAL PAVING SECTION MAY VARY DEPENDING ON FIELD ANALYSIS OF ESTABLISHED SUBGRADE.

A "AC" PAVING SECTION *
DTL: ACPVMT01 NO SCALE

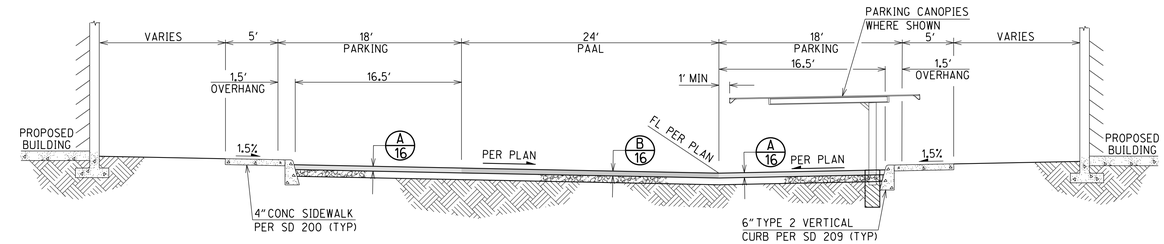


SECTION B-B
NO SCALE

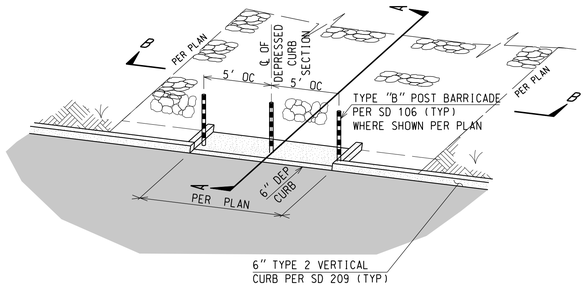


NOTE:
THE CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL UNDER THE RIP RAP PAD SO THAT THE TOP OF THE RIP RAP PAD WILL MATCH THE FINISHED ELEVATION CALLED OUT ON THE PLAN.

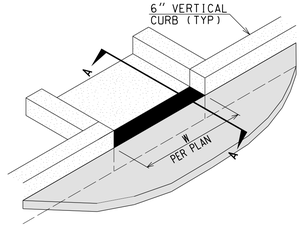
SECTION A-A
NO SCALE



D PARKING LOT CROSS SECTION
NO SCALE



H DEPRESSED VERTICAL CURB
DEPVC NO SCALE

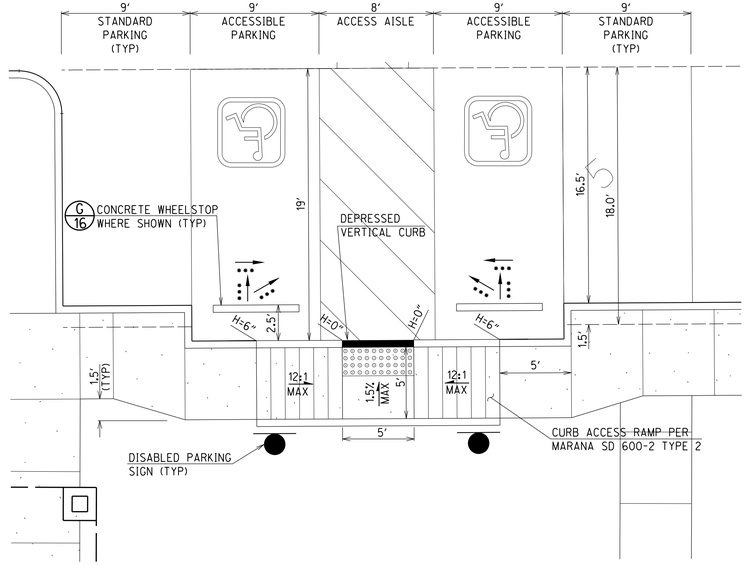


SECTION C-C
NO SCALE



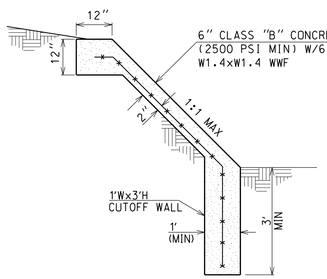
NOTES:

1. ALL DIMENSIONS ARE GIVEN IN INCHES.
2. THESE SIGNS ARE NOT AVAILABLE THROUGH THE TOWN, BUT CAN BE PURCHASED AT PRIVATE BARRICADE AND SIGN COMPANIES.
3. BOTTOM OF "RESERVED PARKING" SIGN SHALL BE 7' ABOVE FINISH GRADE.

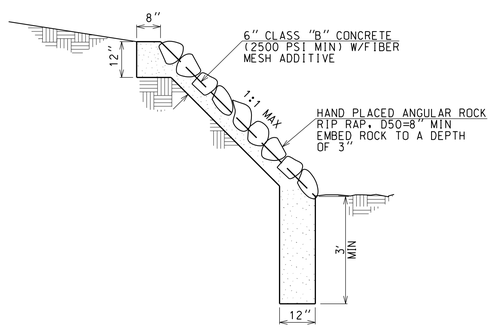


•••2% MAX. SLOPE IN ANY DIRECTION

E DISABLED/STANDARD PARKING
NO SCALE



J 6" SHOTCRETE SLOPE TREATMENT
NO SCALE



I GROUTED RIP RAP SLOPE TREATMENT
DTL: GRRSLOPES NO SCALE

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NO.	BY	DATE	REVISION

Registered Professional Engineer - Civil
No. 18602
PAUL J. EZELL
Date 3-4-22
ARIZONA U.S.A.

J-5162A

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DESIGNED BY: THM	DATE: 03/2022	CHECKED BY:
DRAWN BY: PAD	DATE: 03/2022	APPROVED BY: PJI

DEVELOPMENT PLAN PACKAGE

SITE, GRADING AND UTILITY DETAILS

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

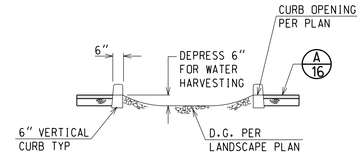
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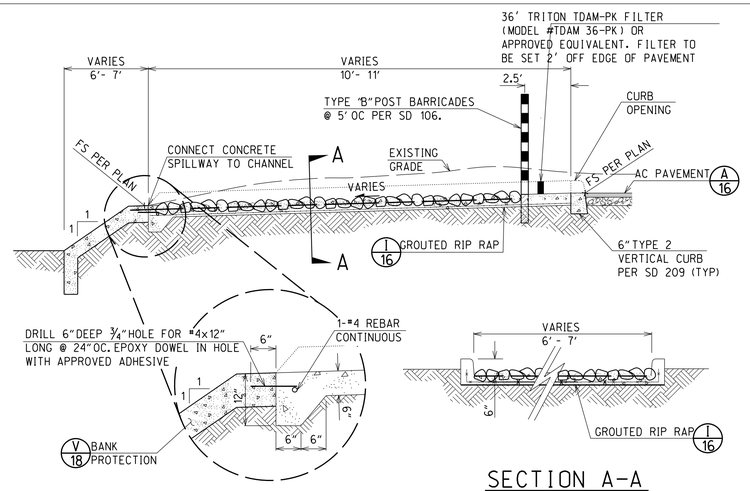
DPP2206-003
PRV1510-002
PCZ2007-002

SCALE: HORIZ : N/A
VERT : N/A

SHEET 16 OF 44

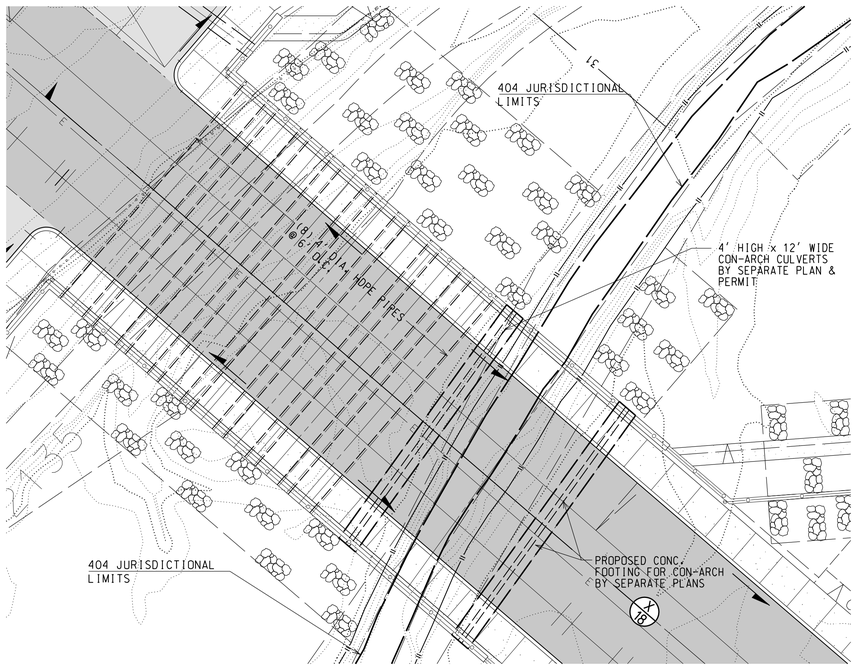


Q DEPRESSED LANDSCAPE ISLAND

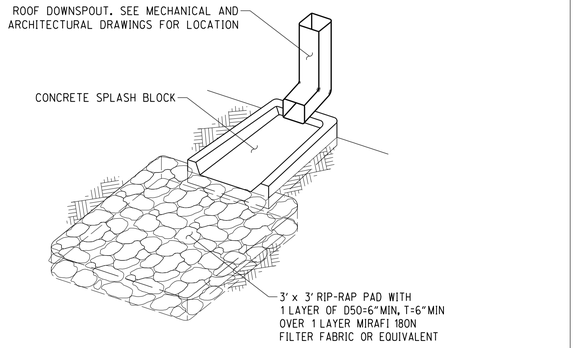


SECTION A-A

R SPILLWAY CROSS SECTION
NO SCALE

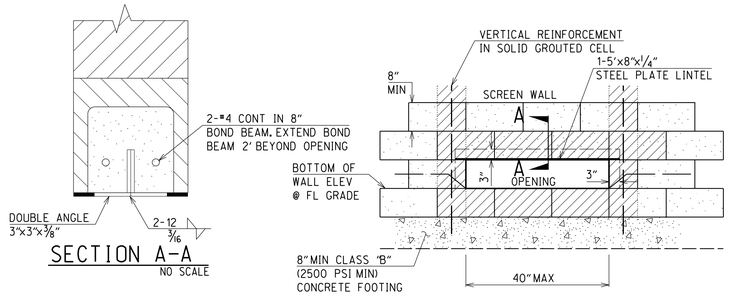


S DRIVEWAY CROSSING @ UNNAMED WASH
DTL: GRRSLOPES-PC SCALE: 1"=10'



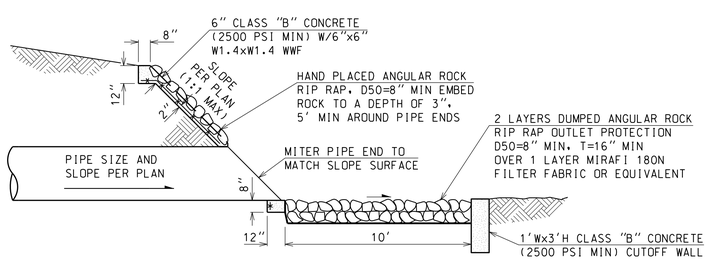
NOTE:
THE CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL UNDER THE ROCK SWALE SO THAT THE TOP OF THE ROCK SWALE WILL MATCH THE FINISHED ELEVATION CALLED OUT ON THE PLAN.

N SPLASH BLOCK & RIP-RAP PAD
DTL: SPLASHBLOCK NO SCALE
08/2019

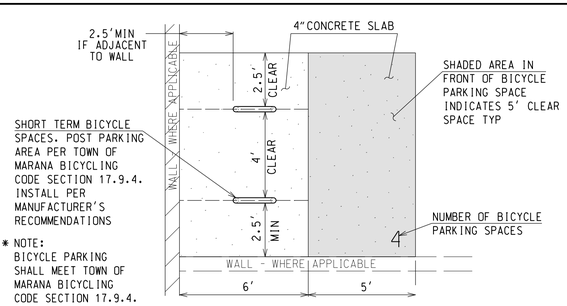


SECTION A-A
NO SCALE

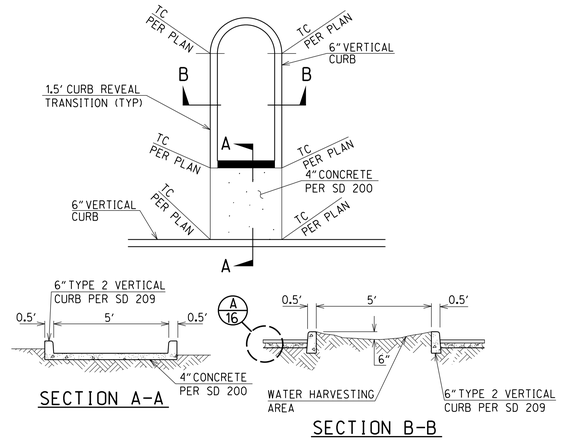
O TYPICAL WALL OPENING
DTL: WALL OPENING NO SCALE



P OUTLET GROUTED RIP RAP SLOPE TREATMENT
DTL: GRRSLOPES-PC NO SCALE

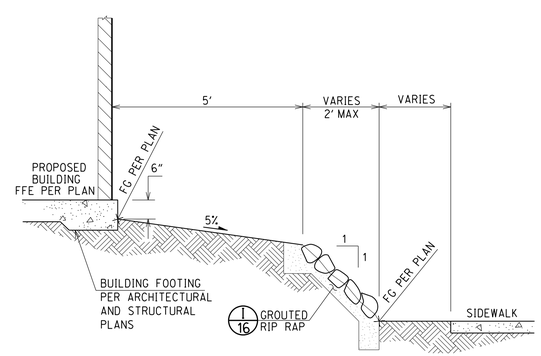


K BICYCLE PARKING
NO SCALE



SECTION A-A SECTION B-B

L CONCRETE GUTTER
NO SCALE



M CROSS SECTION "M"
NO SCALE

NO.	BY	DATE	REVISION

RICK ENGINEERING COMPANY
Tucson San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver
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TUCSON, AZ 85712
520-795-1000
rickengineering.com
J-5162A

DESIGNED BY: THM	DATE: 03/2022	DATE: 03/2022
DRAWN BY: PAD	CHECKED BY:	APPROVED BY: PJI

DEVELOPMENT PLAN PACKAGE

SITE, GRADING AND UTILITY DETAILS

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

A PORTION OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

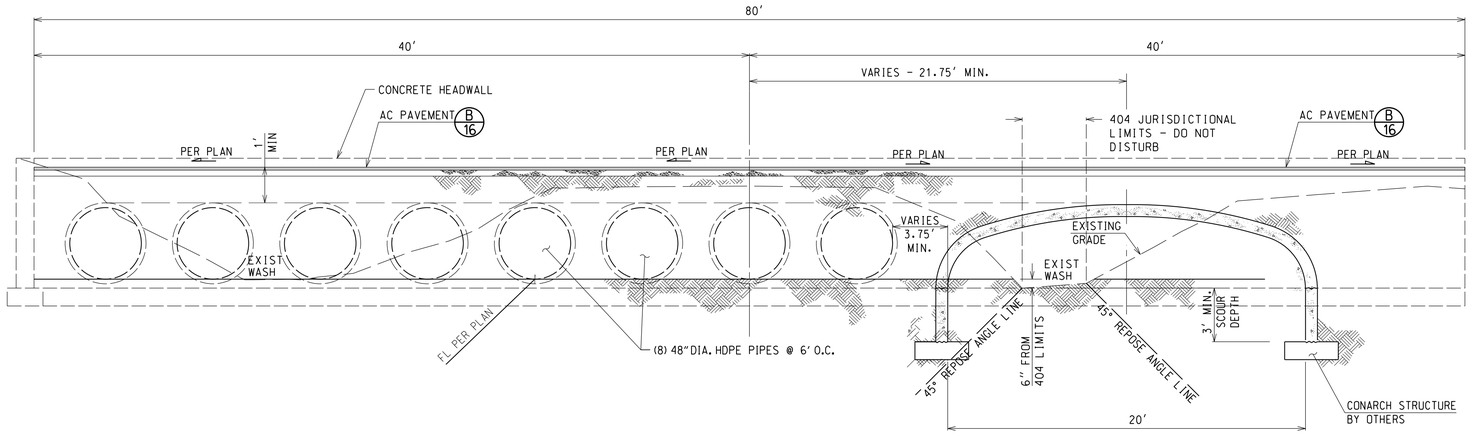
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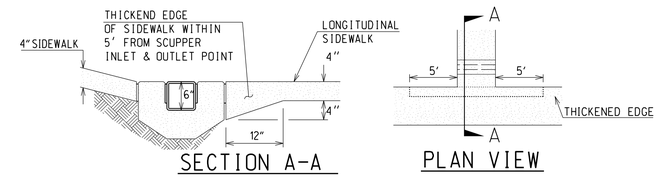
SCALE: HORIZ : N/A
VERT : N/A

