

SITE ANALYSIS REPORT

PLANNING AND ZONING COMMISSION DRAFT COPY

Co9-13-10

FOR

DOLLAR GENERAL AT CORONA DE TUCSON

West side of Houghton Road, 1/3 mile south of Sahuarita Road
Pima County, Arizona



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West side of Houghton Road, 1/3 mile south of Sahuarita Road
Pima County, Arizona

Respectfully submitted to:

Pima County
Development Services – Planning Division
201 North Stone Avenue
Tucson Arizona 85701

Prepared for:

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August 2013
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PART I - SITE INVENTORY:

I-A EXISTING LAND USES

1. LOCATION AND REGIONAL CONTEXT

The subject parcel is located in the region of Pima County southeast of the City of Tucson. Parcels 305-28-032E, -032F and -032K are located in the southwest quarter of the northwest quarter of Section 13, Township 17 South, Range 15 East. The parcel is located along the east side of Houghton Road, approximately 1/3 mile south of the Sahuarita Road intersection. Please see Exhibit 1-A.1 for a mapped description of the Location and Regional Context.

2. EXISTING LAND USE-ON SITE

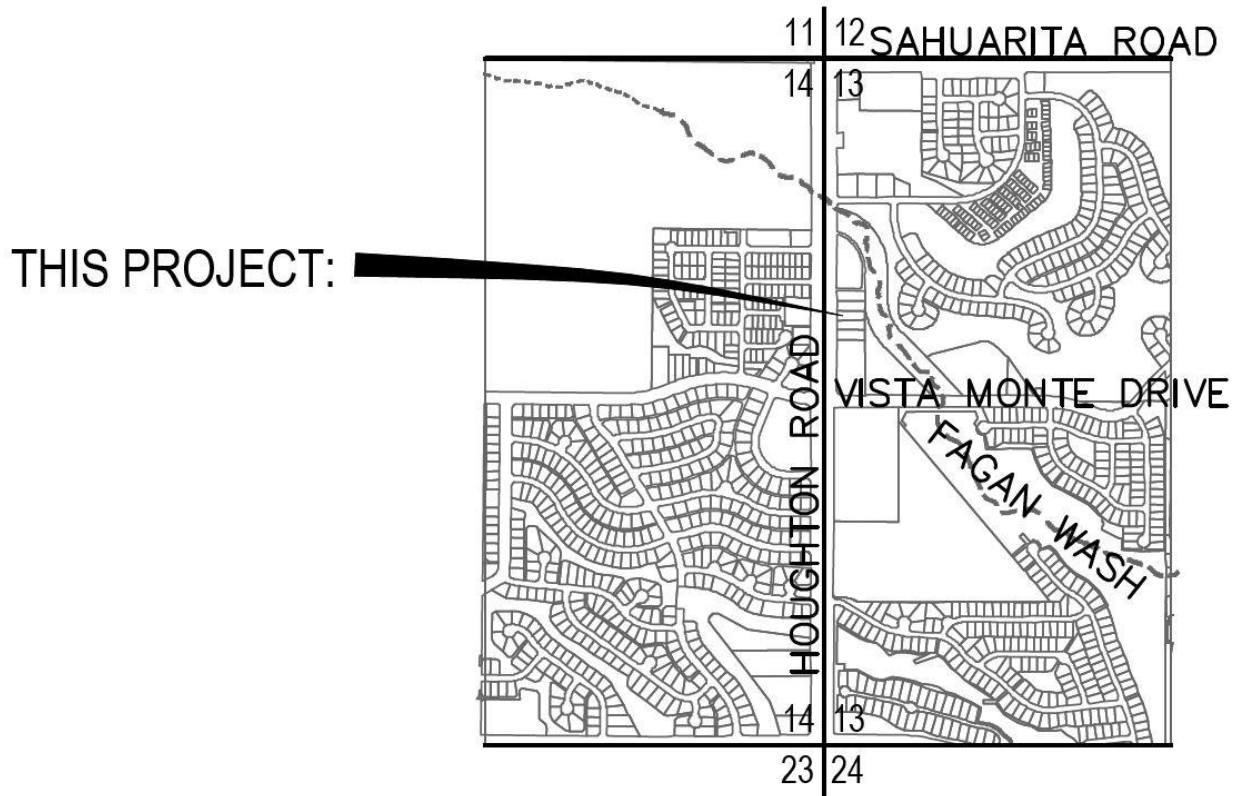
The existing land use on the subject property is vacant. A recent ALTA survey indicates that there are no buildings or pavement on the site.

