



Lot 5  
(excluded)







Lot 6  
(excluded)

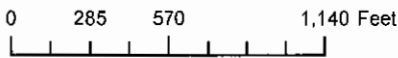
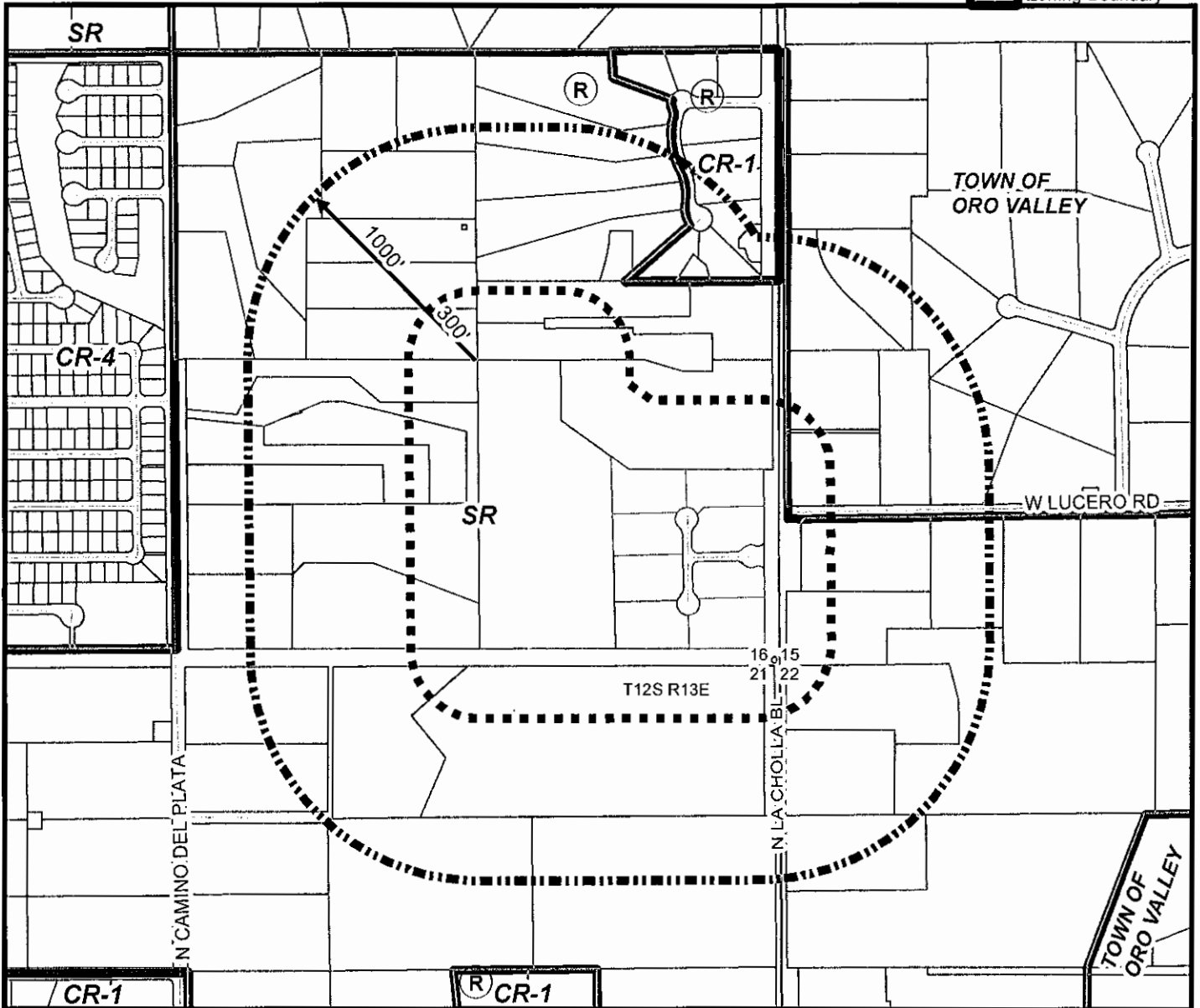


Case #: P1205-148

Case Name: IRONWOOD RIDGE ESTATES CONSERVATION SUBDIVISION

Tax Code(s): 224-41-0240, 0250, 0260, 0270, 0300 & 0310

-  Subject Properties
-  1000' Notification Area
-  300' Notification Area
-  Zoning Boundary



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

Notes: Plat Note Modification (Lots 1, 2, 3, 4, 7 & 8)

PIMA COUNTY COMPREHENSIVE PLAN C07-13-10

Board of Supervisors Hearing: 9/4/2018

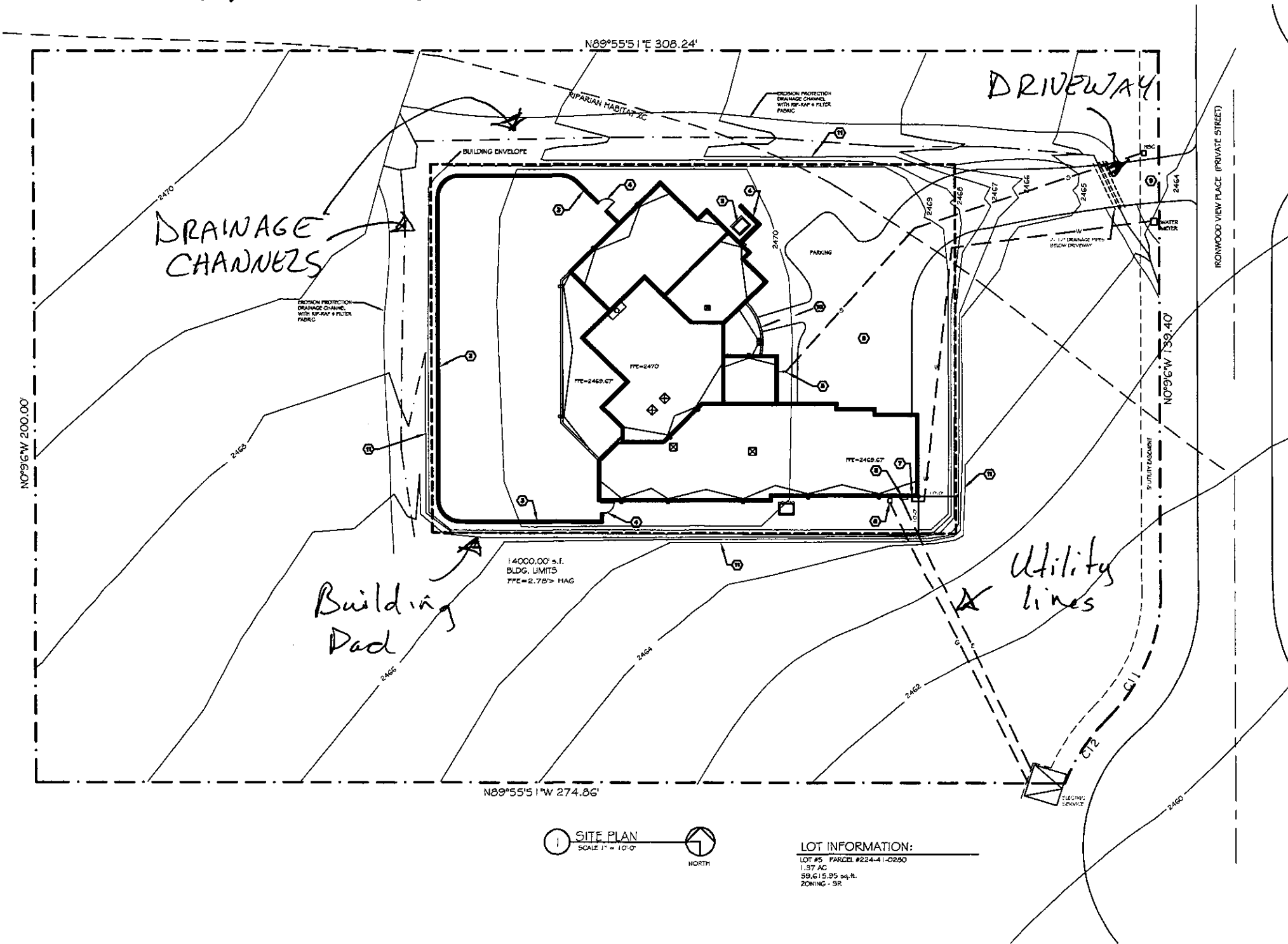
Base Map(s): 162

Map Scale: 1:8,000

Map Date: 8/06/2018 - ds



# TYP SAMPLE OF LOTS



N0°9'6"W 200.00'