SHEET 17 OF 44

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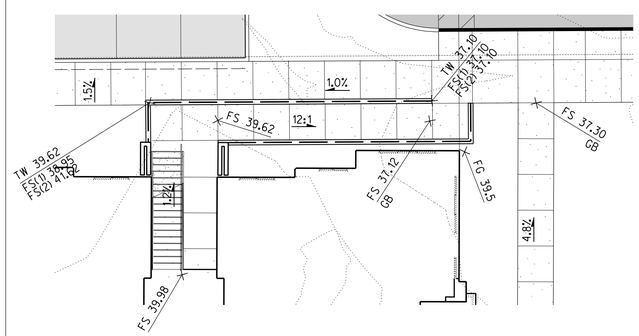


X CULVERT CROSS SECTION
NO SCALE

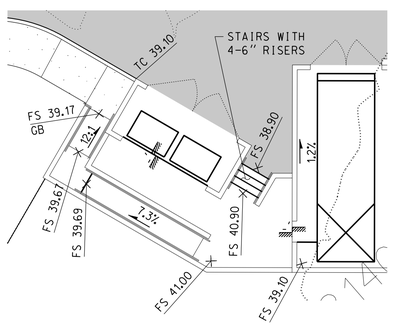


T THICKEND EDGE OF SIDEWALK @ SCUPPER INLET AND OUTLET
NO SCALE

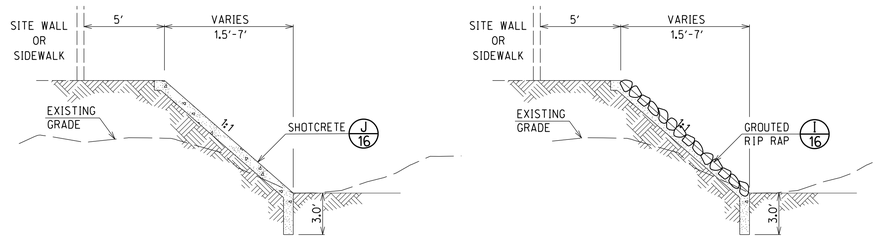
U NOT USED
NO SCALE



Y ADA RAMP DETAIL
NO SCALE

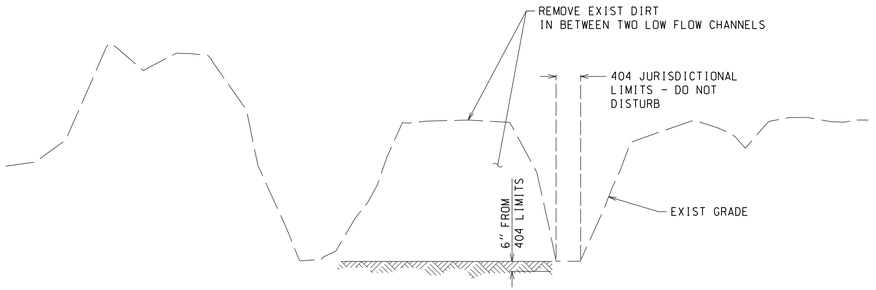


Z ADA RAMP DETAIL @ DOG PARK
NO SCALE



OPTION 1 OPTION 2

V BANK PROTECTION CROSS SECTION
NO SCALE



W WASH GRADING SECTION
NO SCALE

NO.	BY	DATE	REVISION

REGISTERED PROFESSIONAL ENGINEER (Civil) No. 18602 PAUL J. EZELL Date 3/31/22 ARIZONA U.S.A.

J-5162A

RICK ENGINEERING COMPANY Tucson
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DESIGNED BY: THM	DATE: 03/2022	CHECKED BY:
DRAWN BY: PAD	DATE: 03/2022	APPROVED BY: PJI

DEVELOPMENT PLAN PACKAGE

THE SAFFORD

LOT 4 OF CONTINENTAL CROSSING, PER SEQ. 20160500157

A PORTION OF THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

SITE, GRADING AND UTILITY DETAILS

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SCALE: HORIZ : N/A
VERT : N/A

SHEET 18 OF 44

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TOWN OF MARANA NOTES

- ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESISTANT MATERIALS."
- ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
- DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
- 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
- CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL ARIZONA811 (1-800-782-5348) TWO FULL WORKING DAYS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN THEY REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR LAYING OUT ANY PORTION OF THE WORK AND SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS.
- THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
- THE CONTRACTOR HAS THE RESPONSIBILITY TO FURNISH, HAUL AND SUPPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY.
- ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX (6) INCHES AND HAULED FROM THE SITE PRIOR TO GRADING.
- BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISH BUILDING PAD ELEVATIONS AS STATED BY THE ENGINEER.
- STREETS AND PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISH SUB-GRADE AS STATED BY THE ENGINEER.
- COMPACTION IN ALL AREAS SHALL BE TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO DESIGNATION T-99, METHOD A. THOSE AREAS TO RECEIVE FILL ARE TO BE SCARIFIED TO A DEPTH OF TWELVE (12) INCHES, BROUGHT TO THE PROPER MOISTURE CONTENT AND COMPACTED TO THE ABOVE DENSITY. THE BARROW AREA SOURCE OF FILL MATERIAL SHALL BE APPROVED BY THE TOWN PRIOR TO COMMENCEMENT OF WORK. TESTS OF FILL MATERIAL WILL BE DONE AT THE OWNER'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION, ALL REPAIR, REPLACEMENT, OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF THE TOWN.
- CONTRACTOR SHALL REFER TO STORM WATER POLLUTION PREVENTION PLANS TO CONTROL SEDIMENT POLLUTION DURING GRADING OPERATIONS.
- IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANY TIME, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND THE REPATRIATION COORDINATOR OF THE ARIZONA STATE MUSEUM SHALL BE IMMEDIATELY CONTACTED AT (520) 621-6302, PURSUANT TO A.R.S. 41-865
- ALL SLOPES WHICH ARE STEEPER THAN 3:1 WILL BE PROTECTED WITH 6" DIAMETER (MINIMUM) ROCK RIP-RAP OR CONCRETE BANK PROTECTION.
- 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.
- TRASH ENCLOSURES MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON-TRANSPARENT GATES.
- INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION, THIS DOCUMENT SHALL BE EXECUTED PRIOR TO ANY PLAN APPROVAL ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
- PLANTS SHALL BE PRUNED ON A REGULAR BASIS TO PREVENT OBSTRUCTION OF WALKWAYS, CURB AREAS, DRIVES, AND LINE OF SIGHT VISIBILITY TRIANGLES.
- ANY PLANT MATERIAL INCLUDED IN THE APPROVED LANDSCAPE PLAN THAT DOES NOT SURVIVE AFTER INSTALLATION SHALL BE REPLACED WITH PLANT MATERIAL OF THE SAME OR LIKE SPECIES OF EQUAL SIZE WITHIN THIRTY (30) DAYS OF THE PLANT'S DEMISE. FAILURE TO REPLACE DEAD PLANT MATERIAL WITHIN THE SPECIFIED TIME PERIOD SHALL CONSTITUTE A ZONING VIOLATION.
- THE IRRIGATION SYSTEM SHALL BE REGULARLY TESTED AND SHALL BE REPAIRED OR REPLACED AS NECESSARY TO PREVENT EXCESS WATER SUPPLY TO PLANTED AREAS, RUNOFF ONTO CURBS AND PAVEMENT, CLOGGED EMITTERS AND FLOODING OF LOW-LYING AREAS.
- THE CONTRACTOR SHALL VERIFY THE EXISTING WATER PRESSURE AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BEFORE CONTINUING THE WORK.
- THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
- ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
- THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF THE SILVERBELL ROAD CORRIDOR OVERLAY DISTRICT.
- A COPY OF THE APPROVED PLAN, GRADING PERMIT AND SWPPP SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL REVISIONS TO PLANS MUST BE APPROVED BY THE TOWN PRIOR TO CONSTRUCTION.

IRRIGATION LEGEND

Symbol	Size	Equipment
M	1 1/2"	METER - PER CIVIL PLANS
	1 1/2" PER CIVIL	FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER, INSTALL IN GUARDSHACK GS-1 ENCLOSURE, WOODLANDS TAN COLOR.
MV	1 1/2"	MASTER VALVE (NORM. CLOSED)
	2"	FLOW SENSOR - RAINBIRD: FD200B / SD210TURF DECODER
	LINE SIZE	A.Y. McDONALD BRONZE BALL VALVE FOR SYSTEM ISOLATION.
	3/4"	RAINBIRD 33 DRC QUICK COUPLING VALVE, PROVIDE 1- 33DK KEY AND SH-0 HOSE SWIVEL PER 4 VALVES.
	SEE PLAN KEY	SCH. 40 PVC SLEEVE
	1 1/2" (U.N.O)	SCH 40 PVC MAINLINE PIPE
	SEE PIPE SIZING SCHEDULE	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS TURF LATERAL PIPE
	3/4"	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS SHRUB EMITTER LATERAL PIPE
	1"	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS TREE EMITTER LATERAL PIPE
	1"	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS PALM BUBBLER LATERAL PIPE
	SEE PLAN	RAINBIRD XCZ-100 VALVE / FILTER / PR ASSEMBLY INSTALL WITH BALL VALVE PER DETAIL
	PER PLAN	RAINBIRD PEB SERIES VALVE AT TURF AREAS INSTALL WITH BALL VALVE PER DETAIL
E	-	EMITTER LATERAL END FLUSH CAP

TURF SPRINKLER HEADS:

.92 GPM @ 30 PSI	RAINDBIRD 1804-SAM-PRS-15-VAN 90 DEG. NOZZLE
1.85 GPM @ 30 PSI	RAINDBIRD 1804-SAM-PRS-15-VAN 180 DEG. NOZZLE
2.78 GPM @ 30 PSI	RAINDBIRD 1804-SAM-PRS-15-VAN 270 DEG. NOZZLE
3.70 GPM @ 30 PSI	RAINDBIRD 1804-SAM-PRS-15-VAN 360 DEG. NOZZLE
.92 GPM @ 30 PSI	HUNTER MP 3000 PRS40-4'- 90°
1.82 GPM @ 30 PSI	HUNTER MP 3000 PRS40-4'- 180°
2.12 GPM @ 30 PSI	HUNTER MP 3000 PRS40-4'- 210°
3.64 GPM @ 30 PSI	HUNTER MP 3000 PRS40-4'- 360°

MISCELLANEOUS:

1.0 GPM @ 40 PSI	RAINBIRD RWS-B-C-1404' ROOTZONE WATERING SYSTEM, 3 PER PALM PER DETAIL.

EMITTER HEADS:

NOT GRAPHICALLY INDICATED	RAINBIRD XERI-BUG XBT SERIES; SEE PLANT LIST FOR EMITTER SCHEDULE.

CONTROLLERS:

A B — 60 STATION (2 LOCATIONS)	RAINBIRD ESP-LXD PRO; 60 STATION.

TURF CONTROL VALVES:

A–1 / 1" / 40 — CONTROLLER IDENT./STATION NUMBER; VALVE SIZE; CONTROL ZONE FLOW (GPM)

EMITTER CONTROL VALVES:

A–1 / 1" / T/S — CONTROLLER IDENT./STATION NUMBER; VALVE SIZE; VALVE TYPE

DECODER SCHEDULE:

1 VALVE	SINGLE	RAINBIRD FD-101, FD-102
2 VALVE	DUAL	RAINBIRD FD-202
3+ VALVE	QUAD	RAINDBIRD FD-401

SLEEVING SCHEDULE

1. 1-4" CL. 315, 2-2" SCHEDULE 40 PVC; INSTALL SLEEVES ON ALL PIPE AND WIRE CROSSING WALKS, ROADWAYS. SIZE 2 TIMES LARGER THAN PIPE SIZE OR WIRE BUNDLE; 2 INCH MINIMUM SIZE
2. 2-2" SCHEDULE 40 PVC; INSTALL SLEEVES ON ALL PIPE AND WIRE CROSSING WALKS, ROADWAYS. SIZE 2 TIMES LARGER THAN PIPE SIZE OR WIRE BUNDLE; 2 INCH MINIMUM SIZE
3. 1-2" SCHEDULE 40 PVC; INSTALL SLEEVES ON ALL PIPE AND WIRE CROSSING WALKS, ROADWAYS. SIZE 2 TIMES LARGER THAN PIPE SIZE OR WIRE BUNDLE; 2 INCH MINIMUM SIZE

PIPE SIZING CHART

GPM	PIPE SIZE
0-5	1/2"
6-10	3/4"
11-15	1"
16-25	1 1/4"
26-35	1 1/2"
36-50	2"

LANDSCAPE SITE DATA

STREET & PERIMETER LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPE SETBACKS: 15'

SILVERBELL ROAD FRONTAGE (15'BUFFER)

REQUIRED: PER 400 SF; 1-15 GAL. TREE / 8- 5GAL. SHRUBS/ 30% GROUNDCOVER
13,300 SF ÷ 400 SF = 33 TREES/ 264 SHRUBS/ 3,990 SF GC.

PROPOSED: 33 TREES/ 264 SHRUBS/ 3,990 SF GC.