3. AERIAL PHOTO

An Aerial Photo of the subject property and surrounding properties is provided as Exhibit 1-A.2.

4. SURROUNDING DEVELOPMENT

- a. The subject property is entirely surrounded by TR zoning. A CB-1 zoned development is located 120 feet to the north, and SR zoned property is located 60' to the east. Within a one-quarter mile radius, zones SR, GR-1, CR-3, TR, CB-1, CB-2 and SP exist as shown on Exhibit 1-A.4.
- b. The surrounding land uses for the subject parcel are a mix of vacant, commercial and residential. The closest development to the north along Houghton Road is Ace Hardware & Office Building. The Santa Rita Golf Course Clubhouse is the closest development to the south along Houghton Road. The density of the existing residential developments varies from 1 resident per acre (RAC) to 10 RAC to 3 RAC.
- c. The existing neighborhoods surrounding the site are comprised of one and two story single family residential developments and varied commercial developments along Houghton Road. The height of the existing homes ranges from low slung ranch style homes to pitched roof, box on box, two story construction. The average height of the one story homes range from 14' to 18' and the two story homes range in height from 20' to 24'. The commercial/retail buildings located approximately 300' north of the property along Houghton Road are single story, while the commercial buildings approximately 300' south along Houghton Road are single story with a maximum building height of 18'-2".
- d. The applicant is not aware of any pending or conditionally approved rezonings and subdivisions and/or development plan under review at the time of application.



LOCATION MAP

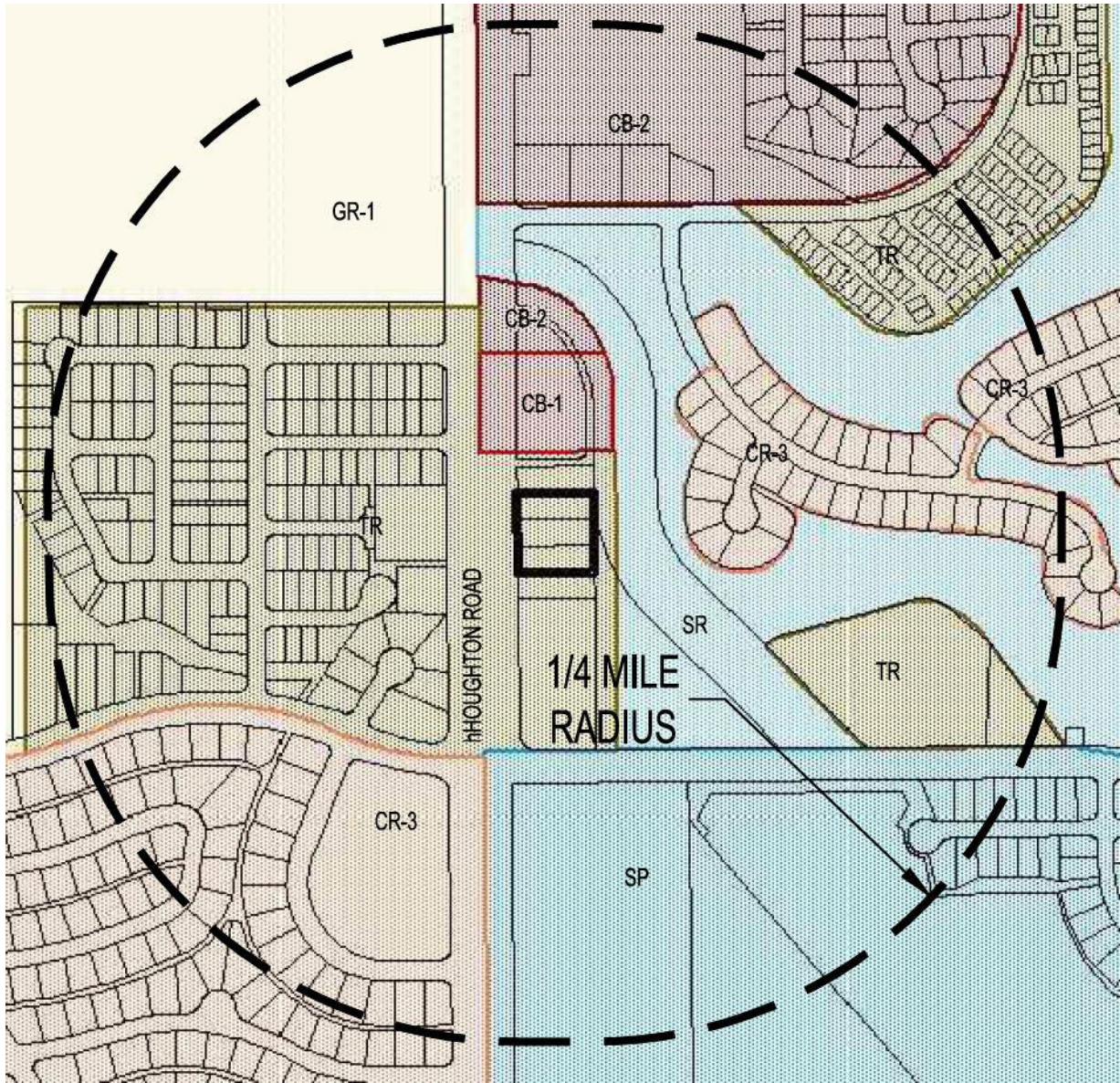
SECTION 13, T17S, R15E, G&SRM
PIMA COUNTY, ARIZONA