N89°55'5.1"E 308.24'

DRIVEWAY

DRAINAGE CHANNELS

PROTECTION DRAINAGE CHANNEL WITH RFI-APP & FILTER FABRIC

BUILDING ENVELOPE

FFC-2469-07

FFC-2470

FFC-2469-07

PARKING

2" 1" DRAINAGE PIPES BELOW DRIVEWAY

N0°9'6"W 179.40'

IRONWOOD VIEW PLACE (PRIVATE STREET)

Building Dad

14000.00' s.f. BLDG. LIMITS  
FFE = 2.78' > HAG

Utility lines

N89°55'5.1"W 274.86'

1 SITE PLAN  
SCALE 1" = 10'-0"



LOT INFORMATION:  
LOT #5 PARCEL #224-41-0250  
1.37 AC  
59,615.95 sq.ft.  
ZONING - SR



Henderson Brown, Inc.

architecture ♦ a.i.a.

July 20, 2018

Pima County Planning Department  
201 N Stone  
Tucson, AZ 85701

APPROVED BY  
FLOODPLAIN MANAGEMENT DIVISION

BY: [Signature] DATE 7.30.18

[Signature] 7/30/18

Re: Plat Note Modification request

This is a request to make a modification to plat note #10 of Permitting notes on the final plat for Ironwood Ridge Estates Conservation Subdivision lots 1-8, book 93 page 94-1. The note states the maximum allowed graded area per lot will not exceed 14,000 feet.

During the process of creating the development plan Regional Flood Control required an elevated pad that would contain the proposed home and yard. The elevation would remove the structures from the FEMA floodplain. It was also established that each elevated pad would require a 12 foot wide drainage channel along the north and west sides of the pads at natural grade. Each structure could then obtain a Letter of Map Revision from FEMA to remove it from the floodplain. This has already been accomplished with lots #5 & 6 and will be pursued for each lot.

Pima County Development has now determined that note #10 applies to the total grading allowed (14,000 square feet) includes not only the building pad limits but the grading required for the built-up slopes, drainage channels, driveways and utilities.

The original 14,000 square foot building pad was intended for the structure and yard only and a floor plan designed specifically for these sites.

We are requesting the total grading limit for the following lots 1,2,3,4,7 & 8 be modified to 21,000 square feet which include the area needed for the pad build up, drainage channels, utility lines and driveways. The maximum allowable per Pima County Zoning Code 18.09.100 Conservation Subdivisions section F. 2. c. states "The maximum grading area on lots of 1 acre or larger shall be thirty thousand (30,000) square feet plus the area of a single lane twelve foot (12') wide driveway that extends from the lot property line to the garage or carport."

We will continue to keep the building pads, size and location as established by Flood Control. The additional grading area requested ~~is~~ will be for the drainage channels, built-up slopes, utility lines and driveways.


# Henderson Brown, Inc.

architecture ♦ a. i. a.

The following is in reference & support to this request:

1. All 6 lots are larger than 1 acre
2. The total Natural open area required by Conservation Subdivision 18.08.100 F.(1)a. for this subdivision was 8.7 acres but we provided 14.88 acres which is 6.18 acres more than was required.
3. Additionally it is our intent to continue to preserve as much of the natural area of each of the building site as possible, therefore all site improvements will be made to minimize disturbance of primary and secondary conservation features within each lot.
4. An additional area of 1.29 acres along the east side of the property and bordering the street Ironwood View Place has been set aside as the Landscape mitigation area and is to be maintained per the CC&R's.
5. A Native plant preservation and mitigation was completed for the subdivision which included the area of the building pads and streets. The first and second year Riparian Habitat Mitigation Monitoring Reports have been submitted and approved.
6. Also per note #14 of the permitting notes on the plat map, each lot will be subject to the Single lot Native Preservation Plan Review prior to obtaining a permit and to insure the protection of conservation features.
7. Lots # 3 & 4 are and will continue be subject to the HDZ, Hillside Development Overlay Zone 18.61 Grading Requirements Table 18.61.054-1 for parcel/lot sizes 43,560 sq. ft. to 72,000 sq. ft., the grading limits 17,425 sq. ft. or 30% of the lot whichever is greater with a maximum grading area of 21,600 sq. ft. , additionally grading may be increased in 5% increments for each 10% of the site that is not on a 15% + slopes up to 70% of the site.
8. This change complies with the CC&R's for this subdivision.

Sincerely,

  
Therese Brown

Principal, Project Architect

email - Theresebhb@comcast.net

Ironwood Ridge Estates LLC  
P.O. Box 32002, Tucson, AZ 85751

Pima County Planning  
201 N Stone Ave  
Tucson, AZ 85701

July 1, 2018

To Whom It May Concern:

Therese Brown of Henderson Brown Inc. is authorized to act as our agent for the purpose of seeking a Plat Note Modification to Ironwood Ridge Estates Conservation Subdivision, Book 62 Page 94-1.