WEST PROPERTY LINE (15' BUFFER)

REQUIRED: 11,400 SF ÷ 1,000 SF = 12 TREES/ 60 SHRUBS

PROPOSED: 14 TREES/ 68 SHRUBS

SOUTH PROPERTY LINE (15' BUFFER)

REQUIRED: 14,000 SF ÷ 1,000 SF = 14 TREES/ 70 SHRUBS

PROPOSED: 18 TREES/ 70 SHRUBS

NORTHEAST PROPERTY LINE (15' BUFFER)

REQUIRED: 14,000 SF ÷ 1,000 SF = 14 TREES/ 70 SHRUBS

PROPOSED: 17 TREES/ 90 SHRUBS

SITE AREA CALCULATIONS

PARKING AREA=	170,630 SF
REQUIRED LANDSCAPE AREA (15%)=	25,594 SF
PROVIDED LANDSCAPE AREA =	62,520 SF
AREA OF THE WASH	92,000 SF (2.1 AC.)
UNDISTURBED AREA	124,000 SF (2.8 AC.)
REQUIRED RECREATION SPACES:	
100 SF/DWELLING UNIT x 200 UNITS=	20,000 SF (0.46 AC.)
PROVIDED RECREATION SPACES:	
CLUBHOUSE AND SWIMMING POOL=	10,271 SF
FITNESS BUILDING=	4,271 SF
DOG PARK (WITH BBQ AREAS)=	6,308 SF
PLAY AREAS (3 EACH) =	11,871 SF
	TOTAL= 32,721 SF (0.75 AC)

LANDSCAPE NOTES

1. ROUGH GRADING TO WITHIN ± 0.10 FOOT INCLUDING ALL BERMS AND SWALES WILL BE PROVIDED BY BUILDER BEFORE PLANTING BEGINS.
2. FINISH GRADES AFTER INSTALLATION OF DECOMPOSED GRANITE AND SOD SHALL BE 1/2" BELOW ADJACENT PAVING.
3. ANY DISCREPANCIES FOUND BETWEEN PLANS, SPECIFICATIONS, AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
4. LANDSCAPE CONTRACTOR SHALL CONFIRM ALL LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
5. OWNER'S REPRESENTATIVE HAS THE OPTION OF ACCEPTANCE OR REJECTION OF ANY PLANT MATERIALS DEEMED UNACCEPTABLE UPON DELIVERY TO THE SITE.
6. ALL TREES SHALL MEET THE ARIZONA NURSERY ASSOCIATION STANDARD TREE SPECIFICATIONS FOR HEIGHT, WIDTH, AND CALIPER FOR THEIR CONTAINER/BOX SIZE. UNLESS OTHERWISE INDICATED ON THE PLANS.
7. PREPARED BACK FILL: NATIVE SOIL MIXED WITH ONE TENTH PART 'DAKOTA PEAT' AND GYPSUM AT THE RATE OF 2.5 LBS./CU. YARD.
8. ADD "AGRI-FORM" FERTILIZER TABLETS AT THE FOLLOWING RATES:

   1 GALLON PLANT —— 1 TABLET
   5 GALLON PLANT —— 2 TABLETS
   15 GALLON PLANT —— 4 TABLETS
   24" BOX PLANT —— 6 TABLETS
   36" BOX PLANT ——10 TABLETS

9. TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
10. DOUBLE STAKE ALL STANDARD TRUNK TREES. NO STAKES TO MULTI-TRUNK TREES. CONTRACTOR SHALL REMOVE ALL STAKES AT THE END OF THE 1 YEAR GUARANTEE PERIOD.
11. ALL NON-TURF PLANTING AREAS (EXCEPT ANNUAL BEDS) TO BE COVERED TO A DEPTH OF 2" WITH DECOMPOSED GRANITE PER THE LANDSCAPE LEGEND. APPLY PRE-EMERGENT 'SURFLAN' AS PER MANUFACTURER'S DIRECTIONS. PROVIDE 1" D.G. COVER OVER PLANT PITS.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON THE PLANTING PLAN. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES INDICATED IN THE LEGEND.
13. PLANT MATERIALS TO BE GUARANTEED AFTER FINAL ACCEPTANCE AS FOLLOWS: TREES - 1 YEAR; SHRUBS AND GROUND COVERS - SIXTY DAYS. CONTRACTOR SHALL PROVIDE ALL GUARANTEES REQUIRED BY THE TOWN.
14. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES IS PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
15. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE TOWN OF MARANA.
16. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMEN ASSOCIATION STANDARDS.
17. ALL EXISTING TREES AND SHRUBS IN THE RIGHT-OF-WAY AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE KIND AND SIZE BY THE CONTRACTOR.
18. NO SLOPES ON SITE TO EXCEED 4:1.
19. LANDSCAPE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS FOR APPROVAL BY OWNER PRIOR TO PLANTING.
20. OWNER SHALL MAINTAIN ALL LANDSCAPING AND IRRIGATION.

IRRIGATION NOTES

1. REFER TO PLANS AND DETAILS FOR INSTALLATION PROCEDURES. ALL WORK SHALL CONFORM TO APPLICABLE CONSTRUCTION CODES, REGULATIONS, AND MANUFACTURER'S RECOMMENDATIONS.
2. THE IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A MINIMUM STATIC WATER PRESSURE OF **70 PSI** AT THE BACKFLOW PREVENTER LOCATION. THE CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION, AND NOTIFY THE OWNER'S REPRESENTATIVE IF THE STATIC PRESSURE FALLS BELOW 75 PSI. IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS REQUIRED FOR PROPER OPERATION.
3. ALL POINTS OF CONNECTION TO THE WATER SERVICE LINE ARE TO BE PROVIDED BY OTHERS. CONTRACTOR SHALL TIE INTO THE EXISTING POINT OF CONNECTION AND EXTEND TYPE 'K' COPPER PIPE THROUGH THE BACKFLOW PREVENTER AS DETAILED.
4. EACH POINT OF CONNECTION AND WATER SERVICE LINE CAN SAFELY PROVIDE 40 GALLONS PER MINUTE (GPM) TO THE IRRIGATION SYSTEM. VALVE CIRCUITS AND CONTROLLER PROGRAMMING SHALL NOT CREATE A SYSTEM FLOW DEMAND GREATER THAN 40 GPM PER SINGLE WATER SERVICE CONNECTION.
5. LANDSCAPE CONTRACTOR AND GENERAL CONTRACTOR SHALL COORDINATE ALL IRRIGATION SLEEVING BEFORE PAVING, WALKS, AND WALL CONSTRUCTION BEGINS.
6. LANDSCAPE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. MAINLINE SHALL BE PLACED 36" BELOW GRADE UNDER ALL STREETS, 24" UNDER DRIVEWAYS, 18" BELOW GRADE IN ALL OTHER LOCATIONS. PVC LATERALS SHALL BE PLACED 12" BELOW GRADE.
8. SLEEVES UNDER DRIVEWAYS, IN R.O.W.'S, AND UNDER STREETS SHALL BE MIN. 2" SCH. 40 PVC. (CL 315 IF CALLED OUT AS LARGER). SLEEVING SHALL BE SIZED AT MIN. TWICE LINE SIZE. SLEEVES SHALL EXTEND A MIN. OF 12" BEYOND EDGE OF PAVEMENT.
9. SLEEVES UNDER SIDEWALKS ARE NOT GRAPHICALLY INDICATED. CONTRACTOR SHALL PROVIDE SLEEVING AS INDICATED IN PREVIOUS NOTE.
10. ALL MAINLINE FITTINGS SHALL BE SCH. 80 PVC AND ALL LATERAL FITTINGS SHALL BE SCH. 40 PVC.
11. ALL AUTOMATIC CONTROLLERS, RISERS, AND BACK FLOW PREVENTERS SHALL BE SET PLUM. SPRINKLER RISERS AND QUICK COUPLERS SHALL BE SET PERPENDICULAR TO FINISH GRADE.
12. IF IT BECOMES NECESSARY TO ALTER OR RELOCATE SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO CHANGES IN SITE CONDITIONS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING THE REVISIONS.
13. PLACE ALL VALVES IN VALVE BOX WITH LOCKING LID. ALL CONTROL VALVE BOXES SHALL BE PLACED IN D.G. LANDSCAPE BEDS. BOXES TO BE TAN IN COLOR, WHERE NOT POSSIBLE, BOXES MAY BE PLACED IN TURF IN GREEN COLORED BOXES.
14. USE #14 UF UL DIRECT BURIAL WIRE EPOXY FILLED CYLINDER TYPE CONNECTIONS.
15. 120V POWER TO CONTROLLER LOCATIONS TO BE PROVIDED BY OTHERS.
16. SCHEDULE CONTROLLERS TO WATER DURING NON-PEAK DEMAND HOURS.
17. EMITTER STATIONS ARE DESIGNED AND INDICATED AS BEING CONTROLLED PER COMMON EXPOSURES, I.E., NORTH AND EAST TOGETHER; AND SOUTH AND WEST TOGETHER.
18. CONTACT THE BLUE STAKE CENTER (263-1100) 24 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR AND MUST RESTORE ANYTHING DAMAGED DURING AND AS A RESULT OF HIS CONSTRUCTION.
19. DRIP EMITTERS ARE NOT GRAPHICALLY SHOWN. SEE DETAILS FOR EMITTER EMISSION POINT LOCATIONS. SEE PLANT SCHEDULE FOR EMITTER QUANTITY AND GALLONAGE APPLICATION PER PLANT.
20. EMITTERS ARE TO BE INSTALLED BELOW GRADE. ALL PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION AS PER THE DETAILS.
21. EXISTING CITY OF GOODYEAR IRRIGATION TO BE MODIFIED IN R.O.W. TO MAINTAIN ANY THROUGH IRRIGATION REQUIREMENTS. CONTRACTOR SHALL FIELD CONFIRM EXISTING R.O.W. IRRIGATION.

MASTER PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	QTY	EMITTERS
TREES						
	ACACIA ANEURA	MULGA	36" BOX	2"	9	3 -XBT-20-6, 36 GPH
	ACACIA BERLANDIERI	GUAJILLO	24" BOX	1-1/2" (MULTI)	50	3 -XBT-20-6, 36 GPH
	ACACIA SMALLI	SWEET ACACIA	24" BOX	1-1/2" (MULTI)	6	3 -XBT-20-6, 36 GPH
	ACACIA SALICINA 'DORIS D'	HYBRID WILLOW ACACIA	24" BOX	1-1/2"	38	3 -XBT-20-6, 36 GPH
	CAESALPINIA MEXICANA (15'x15')	MEXICAN BIRD OF PARADISE	24" BOX	2" (MULTI)	79	3 -XBT-20-6, 36 GPH
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	36" BOX	2-1/2" (MULTI)	128	3 -XBT-20-6, 36 GPH
	EUCALYPTUS PAPUANA	GHOST GUM	36" BOX	2.5"	42	3 -XBT-20-6, 36 GPH
	PISTACHE LENTISCUS	MASTIC TREE	24" BOX	2" (MULTI)	9	3 -XBT-20-6, 36 GPH
	PROSOPIS CHILENSIS	CHILEAN MESQUITE (THORNLESS)	24" BOX	1-1/2" (MULTI)	136	3 -XBT-20-6, 36 GPH
	SOPHORA SECUNDIFLORA	MESCAL BEAN	36" BOX	2-1/2" (MULTI)	9	
PALMS						
	PHOENIX DACTYLIFERA	DATE PALM (DIAMOND CUT)	24 TF	40'+	10	3-1404 BUBBLERS, 3 GPH
	PHOENIX ROBELLINI	PYGMY DATE PALM	7 GAL	12'+	59	3 -XBT-10PC, 3 GPH
SHRUBS						
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL	-	361	1 -XBT-10PC, 1 GPH
	CALLIANDRA CALIFORNICA	RED FAIRY DUSTER	5 GAL.	-	231	1 -XBT-10PC, 1 GPH
	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL.	-	94	1 -XBT-10PC, 1 GPH
	CORDIA PARVIFOLIA	LITTLELEAF CORDIA	5 GAL.	-	174	1 -XBT-10PC, 1 GPH
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.	-	125	1 -XBT-10PC, 1 GPH
	LARREA TRIDENTATA	CREOSOTE	5 GAL.	-	282	1 -XBT-10PC, 1 GPH
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	-	163	1 -XBT-10PC, 1 GPH
	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	-	499	1 -XBT-10PC, 1 GPH
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.	-	222	1 -XBT-10PC, 1 GPH
	RUESSELIA EQUISETIFORMIS	CORAL FOUNTAIN	5 GAL.	-	138	1 -XBT-10PC, 1 GPH
	SIMMONDSIA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL.	-	201	1 -XBT-10PC, 1 GPH
	VAQUELINIA CALIFORNICA	ARIZONA ROSEWOOD	5 GAL.	-	30	1 -XBT-10PC, 1 GPH
ACCENTS						
	ALOE BARBADENSIS	MEDICINAL ALOE	5 GAL.	-	41	1 -XBT- 05PC, .5 GPH
	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL.	-	8	1 -XBT-10PC, 1 GPH
	ASCEPIAS SUBULATA	DESERT MILKWEED	5 GAL.	-	71	1 -XBT-10PC, 1 GPH
	EUPHORBIA ANTISYPHILITICA	CANDELILLA	5 GAL.	-	161	1 -XBT-10PC, 1 GPH
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	-	148	1 -XBT-10PC, 1 GPH
	FEROCACTUS SPP.	BARREL CACTUS	5 GAL.	-	17	1 -XBT-10PC, 1 GPH
	HESPERALOE FUNIFERA	GIANT YUCCA	5 GAL.	-	42	1 -XBT-10PC, 1 GPH
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	HYBRID RED YUCCA	5 GAL.	-	76	1 -XBT-10PC, 1 GPH
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	-	107	1 -XBT-10PC, 1 GPH
	OPUNTIA SANTA-RITA 'TUBAC'	PURPLE PRICKLY PEAR	1 GAL.	-	14	1 -XBT- 05PC, .5 GPH
	PENSTEMON PARRYI	PENSTEMON	1 GAL.	-	214	1 -XBT- 05PC, .5 GPH
GROUNDCOVERS						
	BACCHARIS X 'STARN' THOMPSON	OUTBACK SUNRISE EMU	1 GAL.	-	288	1 -XBT-10PC, 1 GPH
	EREMOPHILA GLABRA 'MINGENEW GOLD'	OUTBACK SUNRISE EMU	1 GAL.	-	137	1 -XBT-10PC, 1 GPH
	LANTANA 'DALLAS RED'	RED LANTANA	1 GAL.	-	117	1 -XBT-10PC, 1 GPH
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	-	92	1 -XBT-10PC, 1 GPH
	LANTANA MONTEVIDENSIS	PUPRLE TRAILING LANTANA	5 GAL	-	59	1 -XBT-10PC, 1 GPH
	OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR	5 GAL	2'	45	1 -XBT-10PC, 1 GPH
VINES						
	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE	5 GAL.		6	1 -XBT-10PC, 1 GPH
	BIGNONIA CAPREOLATA	CROSSVINE	5 GAL.		7	1 -XBT-10PC, 1 GPH

MISC

LANDSCAPE AREAS — DECOMPOSED GRANITE: 2" DEPTH OF 3/4" SCREENED EXPRESS CARMEL

MIDIRON BERMUDA TURF: SOD

SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE

EXISTING TREES TO REMAIN

SEE NATIVE PLANT PROTECTION PLAN

PARCEL INFORMATION

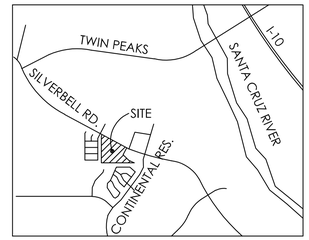
PARCEL:
226-22-6170

ADDRESS:
8740 N. SILVERBELL ROAD
MARANA, ARIZONA 85743

LEGAL DESCRIPTION:
CONTINENTAL CROSSING – LOT 4
SQ20160500157
SECTION 28, TOWN 12.0, RANGE 12.0E

OWNER:
COPE PROPERTIES LLC
1477 W. COMMERCE CT.
TUCSON, AZ. 85746
PHONE 520-792-3293

VICINITY MAP



PROPERTY OWNER:
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TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2060-00

DOMINIUM

The Safford - Family Living

Marana, Arizona

Development Plan Package- Landscape Plan
2nd Submittal
September 12, 2022

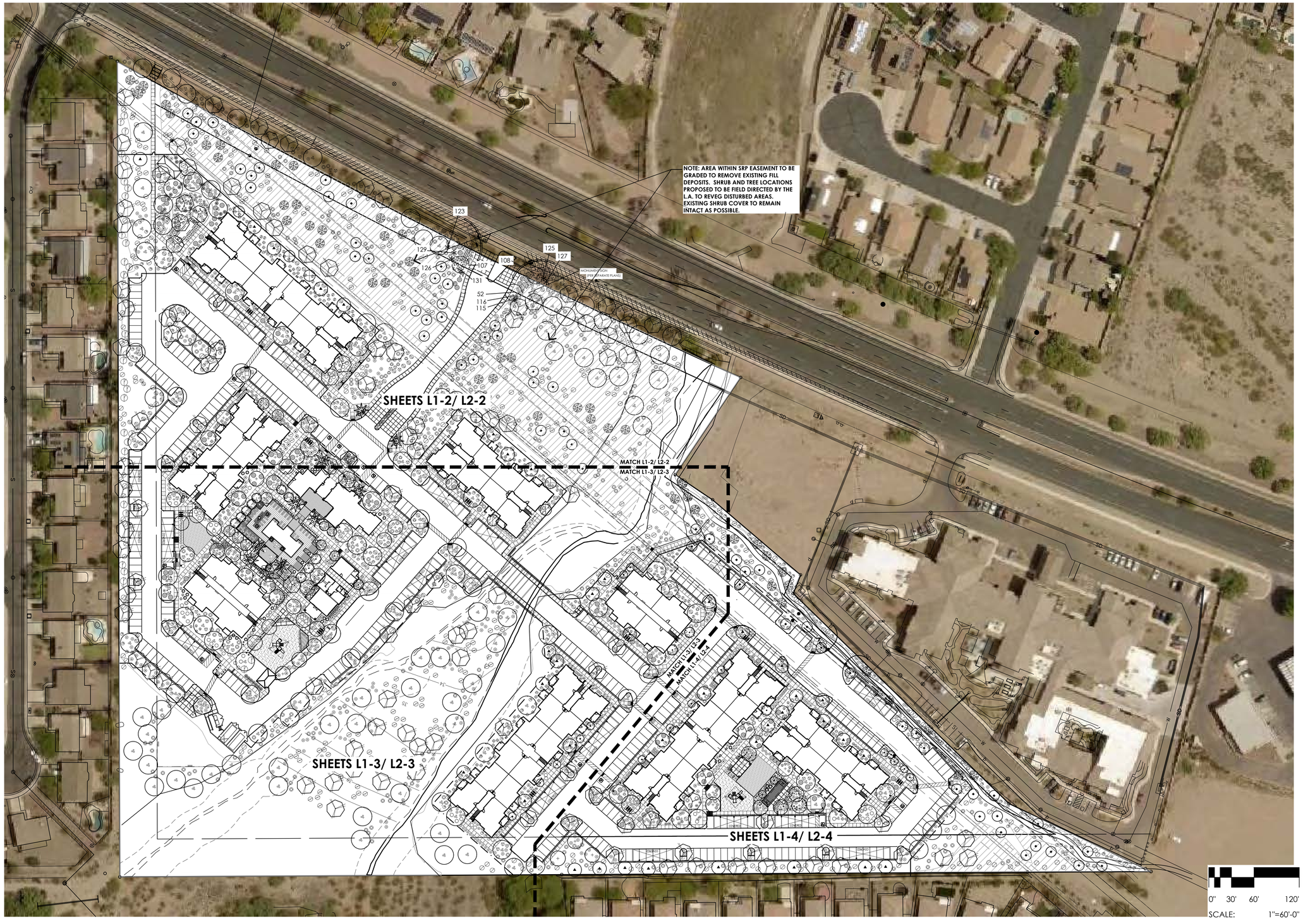
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NOTES & LEGENDS