Project Site is located in:
Section 13 of Township 17 South, Range 15 East

SUBJECT PROPERTY ACREAGE: 1.12 acres
REZONING AREA ACREAGE: 1.12 acres

Assessor Parcel Number: 305-28-032E, 032F, 032K





- e. The subject property is located in the Comprehensive Plan designation of Community Activity Center, and is bound to north, east and south by the same. To the west of Houghton Road is Medium Intensity Urban. To the east of the Fagan Wash is Medium Intensity Urban. This entire vicinity is located within the Rincon Southeast / Santa Rita Comprehensive Plan Subregion.

I-B TOPOGRAPHY AND GRADING

1. TOPOGRAPHIC FEATURES

The site is gently sloping to the north and west under existing conditions with no significant topographic features. Recent topography for the subject property and surrounding areas is provided on Exhibits I-C.2 and I-C.4.

- a. There are no restricted peaks or ridges present on the site.
- b. There are no rock outcrops or talus slopes present on the site.
- c. There are no slopes greater than 15% present on the site.
- d. The site is in the FEMA FIRM Panel Zone X - areas determined to be outside of the 0.2% annual chance floodplain as shown on FIRM 04019C3500L
- e. There is only minimal existing ground disturbance on the site. The site is generally native desert vegetation.

2. AVERAGE CROSS SLOPE

The predevelopment average cross slope is as follows:

305-25-032E: 4.08%

305-25-032F: 3.00%

305-25-032K: 3.34%

The average for the subject area is 3.47% as shown on the Pima County GIS Average Cross Slope Calculation.