Beneficiaries:  
John Bowron  
Robert Bowron  
Handan Bowron



John Bowron

PERMITTING NOTES

1. THE USE OF THIS PLAT IS FOR SINGLE FAMILY RESIDENCES. AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.17 OF THE ZONING CODE.
2. THE EXISTING ZONING IS SR AND IS APPROVED UNDER THE CONSERVATION SUBDIVISION ORDINANCE 18.09.100.
3. THE MINIMUM LOT SIZE IS 1 ACRE.
4. NO DEVELOPMENT, CONSTRUCTION, GRUBBING, OR CLEARING IS PERMITTED WITHIN COMMON CONSERVATION NATURAL AREAS.
5. COMMON CONSERVATION NATURAL AREAS SHALL NOT BE SUBDIVIDED OR SPLIT.
6. THE CONSERVATION NATURAL AREA "A" SHALL BE PRESERVED, IN PERPETUITY, IN THEIR NATURAL AND OPEN CONDITION.
7. GROSS DENSITY IS .27 RAC.
8. MATERIAL WITHIN THE SIGHT 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 FINISHED GRADE OF THE ROADWAY SURFACE.
9. FINISHED FLOOR ELEVATIONS FOR LOTS 1,4,5,6,7, & 8 SHALL BE THE MINIMUM FEET ABOVE THE HIGHEST ADJACENT GRADE AS SPECIFIED ON EACH LOT.
10. THE MAXIMUM GRADED AREA ON EACH LOT WILL NOT EXCEED 14,000 SQ. FT. AND SHALL BE IN CONFORMANCE WITH THE CONSERVATION SUBDIVISION ORDINANCE 18.09.100.
11. FLOOD PLAIN USE PERMIT IS REQUIRED BEFORE ANY GRADING OR CONSTRUCTION WORK WITHIN A 100-YEAR FLOODPLAIN OR RIPARIAN HABITAT AREA. THE FLOODPLAIN USE PERMIT WILL REQUIRE AN ELEVATION CERTIFICATE FOR ANY STRUCTURE WITHIN THE FEMA FLOODPLAIN.
12. THE RIPARIAN HABITAT MITIGATION AREA IS TO BE MAINTAINED BY THE HOA FOR A PERIOD OF NOT LESS THAN FIVE YEARS IN ACCORDANCE WITH THE APPROVED MITIGATION PLAN AND IS TO REMAIN A NATURAL HABITAT AREA IN PERPETUITY. NO GRADING, LANDSCAPING MAINTENANCE SUCH AS PRUNING AND UNDERSTORY PLANT REMOVAL OR PERMITS WILL BE ALLOWED WITHIN THE MITIGATION AREA.
13. THIS SUBDIVISION IS SUBJECT TO THE APPROVED NATIVE PLANT PRESERVATION PLAN AND LANDSCAPE PLAN
14. LOTS 1-8 ARE SUBJECT TO SINGLE LOT NATIVE PLANT PRESERVATION PLAN REVIEW PRIOR TO OBTAINING SINGLE LOT GRADING PERMITS. SINGLE LOT NATIVE PLANT PRESERVATION PLANS SHALL BE IN COMPLIANCE WITH THE APPROVED NATIVE PLANT PRESERVATION PLAN INVENTORY FOR IRONWOOD RIDGE ESTATES SUBDIVISION.
15. FEDERAL FLOOD INSURANCE MAY BE REQUIRED FOR LOTS 1 AND 4-8.

# IRONWOOD RIDGE ESTATES

MP 63094

RECORDED: AUGUST 12, 2008

\*\*\*THE FOLLOWING PLAT IS AN ANNOTATED  
VERSION OF THE ORIGINAL DOCUMENT. IT HAS  
BEEN ALTERED BY PIMA COUNTY  
DEVELOPMENT SERVICES TO SHOW  
ADDITIONAL INFORMATION. ORIGINAL COPIES  
MAY BE OBTAINED FROM THE PIMA COUNTY  
RECORDER\*\*\*



**ASSURANCE**

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 1069 FROM TITLE SECURITY AGENCY OF ARIZONA AS RECORDED IN BOOK 1869 PAGE 1 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: Chair, Board of Supervisors August 5, 2008  
 CHAIR, BOARD OF SUPERVISORS  
 PIMA COUNTY, ARIZONA DATE

**ATTEST**

I, Sari Goodshwin, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS 5th DAY OF August, 2008.

Sari Goodshwin  
 CLERK, BOARD OF SUPERVISORS DATE

**CERTIFICATION OF SURVEY**

I HERBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREIN ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

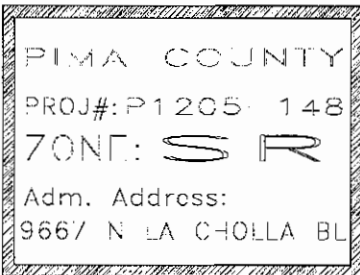
ALAN W. STEPHENS, RLS 13187  
 HAWKEYE LAND SURVEY CO.  
 6269 E. 2ND ST.  
 TUCSON, AZ 85711  
 (520) 296-6173



**CERTIFICATION OF ENGINEERING**

I HERBY CERTIFY THAT THE FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

LLOYD W. ROGERS, P.E. 17927  
 ROGERS CIVIL ENGINEERING  
 1765 W. KLAMATH DR  
 TUCSON, AZ 85704  
 (520) 889-8533



**DEDICATION**

WE THE UNDERSIGNED HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTY HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE THE UNDERSIGNED DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEFICED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON INCLUDING ALL PUBLIC STREETS.

COMMON AREAS AND PRIVATE EASEMENTS AS SHOWN HEREON EXCEPT FOR COMMON AREA "A" CONSERVATION NATURAL AREA ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCKET 13368 AT PAGES 362-363, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES, AND LIABILITY FOR THE COMMON AREAS (PRIVATE STREETS AND PRIVATE EASEMENTS) WITHIN THE SUBDIVISION.

TITLE SECURITY AGENCY OF ARIZONA, AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 1069 AS TRUSTEE ONLY AND NOT OTHERWISE

BY: Diane Sloane August 5, 2008  
 DIANE SLOANE TRUST OFFICER DATE

STATE OF ARIZONA )  
 PIMA COUNTY ) SS

ON THIS 5th DAY OF August, 2008, BEFORE ME PERSONALLY APPEARED DIANE SLOANE, WHO ACKNOWLEDGED HERSELF TO BE THE TRUST OFFICIAL OF TITLE SECURITY AGENCY OF ARIZONA, AN ARIZONA CORPORATION, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSIONS EXPIRES: March 24, 2011  
 NOTARY PUBLIC

MPURSUANT TO SECTION 33-401 ARS THE NAME AND ADDRESS OF THE BENEFICIARY AS DISCLOSED BY THE RECORDER OF SAID TRUST ARE AS FOLLOWS

**BENEFICIARY**

BENEFICIARY OF TRUST NO. 1069  
 JOHN BOVRON, ROBERT BOVRON, & HANAN BOVRON  
 5210 E. PIMA ST. STE 125  
 TUCSON, AZ 85712

**ANNOTATED COPY**

**GENERAL NOTES**

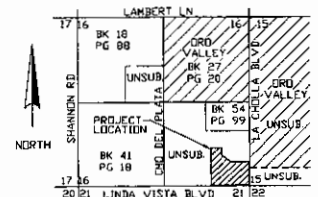
1. THE GROSS AREA OF THE SUBDIVISION IS 29.55 ACRES.
2. BASIS OF BEARING FOR THIS SUBDIVISION IS THE EASTLINE OF THE SOUTHEAST QUARTER OF SECTION 16, T. 12 S., R. 15 E., GLA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AS RECORDED IN BOOK 08 OF SURVEYS, PAGE 94, IN THE OFFICE OF THE RECORDER, PIMA COUNTY, ARIZONA, SAID BEARING = N 00°09'32" W
3. THE TOTAL MILES OF NEW PUBLIC STREETS IS 0 MILES.
4. THE TOTAL MILES OF NEW PRIVATE STREETS IS .16 MILES.
5. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
6. BASIS OF ELEVATION: PIMA COUNTY / CITY OF TUCSON DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL POINT NO. T13, DESCRIBED AS A NO. 4 REBAR, TAGGED AMP 9402, 15 FEET WEST OF THE WEST EDGE OF PAVEMENT AND 25 FEET WEST OF A SANITARY MANHOLE APPROXIMATELY 250 FEET NORTH OF MCCARTHY ROAD ON LA CHOLLA BLVD. ELEVATION = 2289.13 (NAVD83)