PRV1510-002/ PCZ2007-002 / TOM# NPP2206-001
STAFFORD APT. DEV. PLAN PACKAGE # DPP2206-003

REGISTERED LANDSCAPE ARCHITECT — CERTIFICATE NO. 14252 — BRADLEY A. WINKLER — 09-12-22 — 1004 Grand Canyon Drive, Kingman, AZ 86401

Sheet 33 of 44

L0.1



MASTER PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA ANEURA	MULGA
	ACACIA BERLANDIERI	GUAJILLO
	ACACIA SMALLII	SWEET ACACIA
	ACACIA SALICINA 'DORIS D'	HYBRID WILLOW ACACIA
	CAESALPINIA MEXICANA (15'x15')	MEXICAN BIRD OF PARADISE
	CERCIDIUM FLORIDUM	BLUE PALO VERDE
	EUCALYPTUS PAPUANA	GHOST GUM
	PISTACHE LENTISCUS	MASTIC TREE
	PROSOPIS CHILENSIS	CHILEAN MESQUITE (THORNLESS)
	SOPHORA SECUNDIFLORA	MESCAL BEAN
PALMS		
	PHOENIX DACTYLIFERA	DATE PALM (DIAMOND CUT)
	PHOENIX ROBELLINI	PYGMY DATE PALM
SHRUBS		
	ENCELIA FARINOSA	BRITTLEBUSH
	CALLIANDRA CALIFORNICA	RED FAIRY DUSTER
	EREMOPHILA HYGROPHANA	BLUE BELLS
	CORDIA PARVIFOLIA	LITTLELEAF CORDIA
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
	LARREA TRIDENTATA	CREOSOTE
	MUHLENBERGIA RIGENS	DEER GRASS
	JUSTICIA CALIFORNICA	CHUPAROSA
	RUELLIA PENINSULARIS	BAJA RUELLIA
	RUESSELIA EQUISETIFORMIS	CORAL FOUNTAIN
	SIMMONDSIA CHINENSIS 'VISTA'	COMPACT JOJOBA
	VAQUELINIA CALIFORNICA	ARIZONA ROSEWOOD
ACCENTS		
	ALOE BARBADENSIS	MEDICINAL ALOE
	AGAVE DESMETTIANA	SMOOTH AGAVE
	ASCEPIAS SUBULATA	DESERT MILKWEED
	EUPHORBIA ANTISYPHILITICA	CANDELILLA
	DASYLIRION WHEELERI	DESERT SPOON
	FEROCACTUS SPP.	BARREL CACTUS
	HESPERALOE FUNIFERA	GIANT YUCCA
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	HYBRID RED YUCCA
	BAILEYA MULTIRADIATA	DESERT MARIGOLD
	OPUNTIA SANTA-RITA 'TUBAC'	PURPLE PRICKLY PEAR
	PENSTEMON PARRYI	PENSTEMON
GROUNDCOVERS		
	BACCHARIS X 'STARN' THOMPSON	OUTBACK SUNRISE EMU
	EREMOPHILA CLABRA 'MINGENEW GOLD'	OUTBACK SUNRISE EMU
	LANTANA 'DALLAS RED'	RED LANTANA
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	LANTANA MONTEVIDENSIS	PUPRLE TRAILING LANTANA
	OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR
VINES		
	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA VINE
	BIGNONIA CAPREOLATA	CROSSVINE
MISC		
LANDSCAPE AREAS	DECOMPOSED GRANITE: 2" DEPTH OF 3/4" SCREENED EXPRESS CARMEL	
	MIDIRON BERMUDA TURF: SOD	
	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE	
EXISTING TREES TO REMAIN		
	SEE NATIVE PLANT PROTECTION PLAN	

TODD + ASSOCIATES
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21-2060-00

DOMINIUM

The Safford - Family Living

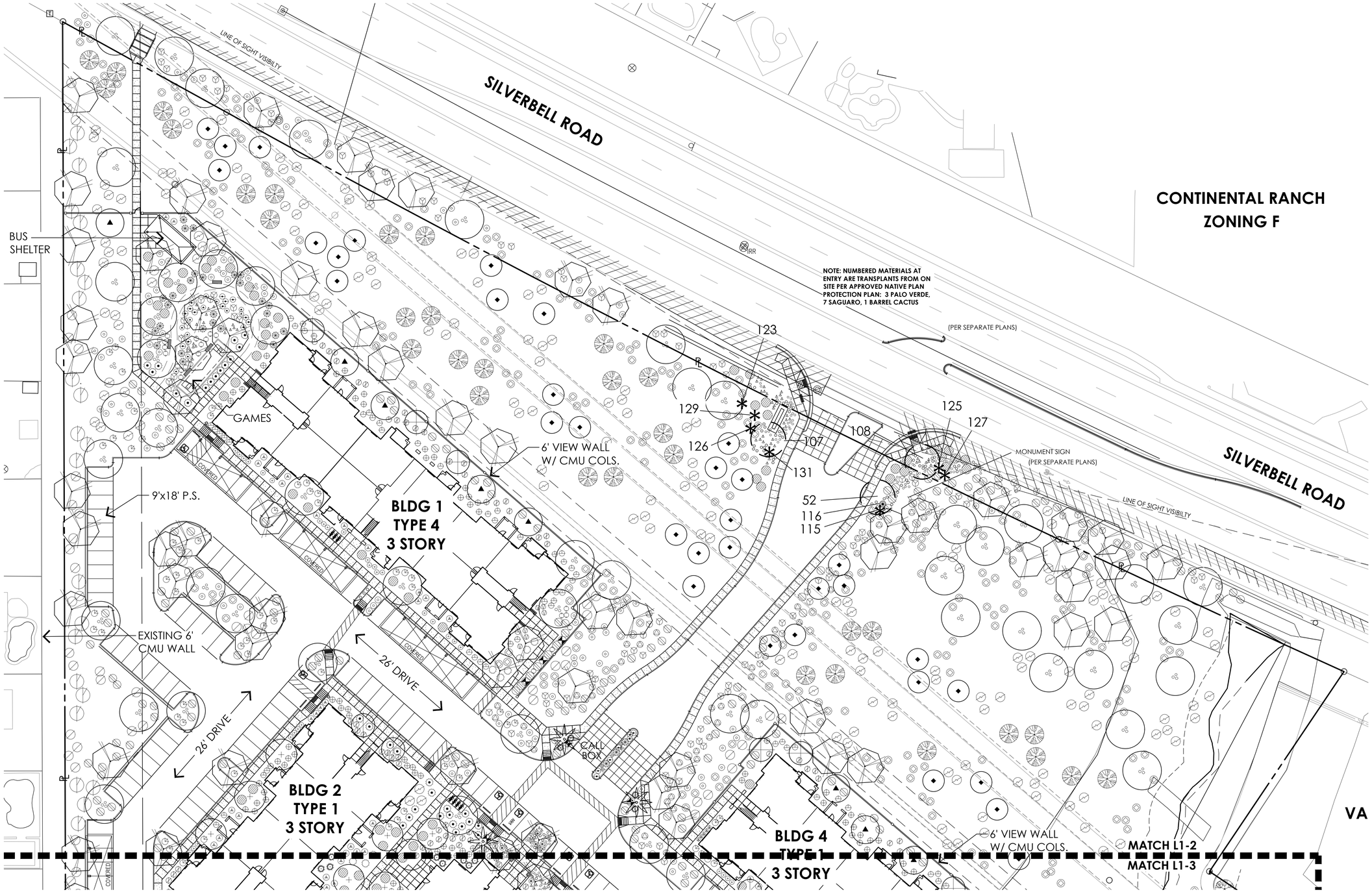
Marana, Arizona

Development Plan Package- Landscape Plan
2nd Submittal
September 12, 2022

SITE LANDSCAPE/
SHEET KEY PLAN

PRV1510-002/ PCZ2007-002 / TOM# NPP2206-001
STAFFORD APT. DEV. PLAN PACKAGE # DPP2206-003

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
14252
BRADLEY A. WINKLER
09-12-22
Date Signed
ARIZONA U.S.A.



MASTER PLANT LEGEND

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TREES		
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	CERCIDIUM FLORIDUM	BLUE PALO VERDE
	EUCALYPTUS PAPUANA	GHOST GUM
	PISTACHE LENTISCUS	MASTIC TREE
	PROSOPIS CHILENSIS	CHILEAN MESQUITE (THORNLESS)
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	MIDIRON BERMUDA TURF: SOD	
	SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE	
EXISTING TREES TO REMAIN		
	SEE NATIVE PLANT PROTECTION PLAN	

SALVAGE LEGEND

SALVAGE/RELOCATED MATERIALS (SEE NATIVE PLANT PROTECTION PLAN)

SITE SALVAGED TREE
#52 CERCIDIUM FLORIDUM
#107 CERCIDIUM FLORIDUM
#108 CERCIDIUM FLORIDUM

SITE SALVAGED SAGUARO
#115 SAGUARO
#123 SAGUARO
#125 SAGUARO
#126 SAGUARO
#127 SAGUARO
#129 SAGUARO
#131 SAGUARO

SITE SALVAGED SAGUARO
#116 BARREL CACTUS

TRANSPLANT NOTE

EXISTING TREES AND SHRUBS FROM THE NATIVE PLANT PROTECTION PLAN TO BE STORED ONSITE AT THE DESIGNATED NURSERY LOCATION AND RELOCATED ON SITE PER FIELD DIRECTION BY THE LANDSCAPE ARCHITECT AT THE APPROPRIATE TIME OF CONSTRUCTION SEQUENCING.

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21-2060-00

DOMINIUM

The Safford - Family Living

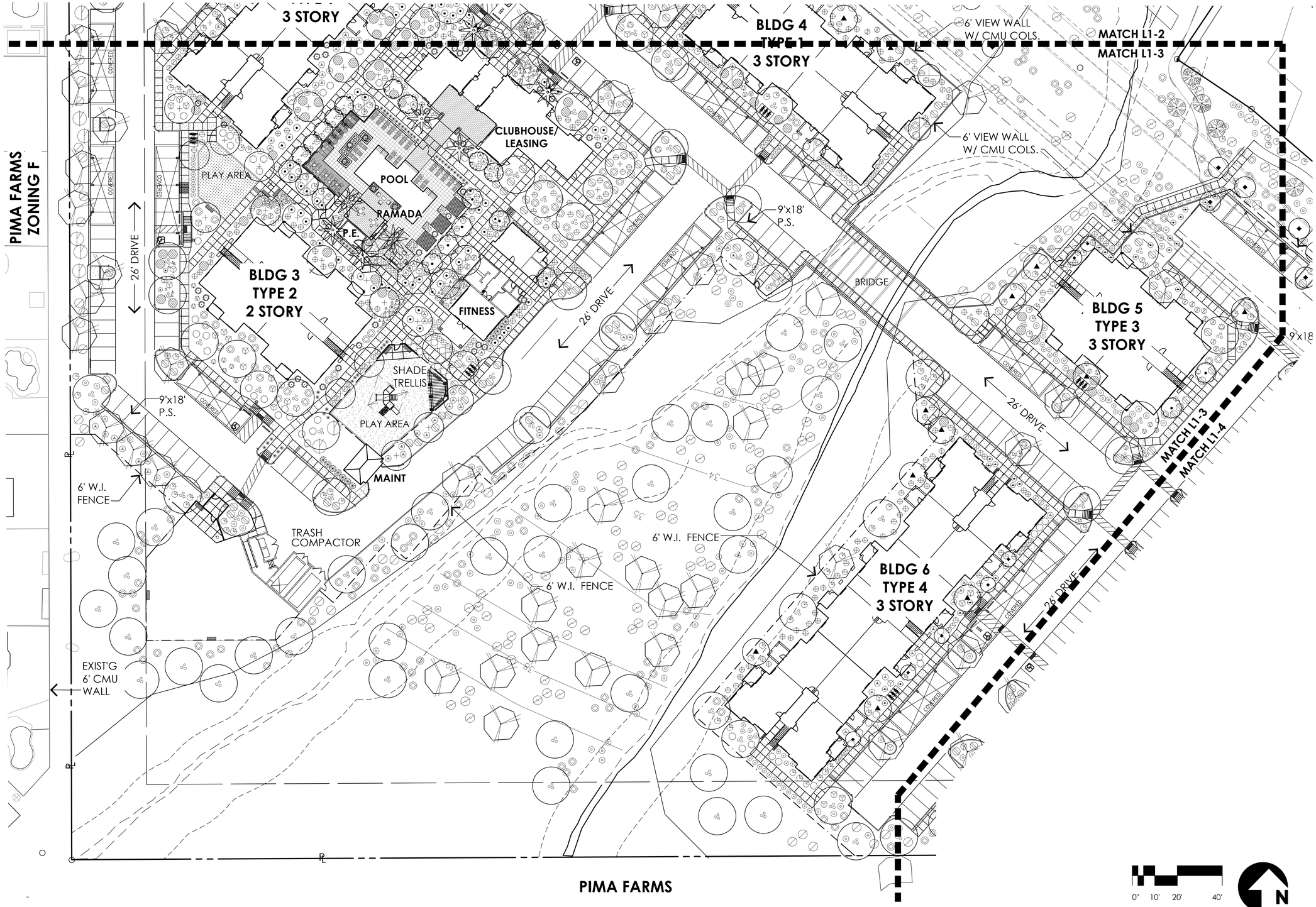
Marana, Arizona

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LANDSCAPE PLAN

PRV1510-002/ PCZ2007-002 / TOM# NPP2206-001
STAFFORD APT. DEV. PLAN PACKAGE # DPP2206-003

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 14252 BRADLEY A. WINKLER 09-12-22 ARIZONA U.S.A.