I-C HYDROLOGY

1. OFFSITE WATERSHEDS

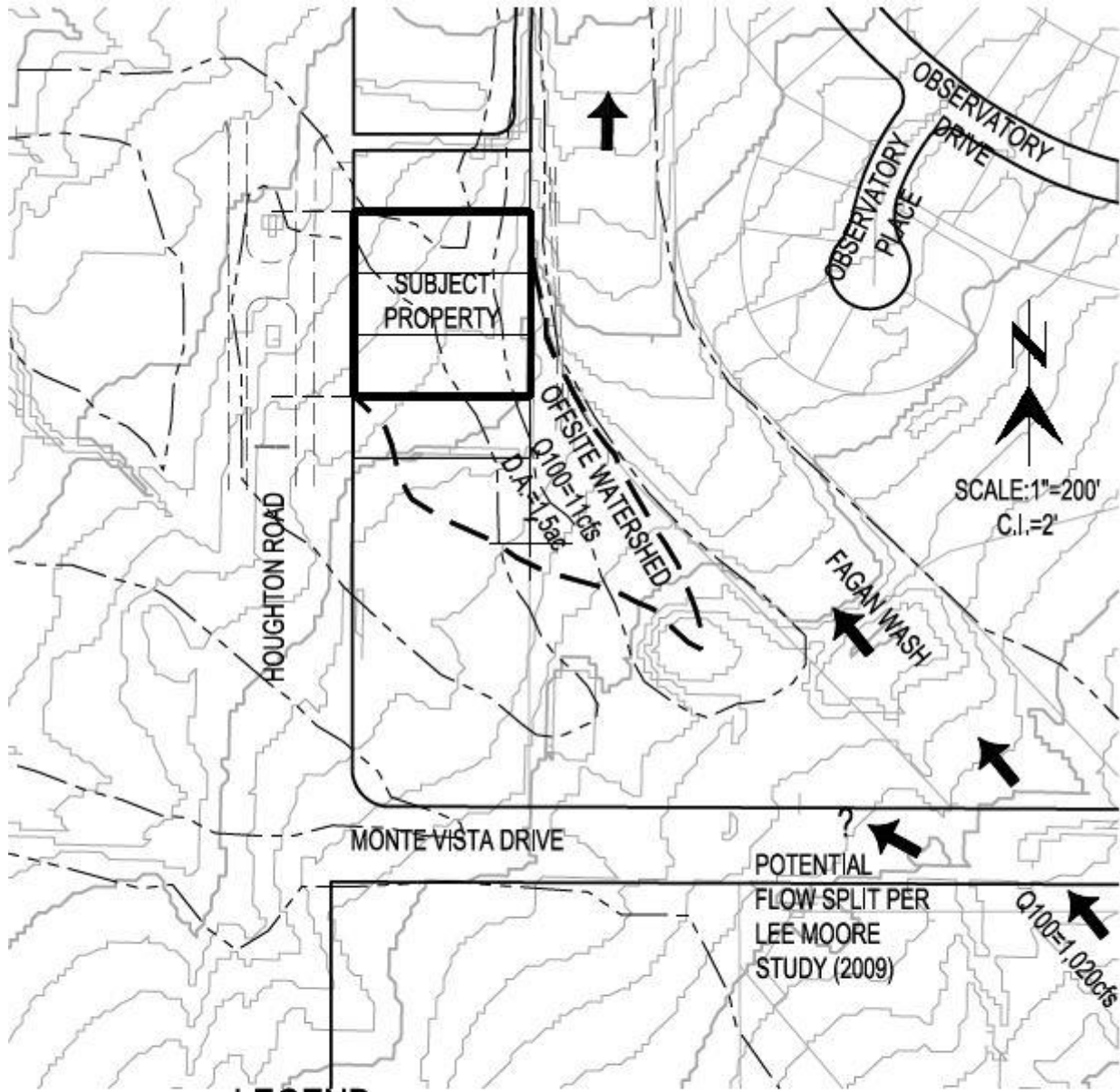
Storm water runoff drains directly into the subject property from a small upstream watershed. Runoff from a much larger watershed, (Fagan Wash, $Q_{100} > 1,000$ cfs), flows in a constructed channel located along the east property boundary. The Lee Moore Wash Basin Management Study indicates the possibility of a flow split where the Fagan Wash crosses Vista Monte Drive approximately 750 feet upstream. Exhibit I-C.1 shows the offsite watershed and possible Fagan Wash flow split in relation to the subject property.

2. OFFSITE FEATURES





The FEMA FIRM Panel (04019C3500L, Panel Not Printed by FEMA) for this area indicates that the property is in Zone X, and not subject to flood insurance requirements. Pima County records indicate that the property lies within the Lee Moore Wash Watershed Study Area, and potentially subject to regulatory local floodplain requirements. The property surrounding the project site consists of a mix of vacant areas and developed commercial parcels, and drains generally to the northwest. The Fagan Wash drainage channel abuts the property to the east. Detailed study performed while planning for this project indicates that no flow split occurs at Vista Monte Drive, and that the Fagan Wash channel contains the 100-year design flow of 1,020 cfs, with significant excess capacity. Exhibit 1-C.2 shows the Fagan Wash floodplain limits. Offsite runoff from a small local watershed enters the subject property from the south.