**PERMITTING NOTES**

1. THE USE OF THIS PLAT IS FOR SINGLE FAMILY RESIDENCES, AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.17 OF THE ZONING CODE.
2. THE EXISTING ZONING IS SR AND IS APPROVED UNDER THE CONSERVATION SUBDIVISION ORDINANCE 18.09.100.
3. DEVELOPMENT OUTSIDE BUILDING ENVELOPES WHICH WOULD IMPACT THE FLOODPLAIN WILL NOT BE ALLOWED.
4. WITH THE EXCEPTION OF THE SEWER EASEMENT, NO DEVELOPMENT, CONSTRUCTION, GRUBBING OR CLEARING IS PERMITTED WITHIN COMMON CONSERVATION NATURAL AREAS.
5. COMMON CONSERVATION NATURAL AREAS SHALL NOT BE SUBDIVIDED OR SPLIT.
6. THE CONSERVATION NATURAL AREA "A" SHALL BE PRESERVED, IN PERPETUITY, IN THEIR NATURAL AND OPEN CONDITION.
7. GROSS BENEFIT IS .27 RAC.
8. MATERIAL WITHIN THE SIGHT 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 FINISHED GRADE OF THE ROADWAY SURFACE.
9. THIS PROJECT IS IMPACTED BY FEMA ZONE A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 0409C020K, WITH EFFECTIVE DATE FEBRUARY 9, 1999. FINISHED FLOOR ELEVATIONS FOR LOTS 1,4,5,6,7, & 9 SHALL BE THE MINIMUM FEET ABOVE THE HIGHEST ADJACENT GRADE AS SPECIFIED ON EACH LOT.
10. THE MAXIMUM GRADED AREA ON EACH LOT WILL NOT EXCEED 14,000 SQ. FT. AND SHALL BE IN CONFORMANCE WITH THE CONSERVATION SUBDIVISION ORDINANCE 18.09.100.
11. FLOOD PLAIN USE PERMIT IS REQUIRED BEFORE ANY GRADING OR CONSTRUCTION WORK WITHIN A 100-YEAR FLOODPLAIN OR RIPARIAN HABITAT AREA. THE FLOODPLAIN USE PERMIT WILL REQUIRE AN ELEVATION CERTIFICATE FOR ANY STRUCTURE WITHIN THE FEMA FLOODPLAIN. FEDERAL LAW REQUIRES THAT A FLOOD INSURANCE POLICY BE OBTAINED AS A CONDITION OF A FEDERALLY-BACKED MORTGAGE OR LOAN THAT IS SECURED BY A BUILDING LOCATED WITHIN A FEMA-MAPPED FLOODPLAIN. FILL PADS AND EROSION PROTECTION AS SHOWN ON THE TENTATIVE PLAT WILL BE REQUIRED. ADDITIONAL ENGINEERING ANALYSES MAY BE REQUIRED PRIOR TO ISSUANCE OF PERMITS.
12. THE RIPARIAN HABITAT MITIGATION AREA IS TO BE MAINTAINED BY THE HDA FOR A PERIOD OF NOT LESS THAN FIVE YEARS IN ACCORDANCE WITH THE APPROVED MITIGATION PLAN AND IS TO REMAIN A NATURAL HABITAT AREA IN PERPETUITY, NO GRADING, LANDSCAPING MAINTENANCE SUCH AS PRUNING AND UNDERSTORY PLANT REMOVAL OR PERMITS WILL BE ALLOWED WITHIN THE MITIGATION AREA.
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15. Riparian Habitat Mitigation Plan: Shall be Implemented Prior To the Issuance of Any Building Permits. (ADDED BY P. GALBERT ON 10-28-13 by Rich Franz-Under)

**SHEET INDEX**

- 1 COVER SHEET WITH STANDARD NOTES
- 2 PLAN SHEET SHOWING LOTS 1-8
- 3 SITE PLAN SHEET



**LOCATION MAP**  
 SECTION 16 T12N R15E G4SRM  
 PIMA COUNTY, ARIZONA

**LEGEND** Scale 3" = 1 mile

CA "A"	COMMON AREA DESIGNATION
CNA	CONSERVATION NATURAL AREA
M.S.S.R.	MAJOR STREETS & SCENIC ROUTES
R.O.W.	RIGHT OF WAY
C2	CURVE NUMBER (SEE CURVE DATA TABLE, SHEET 1)
☆	LOT ACCESS
▽	SIGHT VISIBILITY TRIANGLE
▽	DRAINAGE FLOW POINT
HAG	HIGHEST ADJACENT NATURAL GRADE
FP	FLOODPRONE AREA SUBJECT TO SHEET FLOODING
□	10'x10' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER CO. BY THIS PLAT
PUC	PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT
ACE	PUBLIC 1' ACCESS CONTROL EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT
•	FOUND POINT AS NOTED
•	SET NO.4 REBAR TAGGED L3 13178
△	NEW BRASS CAP SURVEY MONUMENTS, PER PC/DOT DETAIL 103 TO BE SET & STAMPED BY AN ARIZONA REGISTERED LAND SURVEYOR
▲	EXISTING BRASS CAP SURVEY MONUMENT
—	SUBDIVISION BOUNDARY
—	PROPERTY LINE
—	XERORIPARIAN CLASS C HABITAT
—	100 YEAR FEMA FLOODPLAIN LIMITS
—	EASEMENT
—	BUILDING EROSION HAZARD SETBACK
—	BUILDING SETBACK
—	STREET CENTERLINE
—	RIGHT OF WAY

**HB Henderson Brown, Inc.**  
 1111 N. 1ST AVE. SUITE 100  
 TUCSON, AZ 85702  
 (520) 298-1270 • FAX (520) 298-1270  
 HB Project No. 05003 Date 07-02-08