0" 10' 20' 40'

SCALE: 1"=20'-0"

N

MASTER PLANT LEGEND

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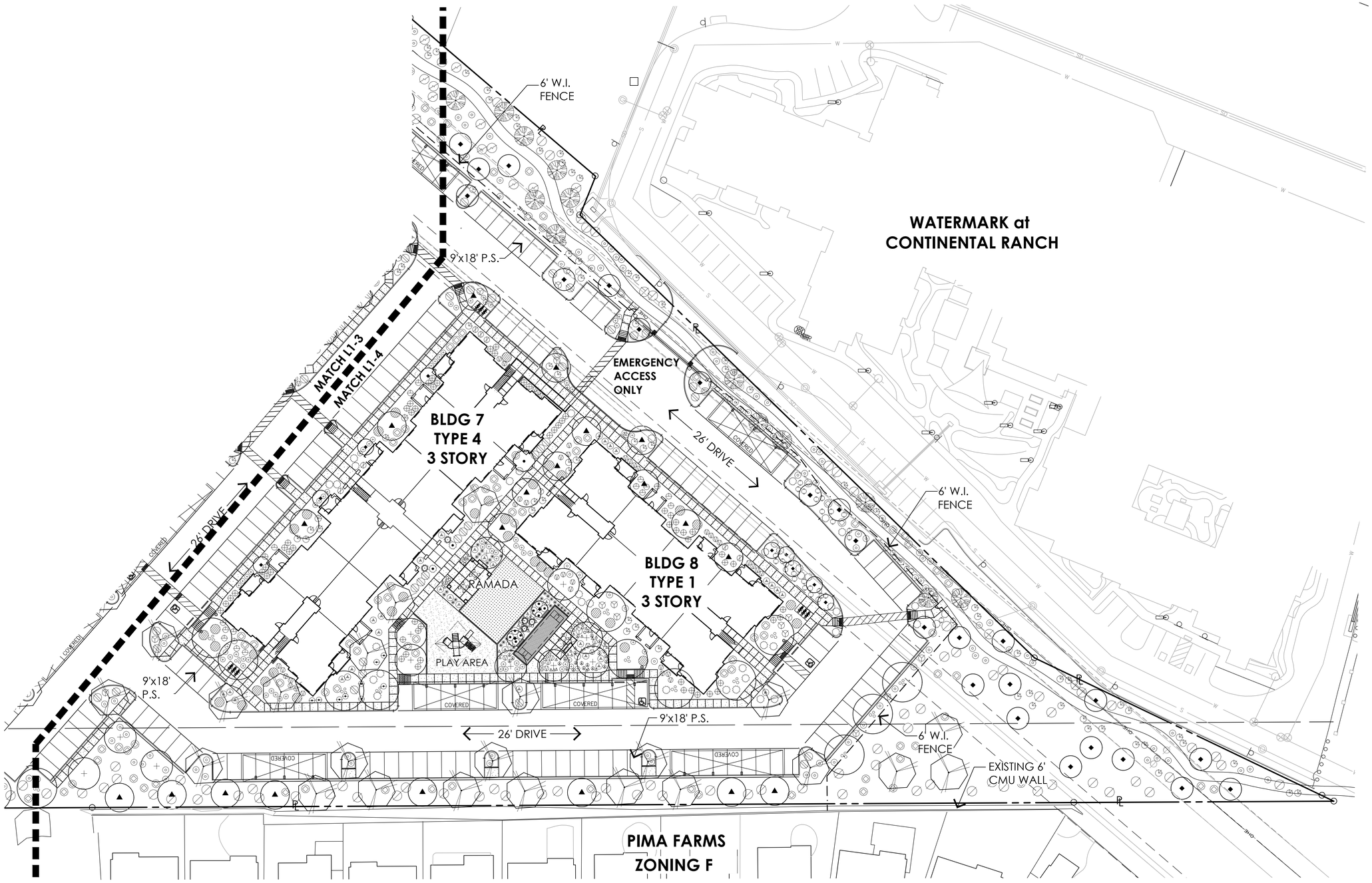
LANDSCAPE PLAN

PRV1510-002/ PCZ2007-002 / TOM# NPP2206-001
STAFFORD APT. DEV. PLAN PACKAGE # DPP2206-003

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
14252
BRADLEY A. WINKLER
09-12-22
ARIZONA, U.S.A.

Sheet 36 of 44

L1.3



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	SEE NATIVE PLANT PROTECTION PLAN	

SALVAGE LEGEND

SALVAGE/RELOCATED MATERIALS (SEE NATIVE PLANT PROTECTION PLAN)

SITE SALVAGED TREE
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0" 10' 20' 40'

SCALE: 1"=20'-0"

N

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The Safford - Family Living

Marana, Arizona

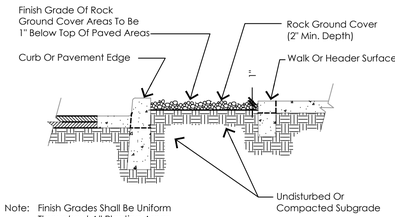
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LANDSCAPE PLAN

PRV1510-002/ PCZ2007-002 / TOM# NPP2206-001
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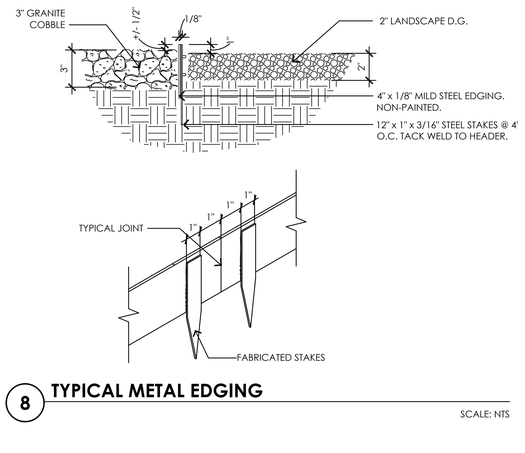
L1.4



Note: Finish Grades Shall Be Uniform Throughout All Planting Areas. Rock Ground Cover Depth Shall Be 2" After Settlement.

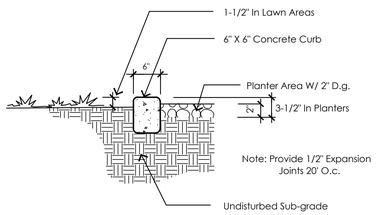
7 FINISH GRADE AND ROCK GROUND COVER

SCALE: NTS



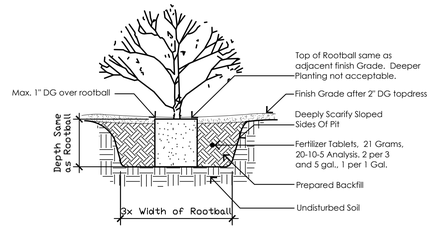
8 TYPICAL METAL EDGING

SCALE: NTS



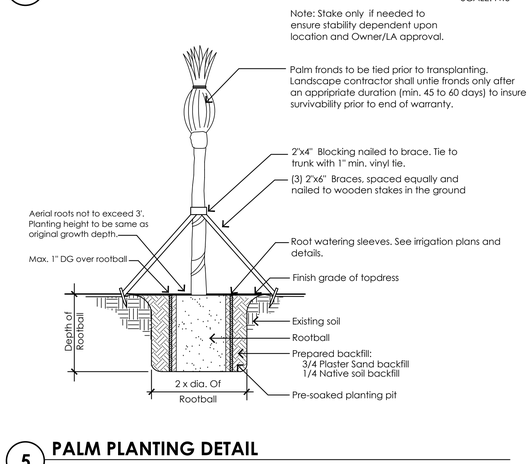
9 CONCRETE LANDSCAPE HEADER

SCALE: NTS



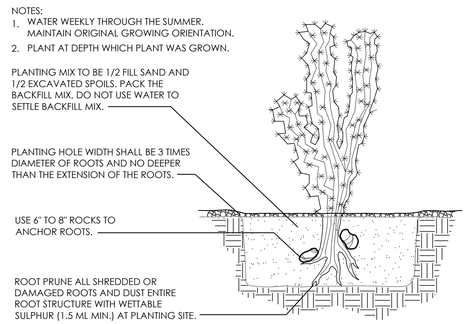
4 SHRUB PLANTING

SCALE: NTS



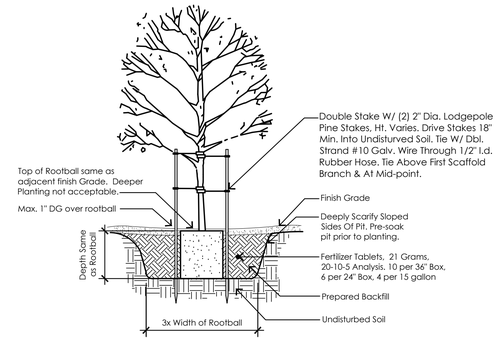
5 PALM PLANTING DETAIL

SCALE: NTS



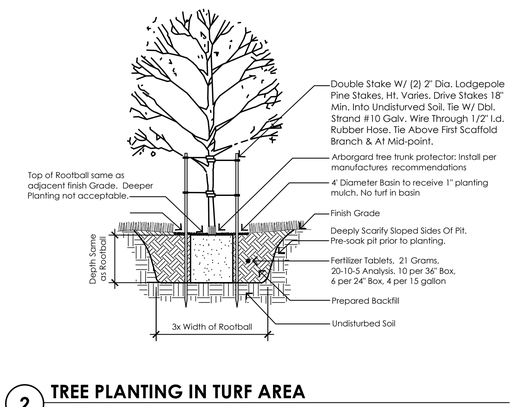
6 CACTUS PLANTING

SCALE: NTS



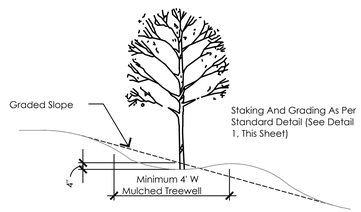
1 TREE PLANTING AND STAKING DETAILS

SCALE: NTS



2 TREE PLANTING IN TURF AREA

SCALE: NTS



Note: Gently Swale Treewell - Edges Shall Be Unobtrusive

3 TREE ON SLOPE PLANTING

SCALE: NTS

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21-2060-00

DOMINIUM

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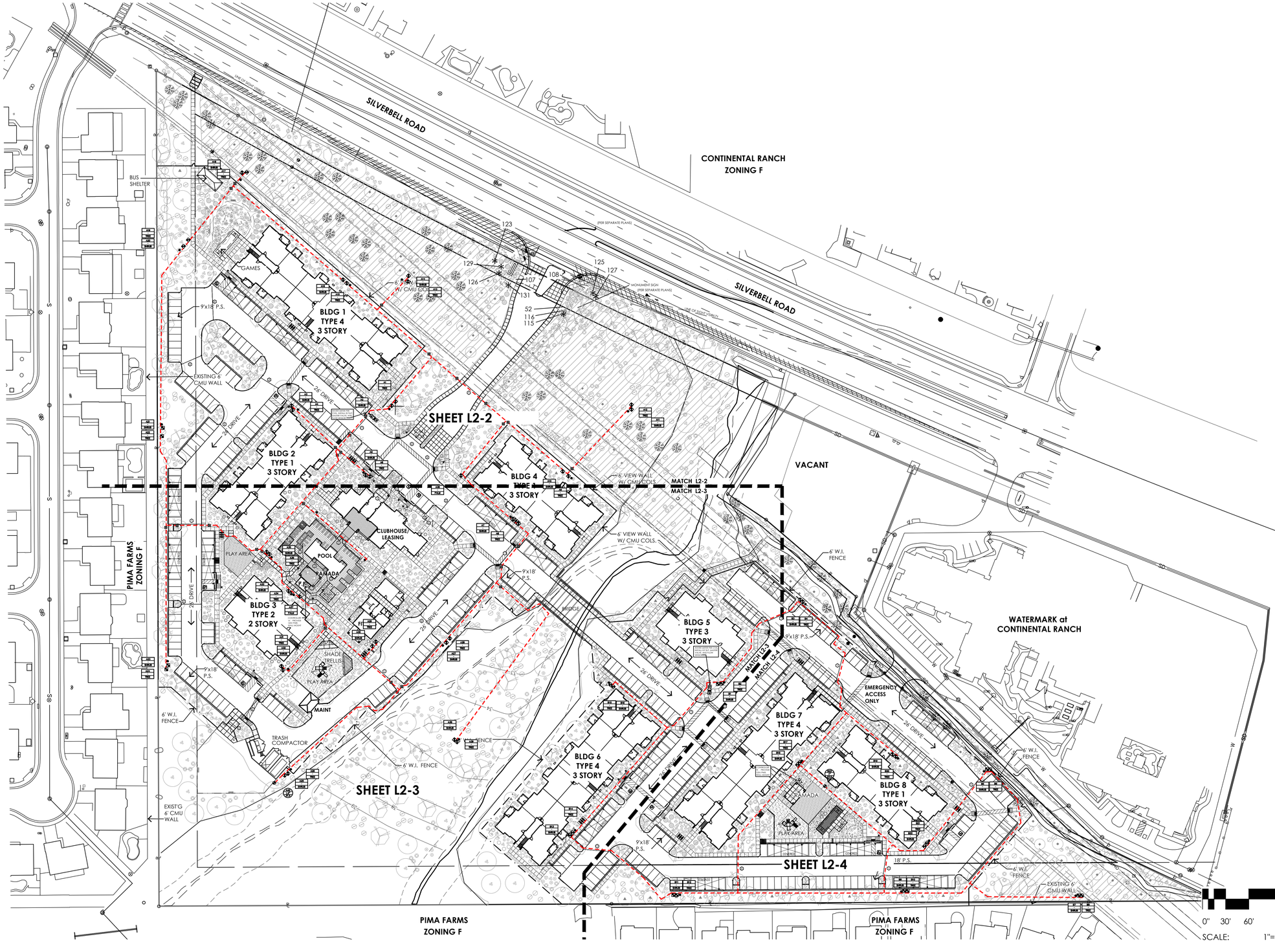
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L1.5



IRRIGATION LEGEND

Symbol	Size	Equipment
M	1 1/2"	METER - PER CIVIL PLANS
	1 1/2" PER CIVIL	FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER. INSTALL IN GUARDSHACK GS-1 ENCLOSURE, WOODLANDS TAN COLOR.
MV	1 1/2"	MASTER VALVE (NORM. CLOSED)
	2"	FLOW SENSOR - RAINBIRD: FD200B / SD210TURF DECODER
	LINE SIZE	A.Y. McDONALD BRONZE BALL VALVE FOR SYSTEM ISOLATION.
	3/4"	RAINBIRD 33 DRC QUICK COUPLING VALVE. PROVIDE 1- 33DK KEY AND SH-0 HOSE SWIVEL PER 4 VALVES.
	SEE PLAN KEY	SCH. 40 PVC SLEEVE
	1 1/2" (U.N.O)	SCH 40 PVC MAINLINE PIPE
	SEE PIPE SIZING SCHEDULE	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS TURF LATERAL PIPE
	3/4"	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS SHRUB EMITTER LATERAL PIPE
	1"	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS TREE EMITTER LATERAL PIPE
	1"	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS PALM BUBBLER LATERAL PIPE
	SEE PLAN	RAINBIRD XCZ-100 VALVE / FILTER / PR ASSEMBLY INSTALL WITH BALL VALVE PER DETAIL
	PER PLAN	RAINBIRD PEB SERIES VALVE AT TURF AREAS INSTALL WITH BALL VALVE PER DETAIL
E	-	EMITTER LATERAL END FLUSH CAP

TURF SPRINKLER HEADS:

.92 GPM @ 30 PSI	RAINDBIRD 1804-SAM-PRS-15-VAN 90 DEG. NOZZLE
1.85 GPM @ 30 PSI	RAINDBIRD 1804-SAM-PRS-15-VAN 180 DEG. NOZZLE
2.78 GPM @ 30 PSI	RAINDBIRD 1804-SAM-PRS-15-VAN 270 DEG. NOZZLE
3.70 GPM @ 30 PSI	RAINDBIRD 1804-SAM-PRS-15-VAN 360 DEG. NOZZLE
.92 GPM @ 30 PSI	HUNTER MP 3000 PRS40-4'- 90°
1.82 GPM @ 30 PSI	HUNTER MP 3000 PRS40-4'- 180°
2.12 GPM @ 30 PSI	HUNTER MP 3000 PRS40-4'- 210°
3.64 GPM @ 30 PSI	HUNTER MP 3000 PRS40-4'- 360°

MISCELLANEOUS:

1.0 GPM @ 40 PSI	RAINBIRD RWS-B-C-1404' ROOTZONE WATERING SYSTEM, 3 PER PALM PER DETAIL.

EMITTER HEADS:

NOT GRAPHICALLY INDICATED	RAINBIRD XERI-BUG XBT SERIES; SEE PLANT LIST FOR EMITTER SCHEDULE.

CONTROLLERS:

A B	60 STATION (2 LOCATIONS)	RAINBIRD ESP-LXD PRO: 60 STATION.