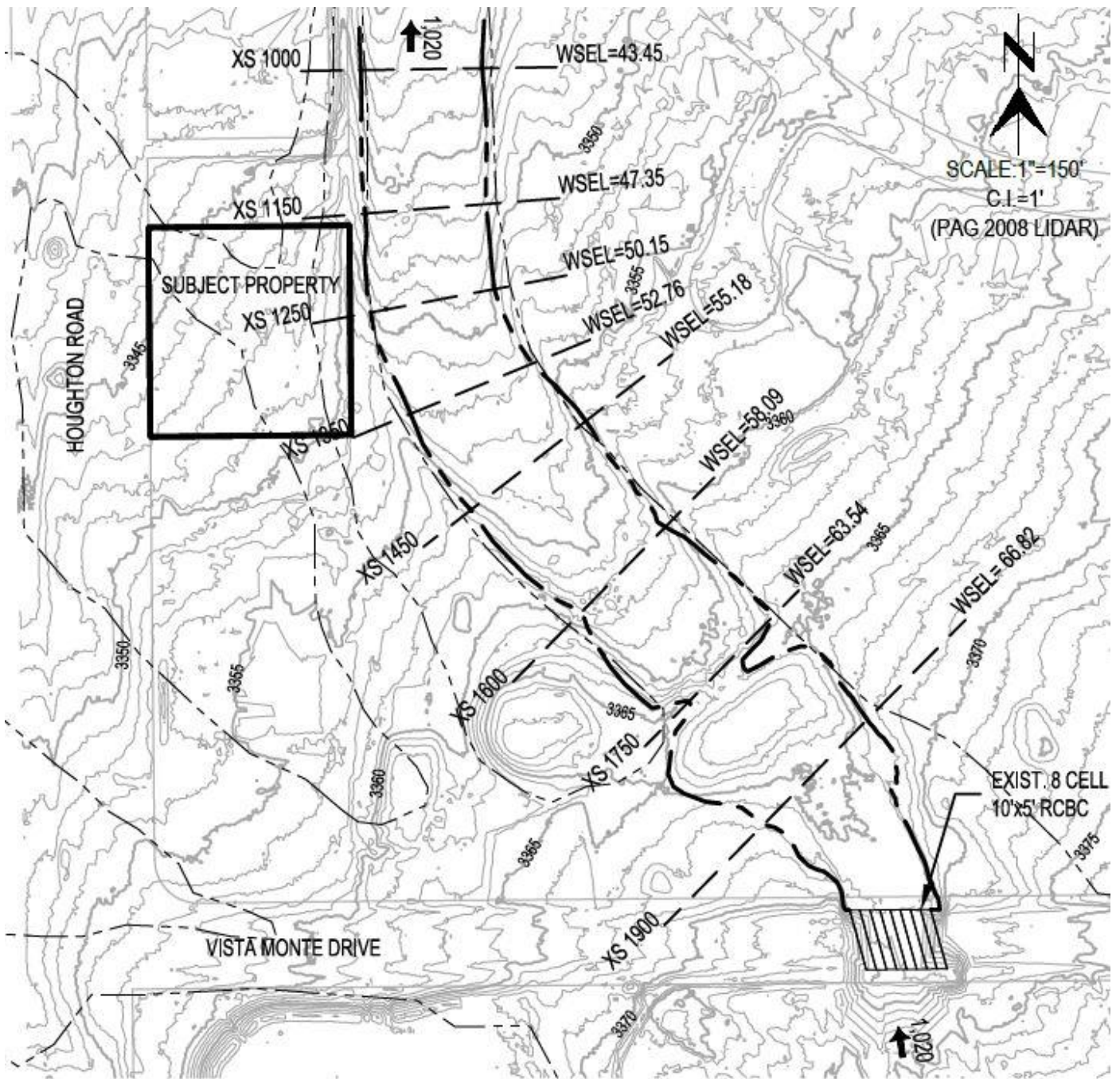
3. ACREAGE OF OFF-SITE WATERSHEDS

The local offsite watershed is 1.5 acres.