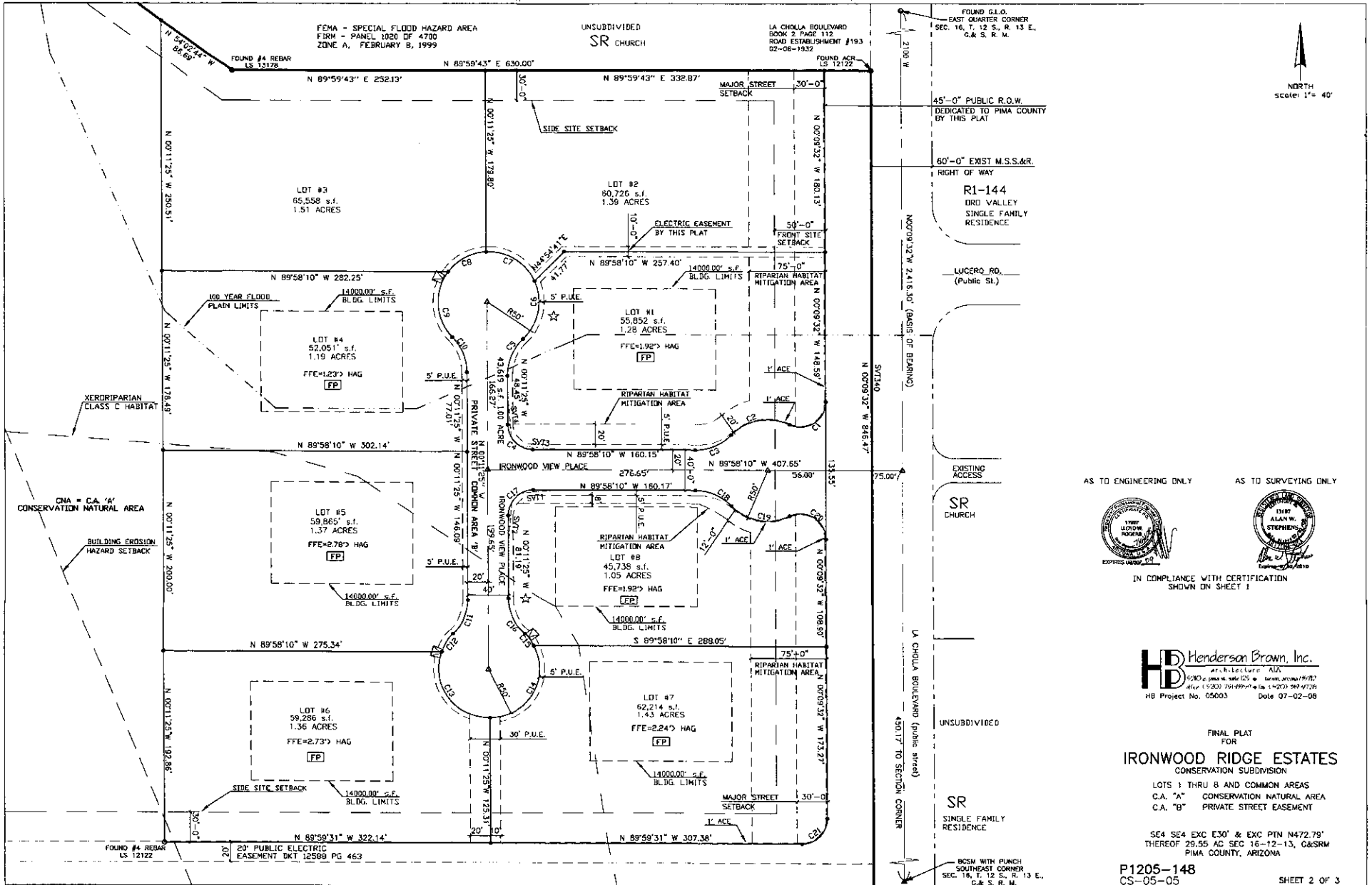
FINAL PLAT FOR  
**IRONWOOD RIDGE ESTATES**  
 CONSERVATION SUBDIVISION

LOTS 1 THRU 8 AND COMMON AREAS  
 CA "A" CONSERVATION NATURAL AREA  
 CA "B" PRIVATE STREET EASEMENT

SE4 SE4 EXC E30' & EXC PTN N472.79'  
 THEREOF 29.55 AC SEC 16-12-13, G4SRM  
 PIMA COUNTY, ARIZONA

**P1205-148**  
 CS-05-05 SHEET 1 OF 3

# ANNOTATED COPY



AS TO ENGINEERING ONLY      AS TO SURVEYING ONLY



IN COMPLIANCE WITH CERTIFICATION SHOWN ON SHEET 1

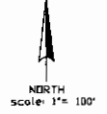
**HD Henderson Brown, Inc.**  
 Architecture AIA  
 2200 S. Pima St. Suite 125 • Tucson, Arizona 85717  
 Phone: (520) 791-8888 • Fax: (520) 791-8776  
 HB Project No. 05003      Date 07-02-08

FINAL PLAT FOR  
**IRONWOOD RIDGE ESTATES**  
 CONSERVATION SUBDIVISION  
 LOTS 1 THRU 8 AND COMMON AREAS  
 C.A. "A" CONSERVATION NATURAL AREA  
 C.A. "B" PRIVATE STREET EASEMENT

SE4 SE4 EXC E30' & EXC PIN N472.79'  
 THEREOF 29.55 AC SEC 16-12-13, C&SRM  
 PIMA COUNTY, ARIZONA

**P1205-148**  
 CS-05-05      SHEET 2 OF 3

# ANNOTATED COPY



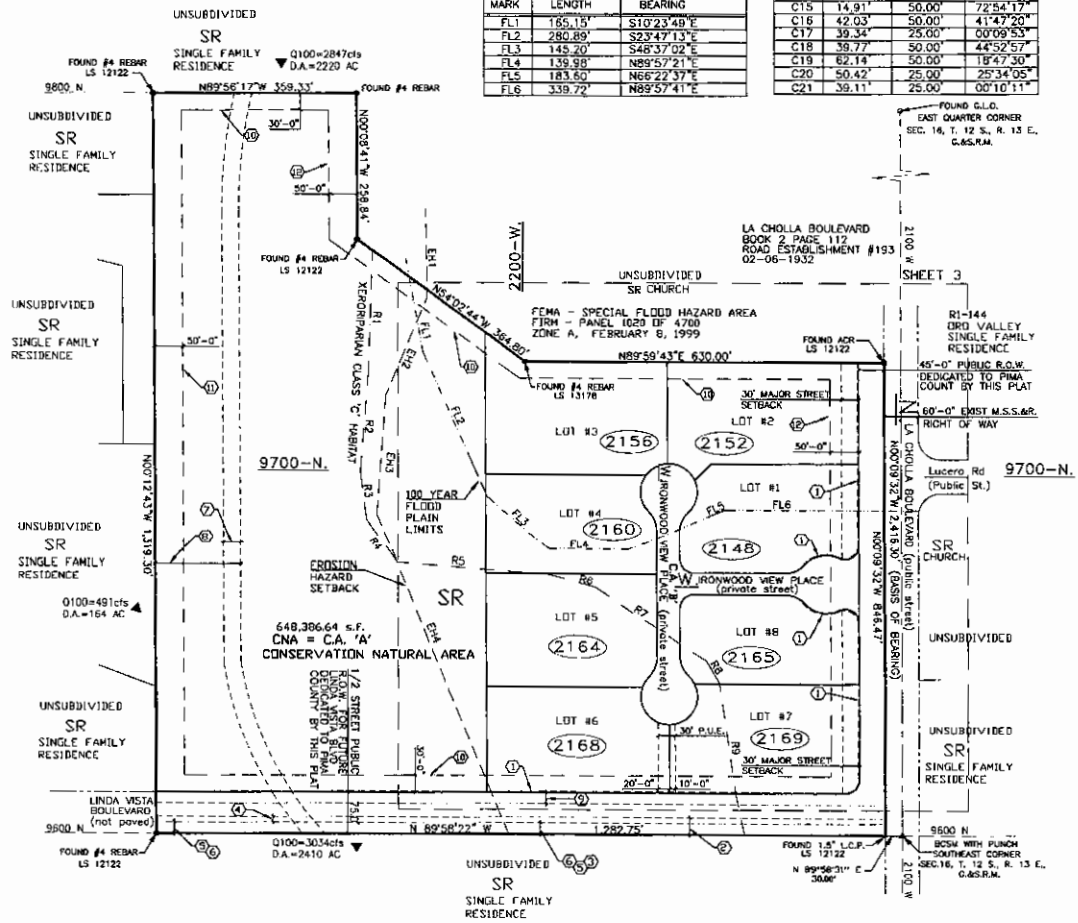
EROSION HAZARD SETBACK		
MARK	LENGTH	BEARING
EH1	384.97'	S01°02'41"E
EH2	187.82'	S22°54'46"W
EH3	211.99'	S04°17'07"W
EH4	839.87'	S21°57'36"E

RIPARIAN 'C' DATA		
MARK	LENGTH	BEARING
R1	213.19'	S02°00'21"W
R2	176.49'	S04°37'46"W
R3	87.45'	S07°08'43"E
R4	95.51'	S34°19'19"E
R5	266.50'	S85°46'21"E
R6	85.62'	S74°08'32"E
R7	235.14'	S56°31'55"E
R8	46.04'	S30°08'59"E
R9	200.44'	S08°08'06"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	50.42'	25.00'	29°34'05"
C2	62.02'	50.00'	18°55'36"
C3	39.88'	50.00'	44°18'19"
C4	39.12'	25.00'	06°20'17"
C5	41.13'	50.00'	42°52'12"
C6	62.25'	50.00'	18°40'24"
C7	59.73'	50.00'	21°33'12"
C8	43.71'	50.00'	39°53'27"
C9	70.96'	50.00'	08°33'58"
C10	39.55'	50.00'	45°01'36"
C11	39.15'	50.00'	45°06'54"
C12	21.06'	50.00'	65°51'11"
C13	97.15'	50.00'	21°18'45"
C14	101.94'	50.00'	26°45'05"
C15	14.91'	50.00'	72°54'17"
C16	42.03'	50.00'	41°47'20"
C17	39.34'	25.00'	00°09'53"
C18	59.77'	50.00'	44°52'57"
C19	62.14'	50.00'	18°47'30"
C20	50.42'	25.00'	25°34'05"
C21	39.11'	25.00'	09°10'11"