TURF CONTROL VALVES:

A–1 — CONTROLLER IDENT./STATION NUMBER
1" — VALVE SIZE
40 — CONTROL ZONE FLOW (GPM)

EMITTER CONTROL VALVES:

A–1 — CONTROLLER IDENT./STATION NUMBER
1" — VALVE SIZE
T/S — VALVE TYPE

DECODER SCHEDULE:

1 VALVE	SINGLE	RAINBIRD FD-101, FD-102
2 VALVE	DUAL	RAINBIRD FD-202
3+ VALVE	QUAD	RAINDBIRD FD-401

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2060-00

DOMINIUM

The Safford - Family Living

Marana, Arizona

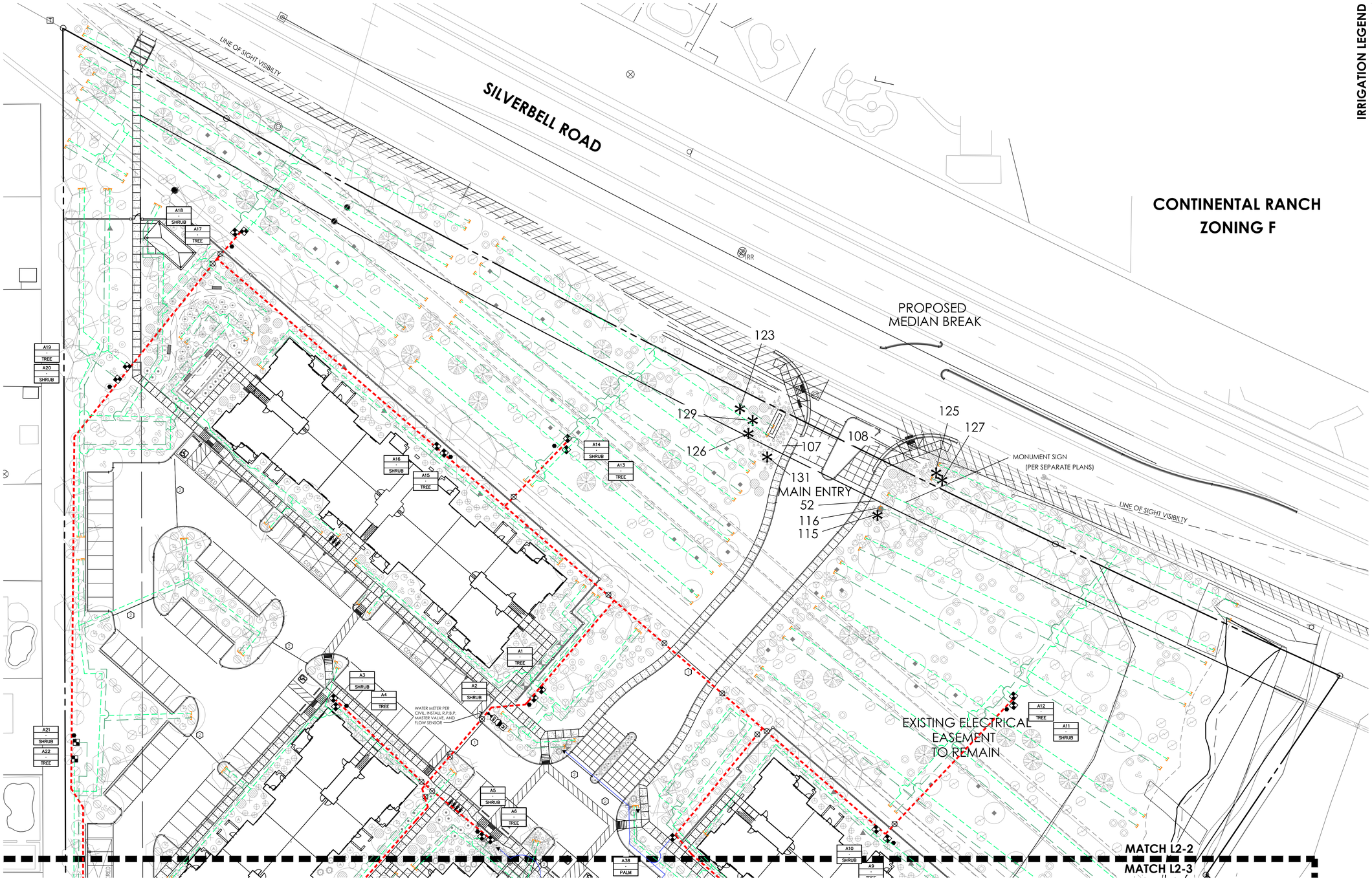
Development Plan Package- Landscape Plan
2nd Submittal
September 12, 2022

IRRIGATION
MAINLINE PLAN

PRV1510-002/ PCZ2007-002 / TOM# NPP2206-001
STAFFORD APT. DEV. PLAN PACKAGE # DPP2206-003

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
14252
BRADLEY A. WINKLER
09-12-22
Date Signed
ARIZONA U.S.A.

L2.1



IRRIGATION LEGEND

Symbol	Size	Equipment
M	1 1/2"	METER - PER CIVIL PLANS
	1 1/2" PER CIVIL	FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER. INSTALL IN GUARDSHACK GS-1 ENCLOSURE, WOODLANDS TAN COLOR.
MV	1 1/2"	MASTER VALVE (NORM. CLOSED)
	2"	FLOW SENSOR - RAINBIRD: FD200B / SD210TURF DECODER
	LINE SIZE	A.Y. McDONALD BRONZE BALL VALVE FOR SYSTEM ISOLATION.
	3/4"	RAINBIRD 33 DRC QUICK COUPLING VALVE. PROVIDE 1- 33DK KEY AND SH-0 HOSE SWIVEL PER 4 VALVES.
	SEE PLAN KEY	SCH. 40 PVC SLEEVE
	1 1/2" (U.N.O)	SCH 40 PVC MAINLINE PIPE
	SEE PIPE SIZING SCHEDULE	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS TURF LATERAL PIPE
	3/4"	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS SHRUB EMITTER LATERAL PIPE
	1"	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS TREE EMITTER LATERAL PIPE
	1"	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS PALM BUBBLER LATERAL PIPE
	SEE PLAN	RAINBIRD XCZ-100 VALVE / FILTER / PR ASSEMBLY INSTALL WITH BALL VALVE PER DETAIL
	PER PLAN	RAINBIRD PEB SERIES VALVE AT TURF AREAS INSTALL WITH BALL VALVE PER DETAIL
E	-	EMITTER LATERAL END FLUSH CAP

TURF SPRINKLER HEADS:

.92 GPM @ 30 PSI	RAINDBIRD 1804-SAM-PRS-15-VAN 90 DEG. NOZZLE
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MISCELLANEOUS:

1.0 GPM @ 40 PSI	RAINBIRD RWS-B-C-1404' ROOTZONE WATERING SYSTEM, 3 PER PALM PER DETAIL.

EMITTER HEADS:

NOT GRAPHICALLY INDICATED	RAINBIRD XERI-BUG XBT SERIES; SEE PLANT LIST FOR EMITTER SCHEDULE.

CONTROLLERS:

A / B 60 STATION (2 LOCATIONS)	RAINBIRD ESP-LXD PRO: 60 STATION.

TURF CONTROL VALVES:

A–1 (CONTROLLER IDENT./STATION NUMBER)
1" (VALVE SIZE)
40 (CONTROL ZONE FLOW (GPM))

EMITTER CONTROL VALVES:

A–1 (CONTROLLER IDENT./STATION NUMBER)
1" (VALVE SIZE)
T/S (VALVE TYPE)

DECODER SCHEDULE:

1 VALVE	SINGLE	RAINBIRD FD-101, FD-102
2 VALVE	DUAL	RAINBIRD FD-202
3+ VALVE	QUAD	RAINDBIRD FD-401

0" 15' 30' 60'

SCALE: 1"=30'-0"

N

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2060-00

DOMINIUM

The Safford - Family Living

Marana, Arizona

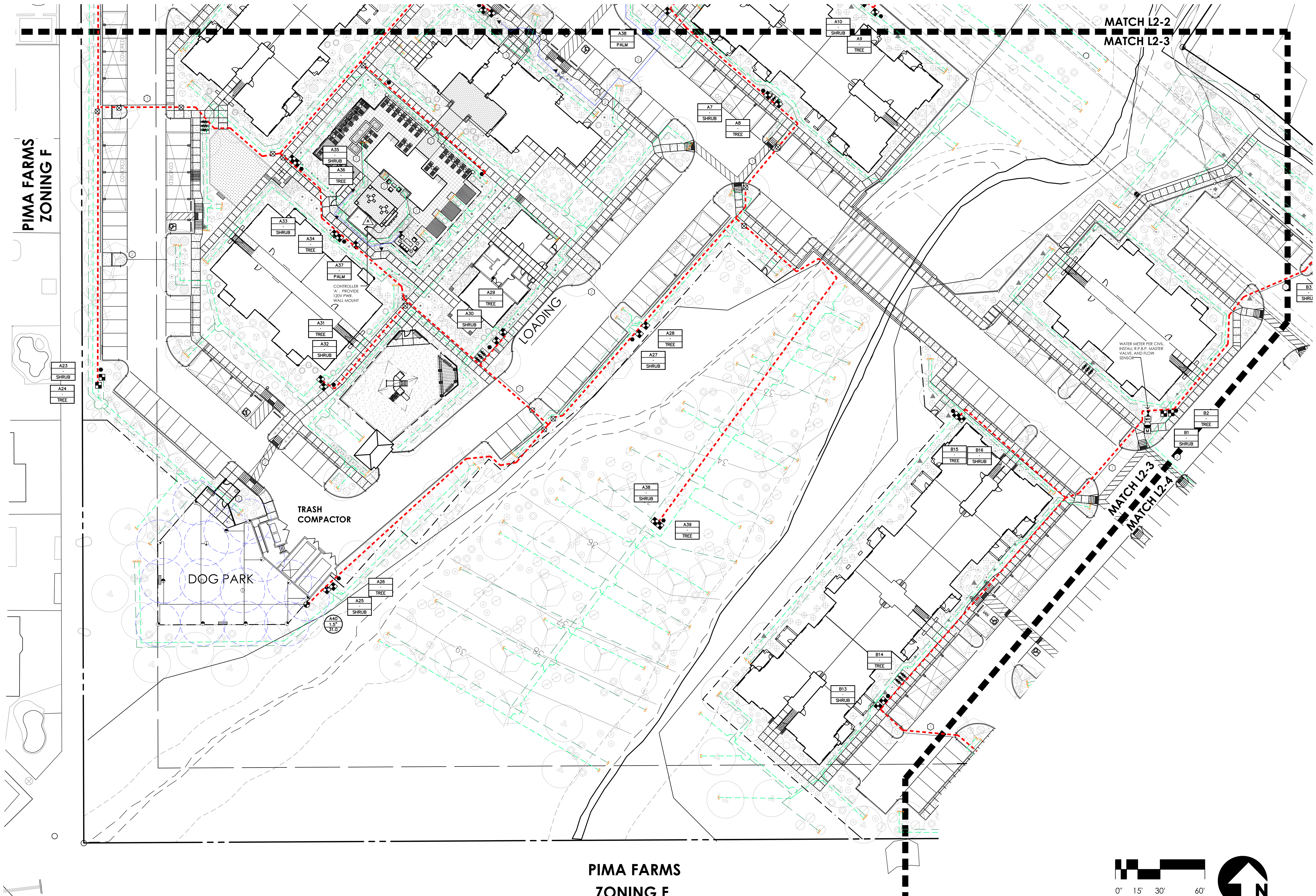
Development Plan Package- Landscape Plan
2nd Submittal
September 12, 2022

IRRIGATION PLAN

PRV1510-002/ PCZ2007-002 / TOM# NPP2206-001
STAFFORD APT. DEV. PLAN PACKAGE # DPP2206-003

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
14252
BRADLEY A. WINKLER
09-12-22
Date Signed
ARIZONA, U.S.A.

L2.2



IRRIGATION LEGEND

Symbol	Size	Equipment
M	1 1/2"	METER - PER CIVIL PLANS
	1 1/2" PER CIVIL	FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER. INSTALL IN GUARDSHACK GS-1 ENCLOSURE, WOODLANDS TAN COLOR.
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	LINE SIZE	A.Y. McDONALD BRONZE BALL VALVE FOR SYSTEM ISOLATION.
	3/4"	RAINBIRD 33 DRC QUICK COUPLING VALVE, PROVIDE 1- 33DK KEY AND SH-0 HOSE SWIVEL PER 4 VALVES.
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	SEE PIPE SIZING SCHEDULE	CL 200 PVC SOLVENT WELD w/ SCH. 40 FITTINGS TURF LATERAL PIPE
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	PER PLAN	RAINBIRD PEB SERIES VALVE AT TURF AREAS INSTALL WITH BALL VALVE PER DETAIL
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MISCELLANEOUS:

1.0 GPM @ 40 PSI	RAINBIRD RWS-B-C-1404' ROOTZONE WATERING SYSTEM, 3 PER PALM PER DETAIL.

EMITTER HEADS:

NOT GRAPHICALLY INIDICATED	RAINBIRD XERI-BUG XBT SERIES; SEE PLANT LIST FOR EMITTER SCHEDULE.

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1" — VALVE SIZE
T/S — VALVE TYPE

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0" 15' 30' 60'

SCALE: 1"=30'-0"

N

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DOMINIUM

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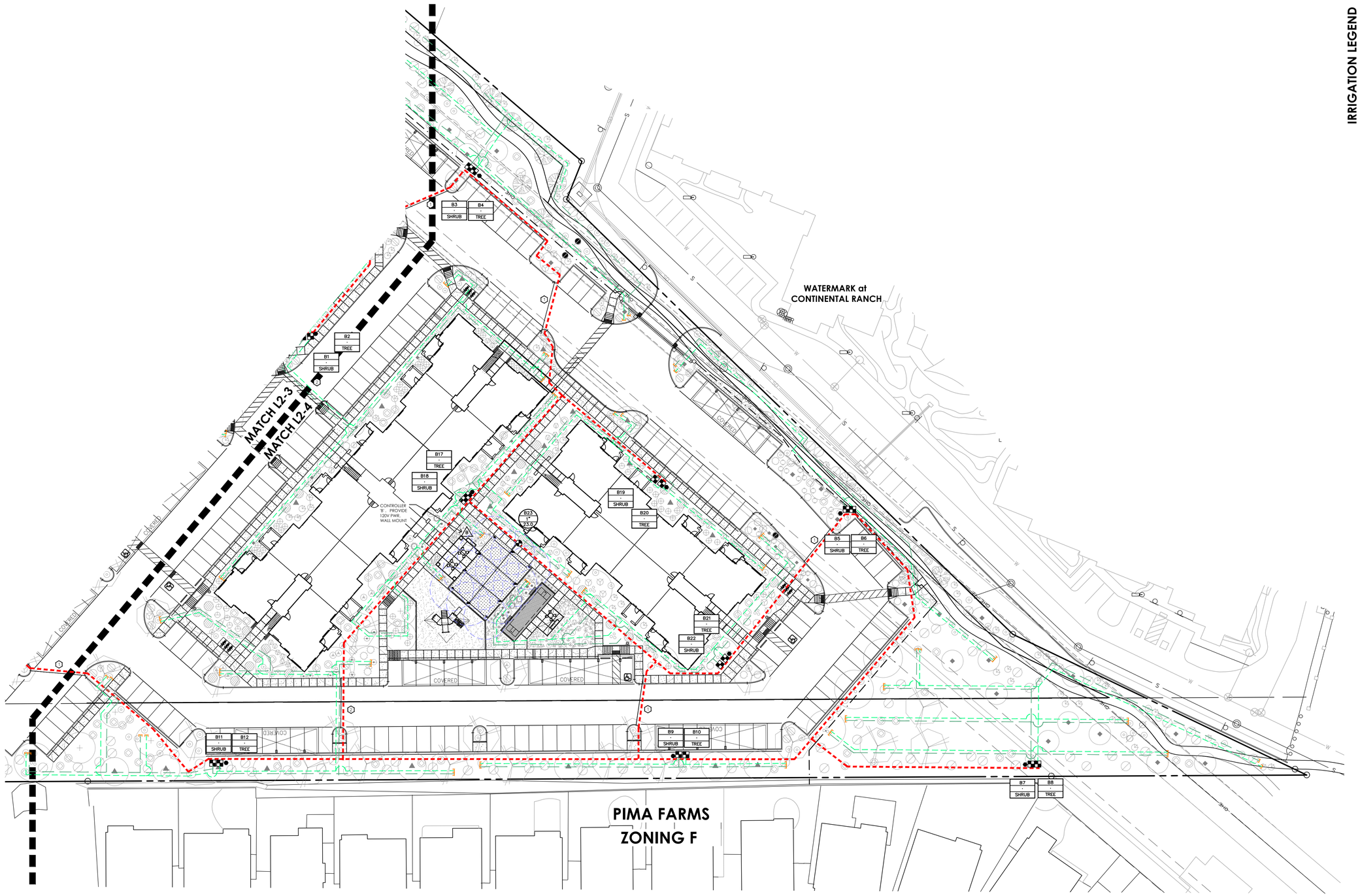
IRRIGATION PLAN

PRV1510-002/ PCZ2007-002 / TOM# NPP2206-001
STAFFORD APT. DEV. PLAN PACKAGE # DPP2206-003

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 14252 BRADLEY A. WINKLER Date Signed 09-12-22 ARIZONA, U.S.A.