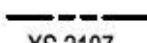

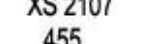

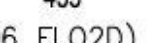



LEGEND

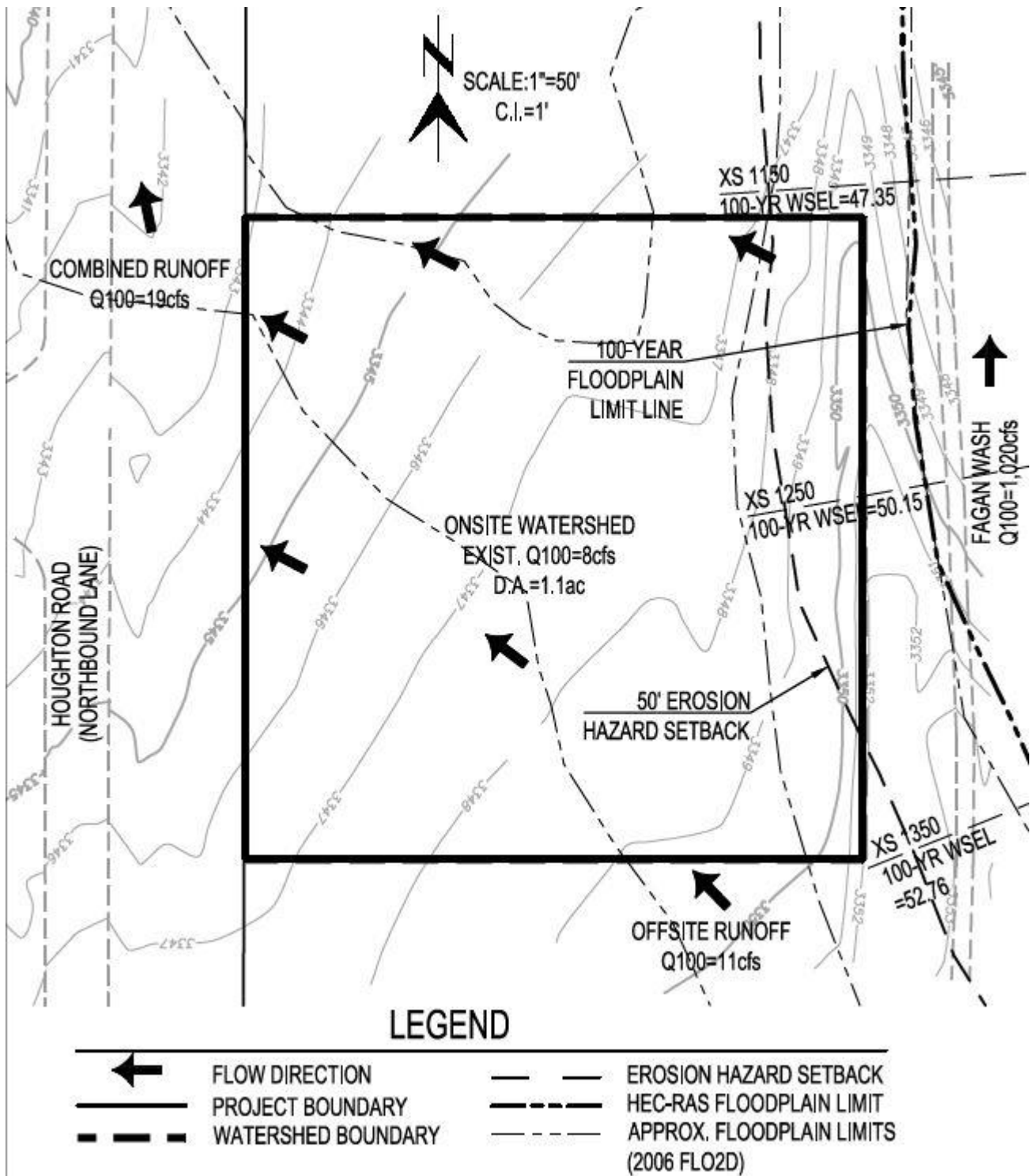
-  FLOW DIRECTION
-  PROJECT BOUNDARY
-  WATERSHED BOUNDARY
-  APPROX. FLOODPLAIN LIMITS (2006 FLO2D MODEL)



LEGEND

- | | | | |
|---|---------------------------------|---|---------------------------|
|  | STREAM FLOW PATH |  | HEC-RAS FLOODPLAIN LIMITS |
|  | CROSS SECTION |  | CROSS SECTION ID |
|  | SUBJECT PROPERTY |  | DISCHARGE (CFS) |
|  | APPROX. FLOODPLAIN (2006 FLO2D) | | |





4. ON-SITE HYDROLOGY

The existing vacant project site drains at approximately 2.5% to the northwest, and exits the property along the north and west boundary lines in a sheet flow manner. The existing site conditions were verified using recent 1' interval topography from a recent ground survey, as well as 2012 aerial photography. The existing site topography and resulting watershed boundary are presented on Exhibit I-C.4. A 100-year peak storm water runoff estimate for the existing, onsite watershed was prepared utilizing the PC-Hydro software. The resulting peak discharge for the 1.1 acre site is 8 cfs.

