



Kachina Homes
REZONING DOCUMENT PIMA COUNTY

— appendices

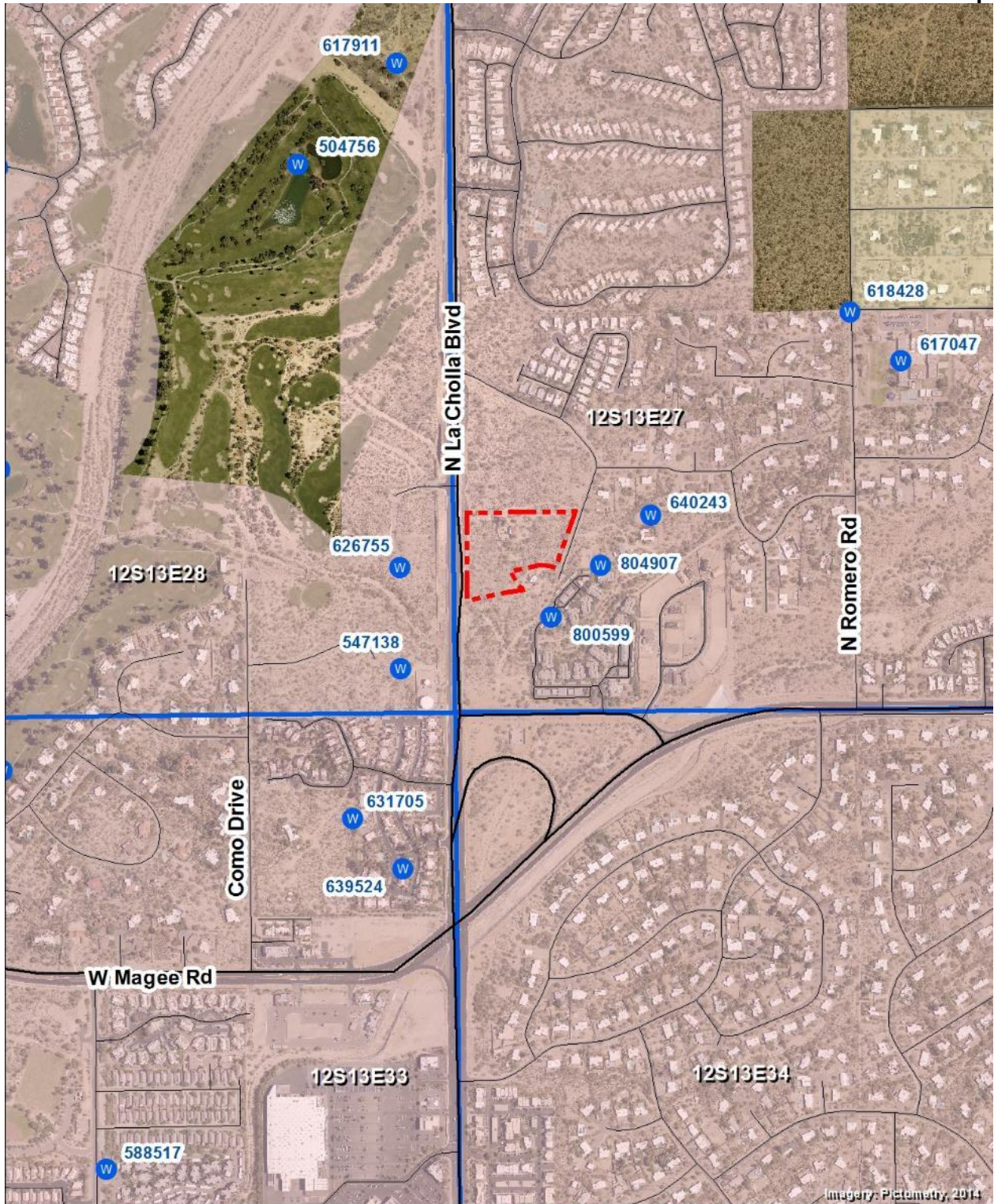
Appendix A: Preliminary Integrated Water Management Plan

1. Water Context




The subject property is located on parcels #225-21-0090, #225-21-0080, and #225-21-0100. The area of the parcel is approximately 6.68 acres. The site is located approximately 60 feet east of North La Cholla Boulevard and 700 feet north of West Old Magee Trail, immediately west of North McCarty Road. The site is located within Township 12 South, Range 13 East, Section 27 of Pima County, Arizona. The property will be served by the Metro Water District, and has been designated by the State of Arizona Department of Water Resources (ADWR) as having a 100-year assured water supply. (See *Exhibit A.1: Water Context Map*, *Exhibit A.4: Water Supply Letter*). The Metro Water District also indicated in their letter that the property is within the La Cholla Fire Flow Impact Corridor, and therefore would be subject to impact fees per MDWID Resolution 1994-8 (see *Exhibit A.4: Water Supply Letter*).