Sheet 41 of 44

L2.3



IRRIGATION LEGEND

Symbol	Size	Equipment
M	1 1/2"	METER - PER CIVIL PLANS
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MISCELLANEOUS:

1.0 GPM @ 40 PSI	RAINBIRD RWS-B-C-1404' ROOTZONE WATERING SYSTEM, 3 PER PALM PER DETAIL.

EMITTER HEADS:

NOT GRAPHICALLY INIDICATED	RAINBIRD XERI-BUG XBT SERIES; SEE PLANT LIST FOR EMITTER SCHEDULE.

CONTROLLERS:

A B (2 LOCATIONS)	RAINBIRD ESP-LXD PRO: 60 STATION.

TURF CONTROL VALVES:

A–1 / 1" / 40
- A–1: CONTROLLER IDENT./STATION NUMBER
- 1": VALVE SIZE
- 40: CONTROL ZONE FLOW (GPM)

EMITTER CONTROL VALVES:

A–1 / 1" / T/S
- A–1: CONTROLLER IDENT./STATION NUMBER
- 1": VALVE SIZE
- T/S: VALVE TYPE

DECODER SCHEDULE:

1 VALVE	SINGLE	RAINBIRD FD-101, FD-102
2 VALVE	DUAL	RAINBIRD FD-202
3+ VALVE	QUAD	RAINDBIRD FD-401

0" 15' 30' 60'

SCALE: 1"=30'-0"

N

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21-2060-00

DOMINIUM

The Safford - Family Living

Marana, Arizona

Development Plan Package- Landscape Plan
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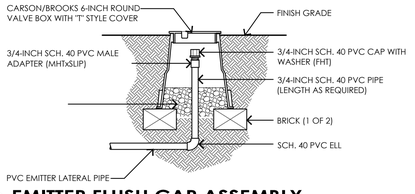
IRRIGATION PLAN

PRV1510-002/ PCZ2007-002 / TOM# NPP2206-001
STAFFORD APT. DEV. PLAN PACKAGE # DPP2206-003

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BRADLEY A. WINKLER
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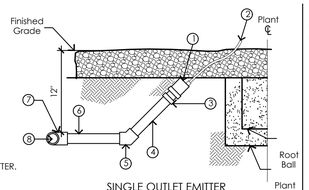
Sheet 42 of 44

L2.4



11 EMITTER FLUSH CAP ASSEMBLY

LI-800-003



LIST OF MATERIALS

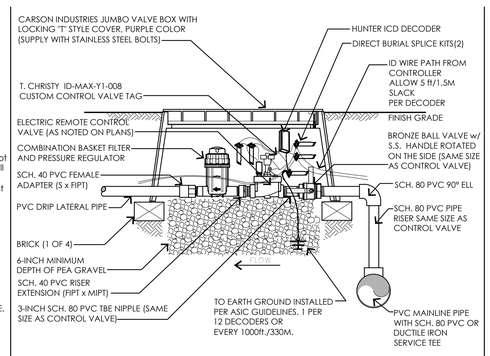
1. APPROVED SINGLE PORT EMITTER.
2. 1/4" POLY FLEX HOSE EMITTER TUBING - 5' MAX. LENGTH.
3. 1/2" PVC SCH 40 MALE ADAPTOR.
4. AG.PRODUCTS - 1/2" I.P.S. FLEXIBLE VINYL PVC PIPE OR APPROVED EQUAL.
5. 1/2" PVC SCH 40 45° ELBOW.
6. 1/2" PVC CL 315 PIPE.
7. 1/2" PVC SCH 40 FITTING.
8. PVC CL 315 FOR 1/2" LATERALS, PVC CL 160 FOR LATERALS GREATER THAN 1/2".

SINGLE OUTLET EMITTER
ALL SHRUBS & GROUND COVER

NOTES:
1. PIPE CEMENT SHALL BE AS SPECIFIED BY MANUFACTURER FOR FLEXIBLE AND RIGID PIPE CONNECTIONS.
2. EMITTER TUBING EMISSION POINTS SHALL BE EQUALLY SPACED AND LOCATED TO DIRECT WATER FLOW TO THE PERIMTER OF THE DRIP LINE.
3. NUMBER OF OPENINGS AND EMITTER TUBES REQUIRED IS BASED ON PLANT SIZE. (SEE PLAN SCHEDULE)
4. MAXIMUM EMITTER TUBING LENGTH = 5'

7 SINGLE EMITTER

LI-800-002 SCALE:NTS

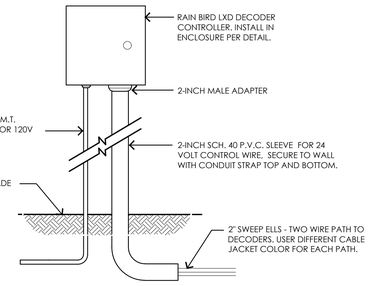


NOTES:
1. EMBOSS VALVE BOX LID WITH CONTROLLER IDENTIFICATION AND STATION NUMBER WHICH CORRESPONDS TO THE PLANS
2. MAINTAIN 2" MINIMUM CLEAR DISTANCE BETWEEN TOP OF CONTROL VALVE AND BOTTOM OF BOX LID

4 DRIP CONTROL VALVE ASSEMBLY

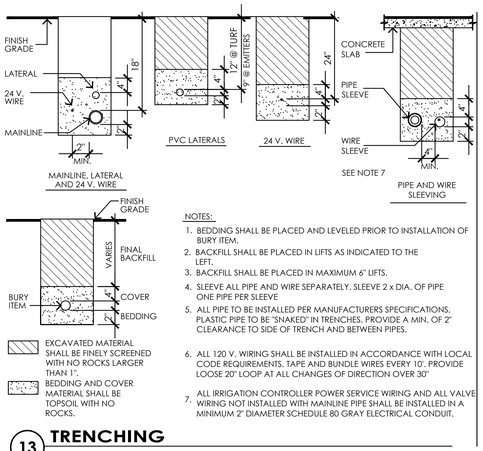
SCALE: NTS

NOTE:
1. Contractor to ground controller in accordance with the standards established by the American Society of Irrigation Consultants earth grounding guidelines 100-2002 as specified by Rainbird.
2. All electrical work to confom to local codes.
3. Use Rainbird LXMM Metal Enclosure.



1 WALL MOUNTED CONTROLLER

LI-100-001 SCALE:NTS



MAINLINE, LATERAL AND 24 V. WIRE

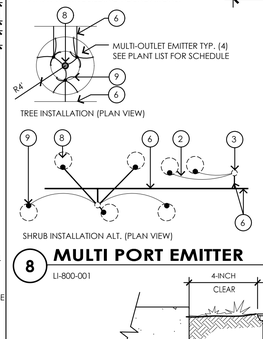
EXCAVATED MATERIAL SHALL BE FINELY SCREENED WITH NO ROCKS LARGER THAN 1".

BEDDING AND COVER MATERIAL SHALL BE TOPSOIL WITH NO ROCKS.

NOTES:
1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
2. BACKFILL SHALL BE PLACED IN LIFTS AS INDICATED TO THE LEFT.
3. BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS.
4. SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 x DIA. OF PIPE ONE PIPE PER SLEEVE
5. ALL PIPE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. PLASTIC PIPE TO BE "SNAKED" IN TRENCHES. PROVIDE A MIN. OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
6. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE WIRES EVERY 10'. PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30"
7. ALL IRRIGATION CONTROLLER POWER SERVICE WIRING AND ALL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" DIAMETER SCHEDULE 80 GRAY ELECTRICAL CONDUIT.

13 TRENCHING

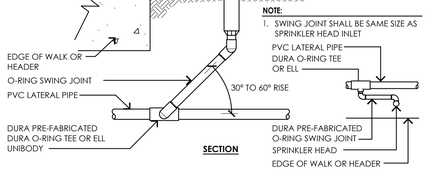
LI-900-001 SCALE:NTS



1. DIFFUSER BUG CAP.
2. 1/4" DISTRIBUTION (MAX LENGTH TUBING 5'-0") (TYP.).
3. MULTI OUTLET EMITTER W/THREADED BASE (TYP.).
4. 1/2" SCH. 80 PVC FLEX RISER.
5. SCH. 40 PVC TEE OR ELL REDUCING.
6. PVC EMITTER LATERAL.
7. FINISH GRADE.
8. PLANT BALL (TYP.).
9. EMISSION POINT (TYP.).
10. DECOMPOSED GRANITE.
11. EMITTER SLEEVE @ TURF AREA

8 MULTI PORT EMITTER

LI-800-001



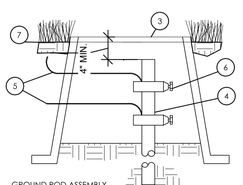
NOTE:
1. SWING JOINT SHALL BE SAME SIZE AS SPRINKLER HEAD INLET

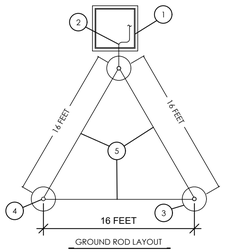
SECTION

PLAN N.T.S.

9 4-INCH POP-UP SPRINKLER AND SWING JOINT ASSEMBLY

LI-600-001 SCALE:NTS

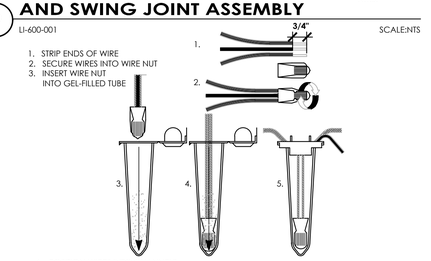




KEYNOTES:
1. RAIN BIRD CONTROLLER
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE SURE WIRE AS SHORT & STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
4. 5/8-INCH X 8 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIANGULAR PATTERENED SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHM OR LESS.
5. BARE COPPER WIRE (#10 AWG MIN.) BETWEEN GROUNDING RODS
6. GROUND ROD CLAMP OR WELDS
7. FINISH GRADE

14 CONTROLLER / DECODER EARTH GROUND

N.T.S.

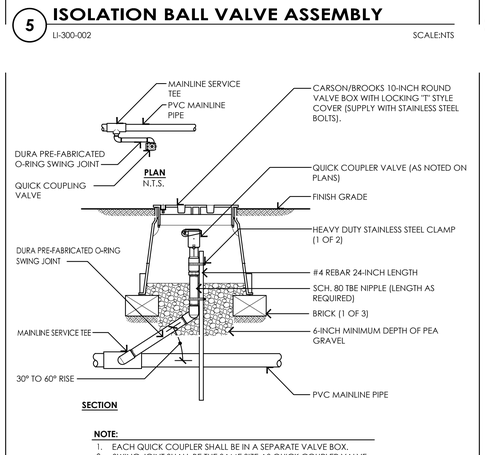


1. STRIP ENDS OF WIRE
2. SECURE WIRES INTO WIRE NUT
3. INSERT WIRE NUT INTO GEL-FILLED TUBE
4. POSITION WIRES INTO CHANNELS
5. CLOSE SPLICE KIT FOR SECURED SEAL

NOTE: VISUALLY CHECK THAT CONNECTOR IS BELOW LOCKING "FINGERS"
SPLICE KIT SHALL BE 3M DIRECT BURY 3MDBYR-6

10 3M DIRECT BURY SPLICE KIT

N.T.S



NOTE:
1. BALL VALVE SHALL MATCH NOMINAL SIZE OF MAINLINE PIPE

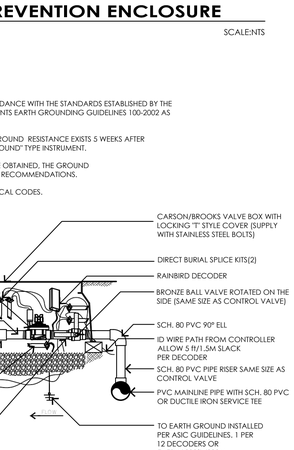
5 ISOLATION BALL VALVE ASSEMBLY

LI-300-002 SCALE:NTS

GENERAL NOTES
1. CONTACT THE CITY OF PHOENIX BACKFLOW PREVENTION DEPARTMENT FOR THE MOST CURRENT LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES
2. ASSEMBLY SHALL BE APPROVED BY U.S.C. FOUNDATION FOR CROSS CONNECTION AND HYDRAULIC RESEARCH
3. ABOVE GROUND INSTALLATION SHALL BE PROTECTED BY GUARD POST
4. ASSEMBLY SHALL BE INSTALLED LEVEL AND NOT IN A FLOOD PLAIN.
5. ASSEMBLY SHALL BE TESTED PRIOR TO BEING ACCEPTED (CONTACT C.O.P BF DEPT. FOR LIST OF CERTIFIED TESTERS)
6. ASSEMBLY SHALL NOT BE INSTALLED ANY CLOSER THAN 24" FROM A WALL OR OBSTRUCTION (IF COCKS FACE THE WALL) OR 12" FROM A WALL (IF COCKS FACE AWAY)
7. CONCRETE SUPPORT PAD SHALL BE A MINIMUM OF 12" WIDE BY LENGTH OF PRESSURE ASSEMBLY. SUPPORT STANDS TO BE PROVIDED FOR 3" ASSEMBLY OR LARGER
8. FINISHED GRADE UNDERNEATH ASSEMBLY SHALL BE AT 95% COMPACTION.
9. ASSEMBLY SHALL NOT BE PLACED FARTHER THAN 2' FROM THE WATER METER.

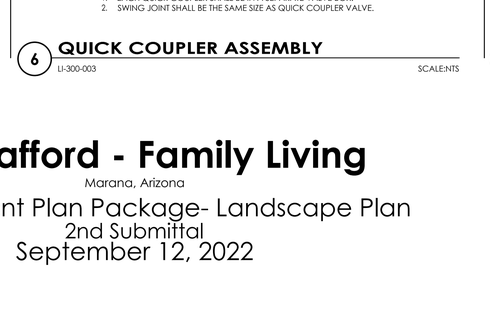
LIST OF MATERIALS

1. APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, BALL VALVES INCLUDED.
2. PIPE SHALL BE TYPE "K" HARD COPPER, (3/4" THRU 2 1/2").USING LEAD FREE SOLDER. 3" OR LARGER TO BE D.I.P.
3. BRASS PLUGS ARE REQUIRED ON ALL TEST COCKS
4. BRASS OR COPPER UNION (INSTALL ON DISCHARGE SIDE.
5. BRONZE WYE STRAINER
6. APPROVED CAGE ENCLOSURE ON CONC. SLAB



2 BACKFLOW PREVENTION ENCLOSURE

SCALE:NTS



NOTE:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
2. SWING JOINT SHALL BE THE SAME SIZE AS QUICK COUPLER VALVE.

6 QUICK COUPLER ASSEMBLY

LI-300-003 SCALE:NTS

NOTE:
1. ALL EARTH GROUNDING SHALL BE IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS EARTH GROUNDING GUIDELINES 100-2002 AS SPECIFIED BY HUNTER INDUSTRIES.
2. CONTRACTOR TO VERIFY A TRUE 10 Ohms GROUND RESISTANCE EXISTS 5 WEEKS AFTER INSTALLATION WITH A "MEGGER" OR "VIBRA GROUND" TYPE INSTRUMENT.
3. IF UNSATISFACTORY GROUND READINGS ARE OBTAINED, THE GROUND SHALL BE IMPROVED PER THE MANUFACTURERS RECOMMENDATIONS.
4. ALL ELECTRICAL WORK TO CONFORM TO LOCAL CODES.