5. DOWNSTREAM DRAINAGE CONDITIONS

Runoff generated within the project site combined with offsite runoff, (approximately 19 cfs total), drains to the northwest, and exits the property along the north and west boundary lines in a sheet flow manner.

I-D BIOLOGICAL RESOURCES

1. CONSERVATION LAND SYSTEMS

The site is not classified under the Maeveen Marie Behan Conservation Lands System (CLS).

2. CRITICAL LANDSCAPE CONNECTIONS

The site is not located within or adjacent to any of the six Critical Landscape Connections.

3. PIMA PINEAPPLE CACTUS

The site is mapped as Low in the Sonoran Desert Conservation Plan Habitat Model for Pima Pineapple Cactus. The site is mapped as Primary Conservation Area (PCA) for the Pima Pineapple Cactus.

During the site visit for the Native Plant Preservation Plan inventory, no PPC were observed on the property. While this inventory did not follow the protocol established by the US Fish and Wildlife for PPC searches, the size and vegetation on the parcel, as well as the level of NPPO inventory makes the presence of undetected PPC on the site unlikely.

4. NEEDLE-SPINED PINEAPPLE CACTUS

The site is not located within or adjacent to the Priority Conservation Area for the Needle-Spined Pineapple Cactus.

5. CACTUS FERRUGINOUS PYGMY OWL AND WESTERN BURROWING OWL

This site is not located within a Priority Conservation Area for the Cactus Ferruginous Pygmy Owl or the Western Burrowing Owl.

6. SPECIAL STATUS SPECIES

Exhibit I-D.6 shows the results of the Arizona Game and Fish Department On-line Environmental Review Tool as well as the response letter from the Department.

No special status including federally listed threatened, endangered species or highly safeguarded species of plant life were identified on the site.

Arizona's On-line Environmental Review Tool
 Search ID: 20130812021079
 Project Name: Dollar General @ Corona
 Date: 8/12/2013 12:58:18 PM

Project Location



Project Name: Dollar General @ Corona
Submitted By: Geoff Harris
On behalf of: PRIVATE
Project Search ID: 20130812021079
Date: 8/12/2013 12:58:13 PM
Project Category: Development Outside Municipalities (Rural Development), Commercial/Industrial (mall) and associated infrastructure, New construction
Project Coordinates (UTM Zone 12-NAD 83): 521504.863, 3535774.764 meter
Project Area: 0.766 acres
Project Perimeter: 225.825 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1837
Quadrangle Name: CORONA DE TUCSON
Project locality is not anticipated to change

Location Accuracy Disclaimer

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
Coryphantha scheeri var. robustispina	Pima Pineapple Cactus	LE			HS
Echinocactus horizonthalonius var. nicholii	Nichol Turk's Head Cactus	LE			HS
Echinomastus erectocentrus var. erectocentrus	Needle-spined Pineapple Cactus	SC			SR
Gopherus morikhai	Sonoran Desert Tortoise	C*	S		WSC
PCH for Panthera onca	Proposed Critical Habitat for Jaguar				

Page 1 of 7 APPLICATION INITIALS: GH/H

Arizona's On-line Environmental Review Tool
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 Project Name: Dollar General @ Corona
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Please review the entire receipt for project type recommendations and/or species or location information and retain a copy for future reference. If any of the information you provided did not accurately reflect this project, or if project plans change, another review should be conducted, as this determination may not be valid.

Arizona's On-line Environmental Review Tool:

1. This On-line Environmental Review Tool inquiry has generated recommendations regarding the potential impacts of your project on Special Status Species (SSS) and other wildlife of Arizona. SSS include all U.S. Fish and Wildlife Service federally listed, U.S. Bureau of Land Management sensitive, U.S. Forest Service sensitive, and Arizona Game and Fish Department (Department) recognized species of concern.
2. These recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation). These recommendations are preliminary in scope, designed to provide early considerations for all species of wildlife, pertinent to the project type you entered.
3. This receipt, generated by the automated On-line Environmental Review Tool does not constitute an official project review by Department biologists and planners. Further coordination may be necessary as appropriate under the National Environmental Policy Act (NEPA) and/or the Endangered Species Act (ESA).

The U.S. Fish and Wildlife Service (USFWS) has regulatory authority over all federally listed species under the ESA. Contact USFWS Ecological Services Offices: <http://arizonaes.fws.gov/>.