SIGHT DISTANCE TRIANGLES		
MARK	LENGTH	BEARING
SVC1	178.67'	S85°15'00"W
SVC2	178.48'	S04°42'41"W
SVC3	178.67'	S85°15'00"W
SVC4	178.48'	S04°42'41"W

FLOOD PLAIN DATA		
MARK	LENGTH	BEARING
FL1	165.15'	S10°23'40"E
FL2	280.89'	S23°47'13"E
FL3	145.20'	S48°37'02"E
FL4	139.98'	N89°57'21"E
FL5	183.60'	N66°22'37"E
FL6	339.72'	N89°57'41"E



- KEYNOTES:**
- ① 1' ACCESS CONTROL EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT
  - ② 30' PUBLIC INGRESS, EGRESS AND UTILITY EASEMENT DOCKET 5256 PAGE 598
  - ③ 20' PUBLIC WATER AND SEWER EASEMENT DOCKET 7711 PAGE 917
  - ④ 10' PUBLIC SEWER EASEMENT DOCKET 9117 PAGE 367
  - ⑤ 20' PUBLIC UTILITY EASEMENT DOCKET 7445 PAGE 575
  - ⑥ 20' PUBLIC WATER AND SEWER EASEMENT DOCKET 7538 PAGE 378
  - ⑦ 30' PUBLIC SEWER EASEMENT DOCKET 8935 PAGE 632
  - ⑧ EROSION AND DRAINAGE EASEMENT DOCKET 9159 PAGE 636
  - ⑨ 20' PUBLIC ELECTRIC EASEMENT DOCKET 12588 PAGE 463
  - ⑩ 30' SIDE SITE SETBACK
  - ⑪ 50' REAR SITE SETBACK
  - ⑫ 50' FRONT SITE SETBACK

AS TO ENGINEERING ONLY      AS TO SURVEYING ONLY



IN COMPLIANCE WITH CERTIFICATION SHOWN ON SHEET 1

**HD Henderson Brown, Inc.**  
 ARCHITECTURE & SURVEYING  
 2801 E. PIMA AVENUE, SUITE 100, TUCSON, ARIZONA 85712  
 PH: (520) 786-8900 FAX: (520) 360-9178  
 HB Project No. 05003 Date 07-02-08

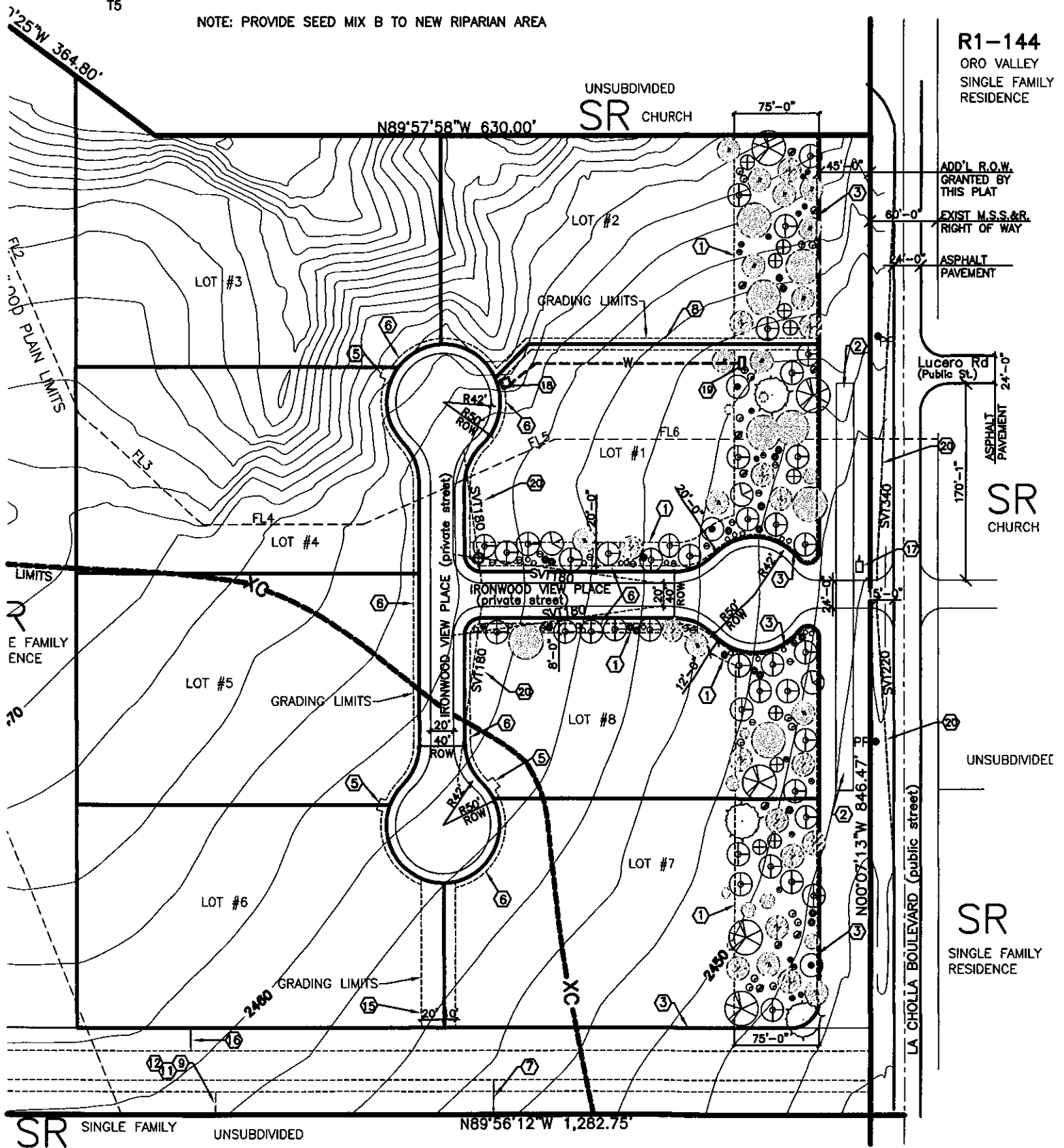
FINAL PLAT FOR  
**IRONWOOD RIDGE ESTATES**  
 CONSERVATION SUBDIVISION  
 LOTS 1 THRU 8 AND COMMON AREAS  
 C.A. "A" CONSERVATION NATURAL AREA  
 C.A. "B" PRIVATE STREET EASEMENT

SE4 SE4 EXC E30' & EXC PTN N472.79'  
 THEREOF 29.55 AC SEC 16-12-13, G&SRM  
 PIMA COUNTY, ARIZONA

# Landscape mitigation Plan for Ironwood Ridge Estates CONSERVATION SUBDIVISION

T5

NOTE: PROVIDE SEED MIX B TO NEW RIPARIAN AREA



**R1-144**  
ORO VALLEY  
SINGLE FAMILY  
RESIDENCE

ADD'L. R.O.W.  
GRANTED BY  
THIS PLAT  
EXIST. M.S.S.&R.  
RIGHT OF WAY  
ASPHALT  
PAVEMENT

Lucero Rd  
(Public St.)