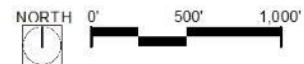


Exhibit A.1: Water Context Map



LEGEND

-  Site Boundary
-  Metro Water District Service Area
-  Township, Range, and Section
-  Wells



FILE NAME: watercontext_6x8.mxd
SOURCE: Pima County GIS, 2016



2. Onsite Existing and Historic Water Use

The site currently features one single-family residence and one guest residence. There are three irrigation/potable water wells to the east within 500 feet of the project site, with registry ID's 640243, 804907, and 800599. The parcel with the existing residence is currently served by Metro Water.

3. Proposed Water Use

The subject property is planned for approximately 25 single-family homes and 24 multi-family units. The development will feature native, drought-tolerant landscaping, and water harvesting.

4. Water Supply and Delivery

a. Municipal Water Supplier

(1) Renewable & Potable Water Supply

Metropolitan Domestic Water Improvement District (Metro Water) has legal access to a renewable and potable water supply. The subject site is within the Metro Water defined service area.

(2) Water Provider Letter

Metro Water indicated that capacity exists to serve the proposed development (See *Exhibit A.4: Water Supply Letter.*)

(3) Water System Map

Exhibit A.4: Water Supply Letter includes a service letter as well as a map that shows the location of the property and the potential point(s) of connection to the existing system.



Exhibit A.4: Water Supply Letter



In Email

April 20, 2017

Lexy Wellott
The Planning Center
110 S. Church, Suite 6320
Tucson, AZ 85701

**Re: ±6.68 Acres on La Cholla Blvd. North of Old Magee Trail
CAP17-01**

Dear Ms. Wellot,

The Metropolitan Domestic Water Improvement District (MDWID) is certified to provide water to the above referenced development and is designated as having a 100-year assured water supply.

Any onsite or offsite requirements deemed necessary to provide the domestic and fire flow water supply will be determined at the time of improvement plan submittal or whenever application for water service is received, and will be the financial responsibility of the owner or those developing the property. Pipe sizing and system augmentation, if necessary, will be based on calculated demand for both domestic and fire flows as needed to adequately supply this area.

The development area is within the La Cholla Fire Flow Impact Corridor, and would be subject to impact fees per MDWID Resolution 1994-8.

If an improvement plan has not been submitted within 2 years after the date of this letter, a reevaluation and reissuance of this will-serve letter will be necessary.

Please let me know if you have any questions or concerns at 575-8100.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy Dinkel", written over a blue circular scribble.