3 ELECTRIC CONTROL VALVE WITH DECODER EARTH GROUND

ELECTRIC CONTROL VALVE N.T.S.

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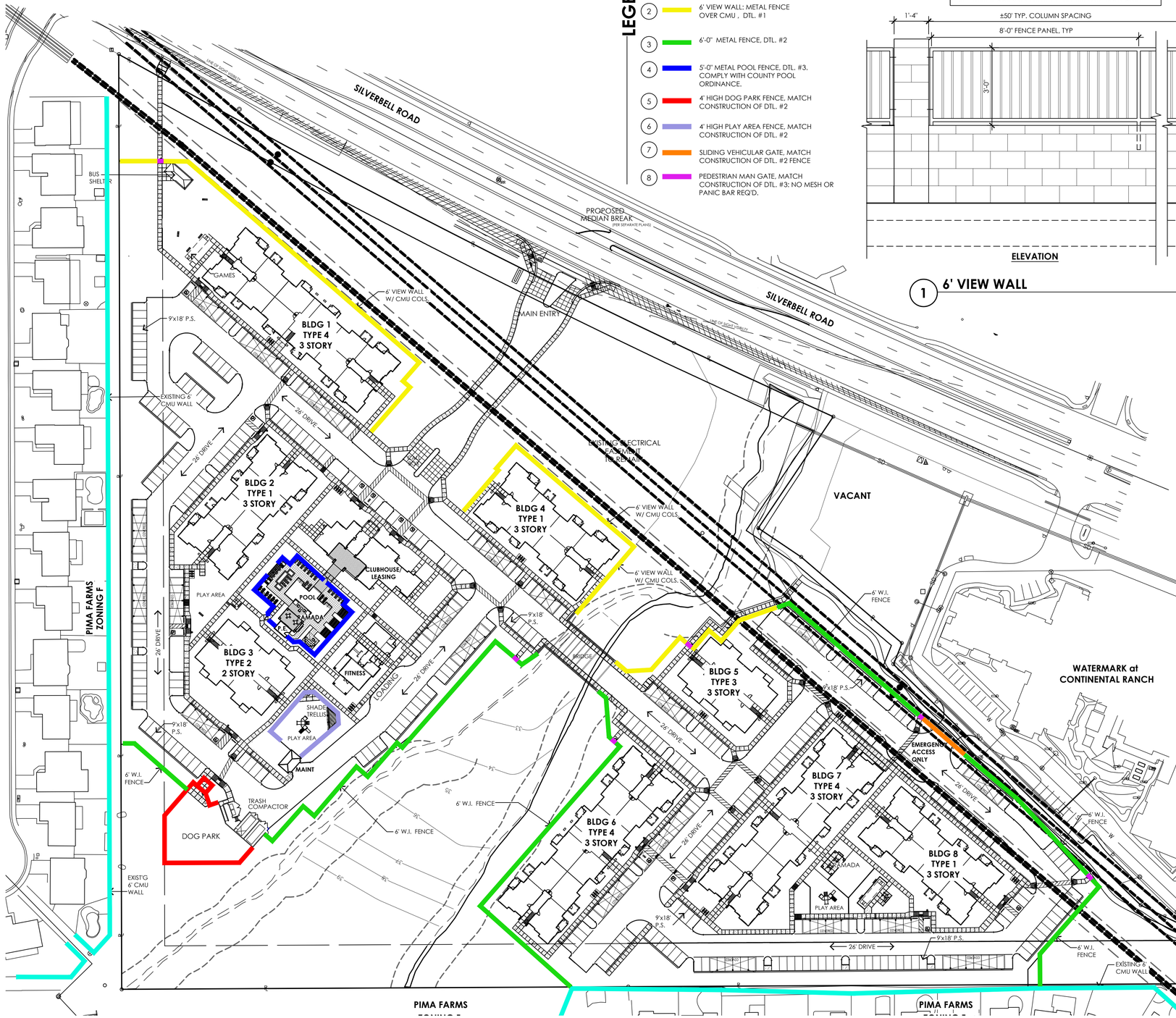
Marana, Arizona

Development Plan Package- Landscape Plan
2nd Submittal
September 12, 2022

IRRIGATION DETAILS

PRV1510-002/ PCZ2007-002 / TOM# NPP2206-001
STAFFORD APT. DEV. PLAN PACKAGE # DPP2206-003

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
14252
BRADLEY A. WINKLER
09-12-22
DATE SIGNED
ARIZONA U.S.A.

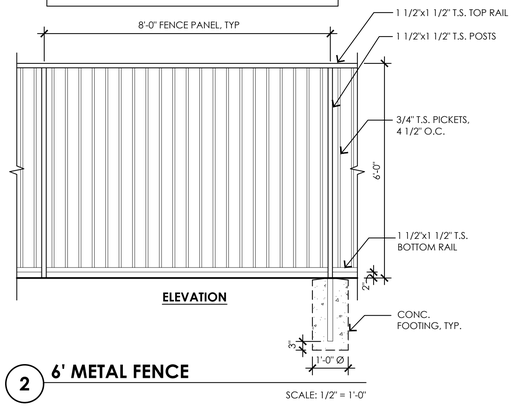


NOTE:
1. GROUNDFACE CMU BLOCK INTEGRAL COLOR: SUPERLITE "MOHAVE BROWN"
2. METAL COLOR: SHERWIN WILLIAMS 7069 "IRON ORE".

1 6' VIEW WALL

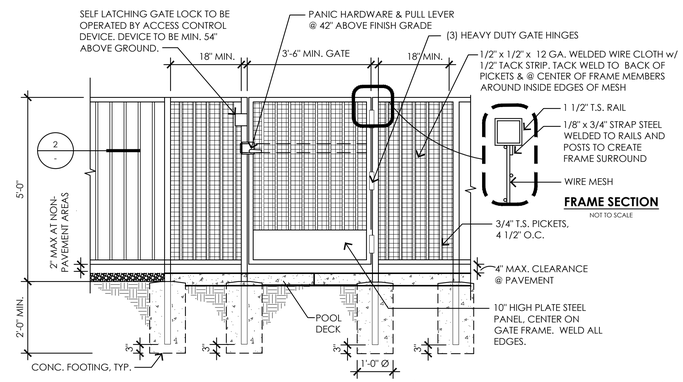
SCALE: 1/2" = 1'-0"

NOTE:
1. METAL COLOR: SHERWIN WILLIAMS 7069 "IRON ORE".



2 6' METAL FENCE

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



3 POOL FENCE & GATE

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

NOTES:
1. GATES MUST OPEN FROM AWAY FROM POOL AREA
2. GATE LATCH SHALL BE AT 42" AFF AND THE LOCK SHALL NOT BE AT MORE THAN 48" AFF. THE FOB AND ACCESS CONTROL DEVICE WILL BE LOCATED AT 54" AFF.
3. CONTRACTOR TO COORDINATE ALL LATCH LOCATIONS TO BE COMPLIANT WITH PIMA COUNTY, MUNICPAL & ACCESSIBLE CODE REQUIREMENTS.
4. ALL POOL FENCE COMPONENTS TO BE PAINTED: SHERWIN WILLIAMS 7069 'IRON ORE'.
5. ALL WELDS TO BE GROUND SMOOTH.
6. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.
7. MESH ONLY OCCURS @ GATE AND SIDES OF EACH GATE.
8. POOL FENCING AND GATES SHALL COMPLY WITH THE 2018 INTERNATIONAL SWIMMING POOL & SPA CODE W/ AMENDMENTS AND COUNTY POOL ORDINANCE.

0" 30' 60' 120'

SCALE: 1" = 60'-0"

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Marana, Arizona

Development Plan Package- Landscape Plan
2nd Submittal
September 12, 2022

SITE WALL PLAN

PRV1510-002/ PCZ2007-002 / TOM# NPP2206-001
STAFFORD APT. DEV. PLAN PACKAGE # DPP2206-003

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 14252 BRADLEY A. WINKLER 09-12-22 Date Signed ARIZONA U.S.A.

L3.1

Town of Marana Planning

Location Map





Legend

- Marana Town Limits
- Parcel Labels
- Parcels (Black)
- Major Streets (White Label)
- Marana Streets

Notes

DPP2207-001 The Learning Experience
Silverbell Road Corridor Overlay District

0.1 0 0.07 0.1 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

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: DEVELOPMENT PACKAGE FOR THE SAFFORD APARTMENTS		
Description of Project: APARTMENT COMPLEX	Number of Lots:	
Parcel No.(s): 226-22-6170	Gross Area (Acres): 18.6	
Project Address: 8695 NORTH SILVERBELL ROAD, MARANA, ARIZONA 85743		
Ref. Project No.:		

CONTACT INFORMATION

Owner: COPE PROPERTIES, L.L.C.	Contact Name: ROD COOK		
Address: 1477 WEST COMMERCE COURT	City: TUCSON	State: AZ	Zip: 85746
Email: RCOOK@COPECOMMUNITYSERVICES.ORG	Phone No.:		
Applicant: RICK ENGINEERING COMPANY, INC.	Contact Name: TRI MILLER, PE		
Address: 3945 EAST FT LOWELL ROAD, SUITE 111	City: TUCSON	State: AZ	Zip: 85712
Email: tmiller@rickengineering.com	Phone No.: (520) 795-1000		
Consultant/Engineer: RICK ENGINEERING COMPANY,	Contact Name: PAUL IEZZI		
Address: 3945 EAST FT LOWELL ROAD, SUITE 111	City: TUCSON	State: AZ	Zip: 85712
Email: piezzi@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.)

TRI MILLER		5/16/2022
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019



FRONT / REAR ELEVATIONS



RIGHT/ LEFT SIDE ELEVATIONS

MATERIAL LEGEND

A	STUCCO COLOR 1	SHERWIN WILLIAMS - SW 9119 - "DIRTY MARTINI"
B	STUCCO COLOR 2	SHERWIN WILLIAMS - SW 9108 - "DOUBLE LATTE"
C	STUCCO COLOR 3	SHERWIN WILLIAMS - SW 7518 - "BEACH HOUSE"
D	WINDOW FRAME	MILGARD VINYL WINDOWS - "CLASSIC BROWN"
E	METAL RAILING	SHERWIN WILLIAMS - SW 7069 - "IRON ORE"
F		
G	FASCIA / TRELLIS	SHERWIN WILLIAMS - SW 6061 - "TANBARK"
H	TILE ROOF	BORAL ROOF S TILE - "CALIFORNIA MISSION BLEND"

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D.
TODD
Date Signed 09/12/22
ARIZONA

0" 4' 8' 16'
SCALE: 1" = 8'-0"

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2060-00

DOMINIUM

The Stafford - Family Living

Marana, Arizona
Silverbell Overlay District Submittal
September 12th, 2022

BUILDING 1
EXTERIOR ELEVATIONS

Preliminary Not For Construction

A3.1



FRONT / REAR ELEVATIONS



RIGHT/ LEFT SIDE ELEVATIONS

MATERIAL LEGEND

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B	STUCCO COLOR 2	SHERWIN WILLIAMS - SW 9108 - "DOUBLE LATTE"
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21-2060-00

DOMINIUM

The Stafford - Family Living

Marana, Arizona

Silverbell Overlay District Submittal

September 12th, 2022

BUILDING 2
EXTERIOR ELEVATIONS

Preliminary Not For Construction

A3.2



FRONT / REAR ELEVATIONS



RIGHT/ LEFT SIDE ELEVATIONS

MATERIAL LEGEND

A	STUCCO COLOR 1	SHERWIN WILLIAMS - SW 9119 - "DIRTY MARTINI"
B	STUCCO COLOR 2	SHERWIN WILLIAMS - SW 9108 - "DOUBLE LATTE"
C	STUCCO COLOR 3	SHERWIN WILLIAMS - SW 7518 - "BEACH HOUSE"
D	WINDOW FRAME	MILGARD VINYL WINDOWS - "CLASSIC BROWN"
E	METAL RAILING	SHERWIN WILLIAMS - SW 7069 - "IRON ORE"
F		
G	FASCIA / TRELLIS	SHERWIN WILLIAMS - SW 6061 - "TANBARK"
H	TILE ROOF	BORAL ROOF S TILE - "CALIFORNIA MISSION BLEND"

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D.
TODD
09/12/22
Date Signed
ARIZONA, USA

0' 4' 8' 16'

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21-2060-00

DOMINIUM

The Stafford - Family Living

Marana, Arizona

Silverbell Overlay District Submittal

September 12th, 2022

BUILDING 3
EXTERIOR ELEVATIONS

Preliminary Not For Construction

A3.3



FRONT / REAR ELEVATIONS



RIGHT/ LEFT SIDE ELEVATIONS

MATERIAL LEGEND

A	STUCCO COLOR 1	SHERWIN WILLIAMS - SW 9119 - "DIRTY MARTINI"
B	STUCCO COLOR 2	SHERWIN WILLIAMS - SW 9108 - "DOUBLE LATTE"
C	STUCCO COLOR 3	SHERWIN WILLIAMS - SW 7518 - "BEACH HOUSE"
D	WINDOW FRAME	MILGARD VINYL WINDOWS - "CLASSIC BROWN"
E	METAL RAILING	SHERWIN WILLIAMS - SW 7069 - "IRON ORE"
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G	FASCIA / TRELLIS	SHERWIN WILLIAMS - SW 6061 - "TANBARK"
H	TILE ROOF	BORAL ROOF S TILE - "CALIFORNIA MISSION BLEND"

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D.
TODD
Date Signed 09/12/22
ARIZONA

0" 4' 8' 16'
SCALE: 1" = 8'-0"

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21-2060-00

DOMINIUM

The Stafford - Family Living

Marana, Arizona

Silverbell Overlay District Submittal

September 12th, 2022

BUILDING 4
EXTERIOR ELEVATIONS

Preliminary Not For Construction

A3.4



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

A	STUCCO COLOR 1	SHERWIN WILLIAMS - SW 9119 - "DIRTY MARTINI"	E	METAL RAILING	SHERWIN WILLIAMS - SW 7069 - "IRON ORE"
B	STUCCO COLOR 2	SHERWIN WILLIAMS - SW 9108 - "DOUBLE LATTE"	F	STONE VENEER	BOLDER CREEK STONE - "PRAIRIE BLUFF - NEWBURY"
C	STUCCO COLOR 3	SHERWIN WILLIAMS - SW 7518 - "BEACH HOUSE"	G	FASCIA / TRELLIS/ AWNING	SHERWIN WILLIAMS - SW 6061 - "TANBARK"
D	WINDOW FRAME	MILGARD VINYL WINDOWS - "CLASSIC BROWN"	H	TILE ROOF	BORAL ROOF S TILE - "CALIFORNIA MISSION BLEND"

REGISTERED ARCHITECT
CERTIFICATE NO.
13467
GARY D. TODD
Date 09/12/22
Not Signed Unless
ARIZONA, USA

0" 4' 8' 16'
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21-2060-00

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Marana, Arizona

Silverbell Overlay District Submittal

September 12th, 2022

CLUBHOUSE BUILDING
EXTERIOR ELEVATIONS

Preliminary Not For Construction

A3.5



LEFT SIDE ELEVATION



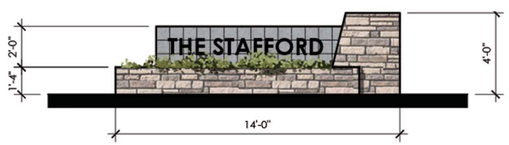
REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



MONUMENT SIGN

MATERIAL LEGEND

A	STUCCO COLOR 1	SHERWIN WILLIAMS - SW 9119 - "DIRTY MARTINI"	E	METAL RAILING	SHERWIN WILLIAMS - SW 7069 - "IRON ORE"
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21-2060-00

DOMINIUM

The Stafford - Family Living

Marana, Arizona

Silverbell Overlay District Submittal

September 12th, 2022

FITNESS BUILDING
EXTERIOR ELEVATIONS

Preliminary Not For Construction

A3.6