**SR**  
CHURCH

UNSUBDIVIDED

**SR**  
SINGLE FAMILY  
RESIDENCE

**SR** SINGLE FAMILY UNSUBDIVIDED

$N89^{\circ}56'12''W$  1,282.75'



**PIMA COUNTY  
REGIONAL FLOOD CONTROL DISTRICT  
201 NORTH STONE AVENUE, FOURTH FLOOR  
TUCSON, ARIZONA 85701-1207**

**SUZANNE SHIELDS  
DIRECTOR**

**PHONE: (520) 740-6350  
FAX: (520) 740-6749**

February 15, 2005

Mr. Bob Bowron  
RB Construction, Inc.  
5210 E. Pima St., Ste. 125  
Tucson, AZ 85712

**RE: Development of 9691 N. La Cholla Blvd. (at Linda Vista alignment)  
Parcel # 224-41-008A, 29.55 acres, T12S, R13E, S16**

Dear Mr. Bowron:

This letter is to verify that the Regional Flood Control District (District) will not require a FEMA Letter of Map Revision for the proposed development of the referenced property as discussed in a meeting with you and Mr. John Wallace the last week of January 2005. This decision is subject to the following requirements:

1. The property will be developed in substantial conformance with the preliminary layout sketches provided to the District at the January meeting. That layout essentially restricted development to the eastern 700 feet of the property.
2. The proposed development will include 8, 1-acre plus lots that have individual elevated building pads that allow floodwaters to be conveyed in and around the building pads. Building pads are to be spaced and oriented to avoid the creation of large connected encroachments into the floodplain. Floodplain Ordinance requirements for maximum flow depths and  $dv^2$  criteria will be adhered to.
3. The remaining western portion of the property will be dedicated as open space with future parcel spits and development prohibited.
4. Building envelopes will be large enough for proposed homes and yards. The final plat is to designate the building envelopes and include a permitting note stating that development outside the envelopes, which would impact the floodplain, will not be allowed.

Mr. Bob Bowron, February 15, 2005  
Development of 9691 N. La Cholla Blvd.  
Page 2 of 2

5. The floodplain hydraulic model for the development must include an encroachment analysis of the building envelopes. That analysis is to set the finished floor elevations for all habitable structures and must address erosion protection for the building pads and sediment aggradation from the upstream watershed.

If you decide to pursue a Letter of Map Revision for the subdivision to reduce the A Zone designation of the Flood Insurance Rate Maps, please bear in mind FEMA may determine the floodplain characteristics are that of an alluvial fan. Alluvial fan mapping requirements are uniquely different than riverine mapping requirements. Additional flood control infrastructure may be necessary to obtain a map revision.

We trust that this letter accurately conveys the substance of our meeting on this project. If you do not agree with the information outlined above, or have additional questions, please contact me at 740-6350.

Sincerely,



Jerry Curless, P.E.  
Civil Engineering Manager  
Floodplain Management Division

JLC/TH/sja

cc: John Wallace, JE Fuller/ Hydrology & Geomorphology  
[john@jefuller.com](mailto:john@jefuller.com)  
Chris Cawein, Floodplain Management Division  
Terry Hendricks, Floodplain Management Division

percent of the conservation natural areas required in the preceding subsection 1.a. may be located within individual subdivision lots, provided they are restricted to natural area use through recorded conservation easements.

c. No graded or disturbed area shall be part of the conservation natural area calculation.

2. Grading and conservation natural areas.

a. Grading of a subdivision site is permitted only for roadways, utilities and within the approved development areas.

b. The maximum grading area on lots smaller than one (1) acre shall be twenty thousand (20,000) square feet plus the area of a single lane twelve foot (12') wide driveway that extends from the lot property line to the garage or carport.

c. The maximum grading area on lots one (1) acre or larger shall be thirty thousand (30,000) square feet plus the area of a single lane twelve foot (12') wide driveway that extends from the lot property line to the garage or carport.

d. To the fullest extent possible, improvements shall be sited to minimize disturbance in conservation natural areas and of the primary and secondary conservation features within them.

e. The design of the development area shall be done so the grading has the least impact on the primary conservation features.

f. Mitigation of disturbed conservation features shall be done in accordance with the purpose of this section, as approved by the planning official, or his designated representative qualified in such matters.

g. Mitigated areas are not counted or included in the calculation of the percent of conservation natural area required for a subdivision site.

h. Washes. Within washes that are primary or secondary conservation features, only that grading for roadways and utilities that is necessary to provide access to approved development areas is permitted in accordance with Chapter 16.54 (Riparian Habitat Ordinance) of this code. Wash disturbance shall be minimized and all utilities shall be installed within roadway easements, except that where a roadway easement is not a practicable location for the utility as confirmed by the planning official, or his desig-

nated representative qualified in such matters, then the utility may cross a wash using the least intrusive construction methodology and subject to mitigation and revegetation of the wash disturbance. Wash areas so disturbed and subsequently mitigated shall not be included as part of any open space or natural area requirement.

i. Native plants. To the fullest extent possible, buildings and other improvements shall be sited so as not to disturb primary and secondary conservation features such as saguaros and ironwood trees. Transplantation of existing indigenous plant material shall be within the subdivision. Transplanting or mitigation shall be conducted as follows:

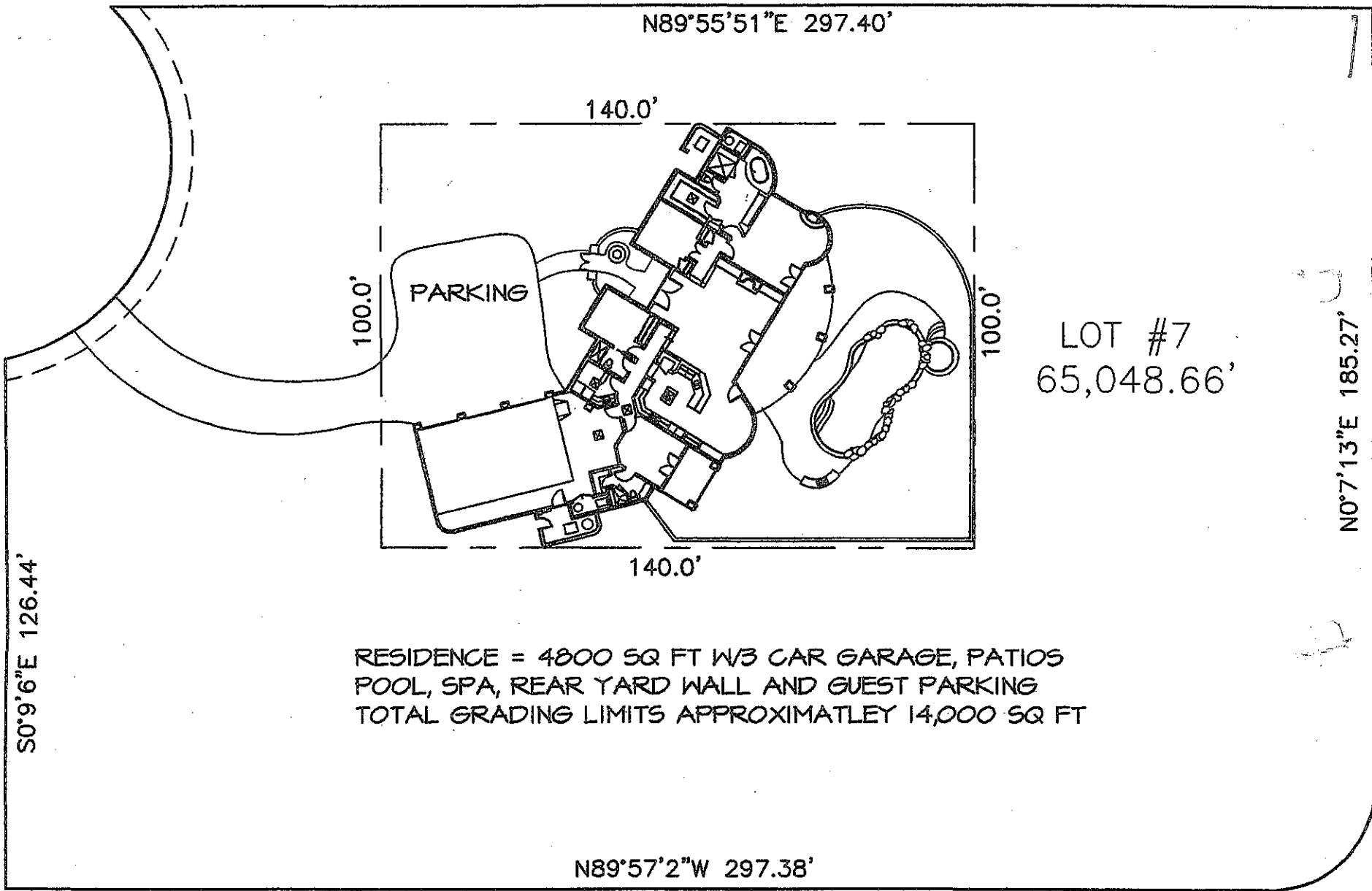
1) Mitigation including transplanting and revegetation for roadways, utilities, and siting of dwellings and private living areas must be done in accordance with Chapter 18.72 (Native Plant Preservation Standards).