Timothy Dinkel, P.E.
Civil Engineer

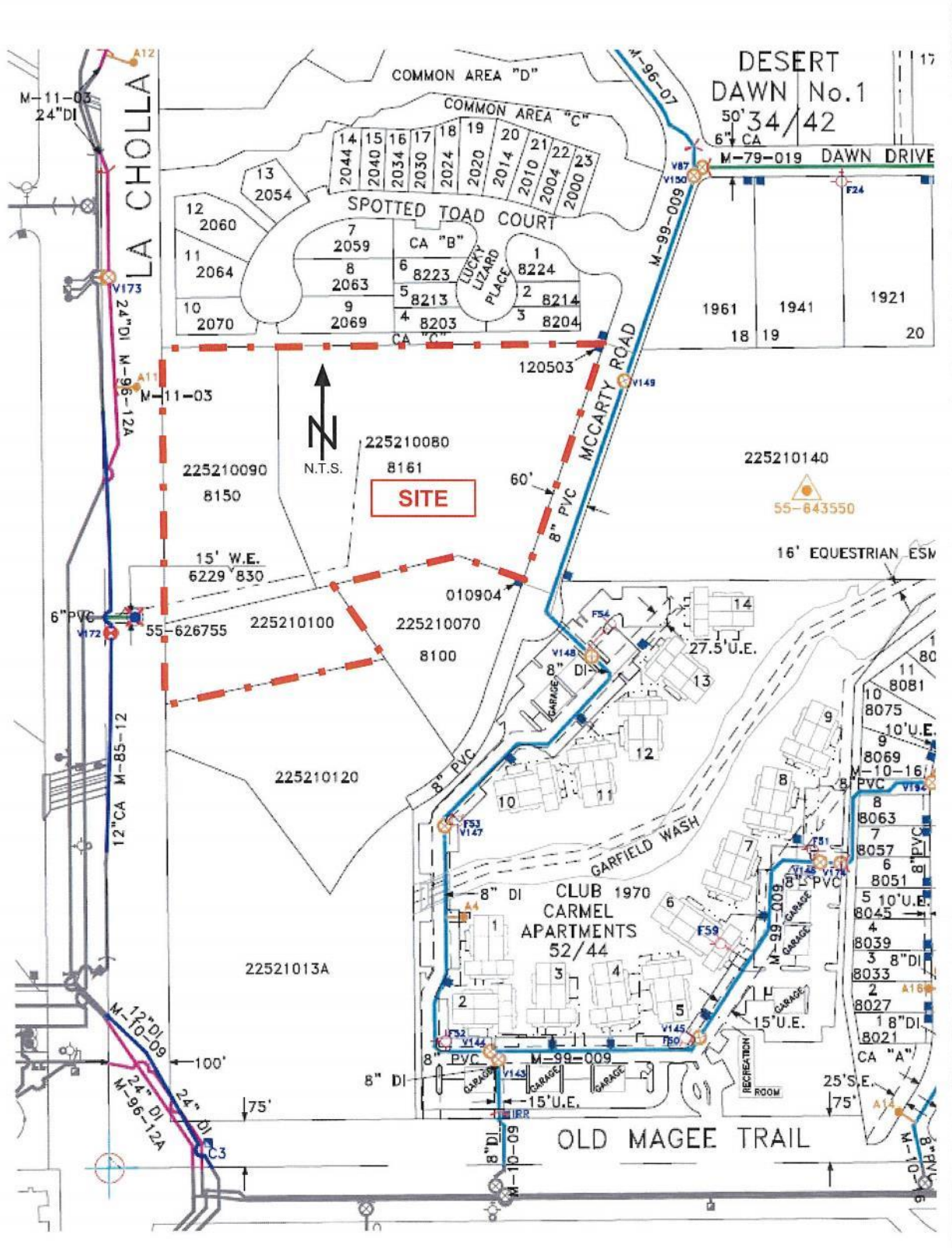
Enclosure

c: Project File
Signature File

Metropolitan Domestic Water Improvement District
P.O. Box 36870 Tucson, Arizona 85740 (520) 575-8100 (520) 575-8454 FAX www.metrowater.com



Exhibit A.4: Water Supply Letter (cont.)



5. Water Demand Projections

- a. Table 'A' of the PIWMP guidelines indicates that a development, such as the one proposed, is likely to require approximately 0.34 acre-feet annually per single-family household and 0.25 acre-feet annually per multi-family residential unit. The project is proposed to have 25 single-single-family lots and 24 multi-family units, which equates to a demand of approximately 14.5 acre-feet annually.
- b. Water conservation measures listed in Table B – Water Conservation Measures in the Pima County Site Analysis requirements to be included as part of the proposed project are as follows:
 - O-2, Rainwater harvesting capturing 10% of runoff – 2 points
 - O-8, impervious driveway and walkway surfaces less than 5%- 2 points
 - O-12, Drought-tolerant, native plant landscaping – 4 points
 - I-6, Low-flow faucets – 3 points
 - I-7, Low-flow showerheads – 3 points
 - I-8, Low-flow toilets – 3 points
- c. ADWR Water Calculation Sheet is shown on Exhibit A.5.c: ADWR Water Calculator

6. Proximity to Renewable and Potable Water Supplies

Not Applicable. The site estimated baseline water demand is less than 0.50 acre feet per year and the proposed project has legal, physical, or planned access to renewable and potable supplies.