2) Grading and disturbed areas in designated homesite areas located outside private living areas, fenced dog runs, and livestock enclosures shall be revegetated with plant material indigenous to the site or subdivision that replicates the understory, mid-story, and canopy of adjoining conservation natural areas; except that native, drought-tolerant, low-water use plants (including trees shrubs, cacti, ground cover, grasses and seed mixes) approved by the planning official, or his designated representative qualified in such matters, may also be used.

j. Except as otherwise provided in subparagraph i. above, revegetation of graded or disturbed areas shall be with indigenous trees, shrubs, and ground cover to simulate understory, midstory, and canopy of adjoining natural areas.

k. Site development shall include reduction of storm water runoff by means of water harvesting (swales, basins, gabions, mulches, etc.), erosion control through benign grade stabilization, and careful siting of improvements to minimize negative impacts in conformance with permaculture practices and concepts.

3. To assure the most beneficial natural area design, conservation natural areas shall provide, where possible and practicable, connections to public



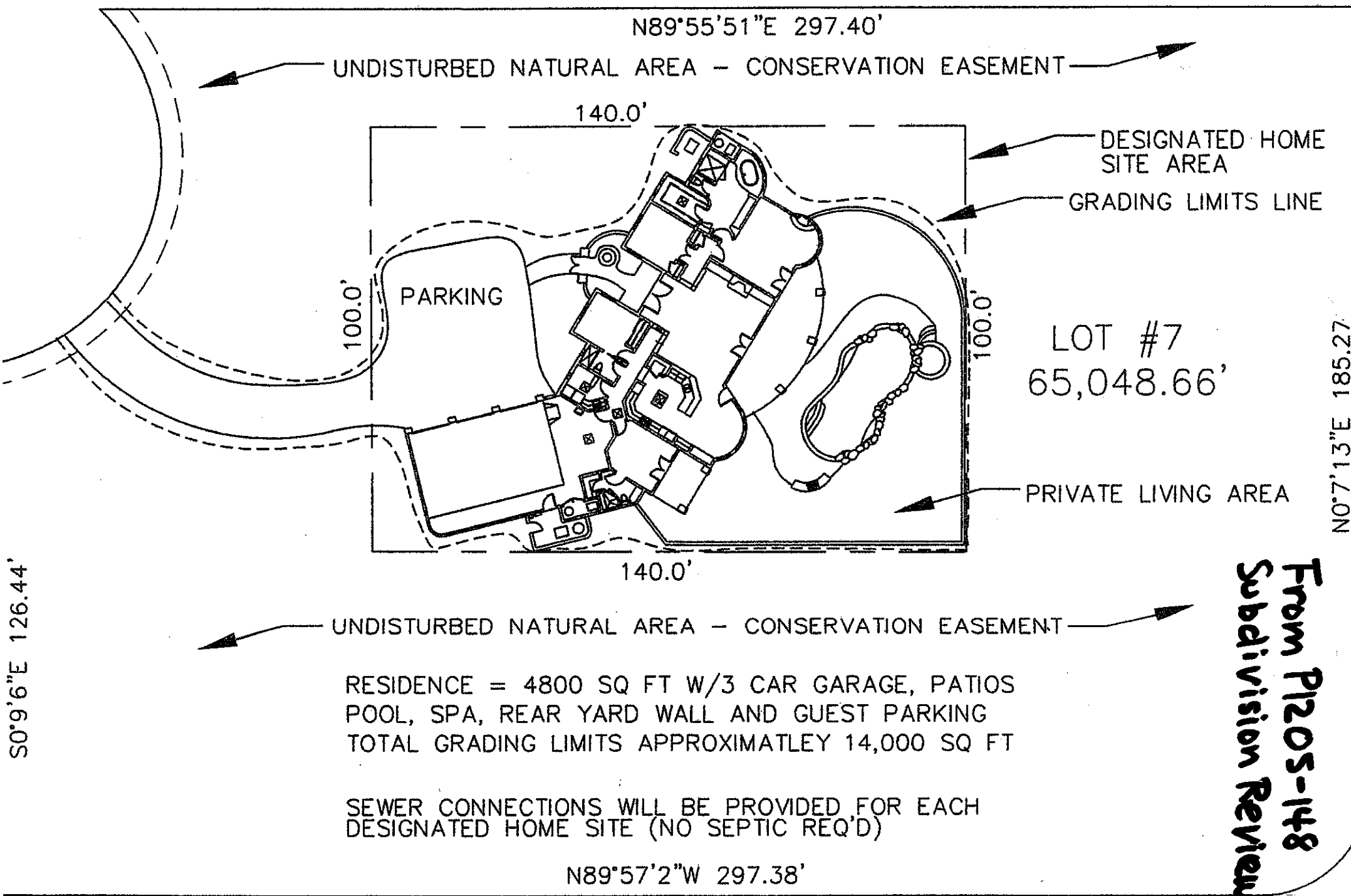
RESIDENCE = 4800 SQ FT W/3 CAR GARAGE, PATIOS  
 POOL, SPA, REAR YARD WALL AND GUEST PARKING  
 TOTAL GRADING LIMITS APPROXIMATELY 14,000 SQ FT

IRONWOOD RIDGE ESTATES  
 RESIDENTIAL LOT PROTYICAL LAYOUT

SCALE 1' = 30'

From CS-05-05 Conservation Subdivision Review File





RESIDENCE = 4800 SQ FT W/3 CAR GARAGE, PATIOS  
 POOL, SPA, REAR YARD WALL AND GUEST PARKING  
 TOTAL GRADING LIMITS APPROXIMATELY 14,000 SQ FT

SEWER CONNECTIONS WILL BE PROVIDED FOR EACH  
 DESIGNATED HOME SITE (NO SEPTIC REQ'D)

IRONWOOD RIDGE ESTATES  
 RESIDENTIAL LOT PROTOTYPE LAYOUT

SCALE 1' = 30'

From P1205-148  
 Subdivision Review File