Phoenix Main Office
 2321 W. Royal Palm Road, Suite 103
 Phoenix, AZ 85021
 Phone 602-242-0210
 Fax 602-242-2513

Tucson Sub-Office
 201 North Bonita, Suite 141
 Tucson, AZ 85745
 Phone 520-670-6144
 Fax 520-670-6154

Flagstaff Sub-Office
 323 N. Leroux Street, Suite 101
 Flagstaff, AZ 86001
 Phone 928-226-0614
 Fax 928-226-1099

Disclaimer:

1. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area.
2. The Department's Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there.
3. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HDMS data contains information about species occurrences that have actually been reported to the Department.

Arizona Game and Fish Department Mission

To conserve, enhance, and restore Arizona's diverse wildlife resources and habitats through aggressive protection and



APPLICATION INITIALS:

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management programs, and to provide wildlife resources and safe watercraft and off-highway vehicle recreation for the enjoyment, appreciation, and use by present and future generations.

Project Category: Development Outside Municipalities (Rural Development), Commercial/Industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

Based on the project type entered; coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered; coordination with Arizona Department of Water Resources may be required (<http://www.water.az.gov/adwr/>)

Based on the project type entered; coordination with County Flood Control districts may be required.

Based on the project type entered; coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>)

Based on the project type entered; coordination with U.S. Army Corps of Engineers may be required (<http://www.spl.usace.army.mil/regulatory/phonedir.html>)

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found at <http://www.azgfd.gov/hgis/guidelines.aspx>.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.

During planning and construction, minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g. microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g. livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before and after project activities to reduce the spread of invasive species. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture

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website for restricted plants
<http://www.azda.gov/PSD/quarantine5.htm>. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control:
<http://www.usda.gov/wps/portal/usdahome>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information http://www.azgfd.gov/h_fhunting_rules.shtml.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (including spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources,

wetlands, streams, springs, and/or riparian habitats.

Planning: consider impacts of lighting intensity on mammals and birds and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly.

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Project Location and/or Species recommendations:

Heritage Data Management System records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project (refer to page 1 of the receipt). Please contact:
 Ecological Services Office
 US Fish and Wildlife Service
 2321 W. Royal Palm Rd.
 Phoenix, AZ 85021-4951
 Phone: 602-242-0210

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Date: 8/12/2013 12:58:18 PM

Fax: 602-242-2513

Heritage Data Management System records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area (refer to page 1 of the receipt). Please contact:

Arizona Department of Agriculture
1688 W Adams
Phoenix, AZ 85007
Phone: 602-542-4373

(including site map).
7. Upon receiving information by AZGFD, please allow 30 days for completion of project reviews. Mail requests to:

**Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366**

Terms of Use

By using this site, you acknowledge that you have read and understand the terms of use. Department staff may revise these terms periodically. If you continue to use our website after we post changes to these terms, it will mean that you accept such changes. If at any time you do not wish to accept the Terms, you may choose not to use the website.

1. This Environmental Review and project planning website was developed and intended for the purpose of screening projects for potential impacts on resources of special concern. By indicating your agreement to the terms of use for this website, you warrant that you will not use this website for any other purpose.
2. Unauthorized attempts to upload information or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. The Department reserves the right at any time, without notice, to enhance, modify, alter, or suspend the website and to terminate or restrict your access to the website.
4. This Environmental Review is based on the project study area that was entered. The review must be redone if the project study area, location, or the type of project changes. If additional information becomes available, this review may need to be reconsidered.

Recommendations Disclaimer:

1. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project.
2. These recommendations are proposed actions or guidelines to be considered during **preliminary project development**.
3. Additional site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. The Department is interested in the conservation of all fish and wildlife resources, including those Special Status Species listed on this receipt, and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
6. **Further coordination requires the submittal of this Initialed and signed Environmental Review Receipt with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information**

Page 5 of 7 APPLICATION INITIALS: 

Arizona's On-line Environmental Review Tool
 Search ID: 20130812021079
 Project Name: Dollar General @ Corona
 Date: 8/12/2013 12:58:18 PM

5. A signed and initialed copy of the Environmental Review Receipt indicates that the entire receipt has been read by the signer of the Environmental Review Receipt.

Security:

The Environmental Review and project planning web application operates on a complex State computer system. This system is monitored to ensure proper operation, to verify the functioning of applicable security features, and for other like purposes. Anyone using this system expressly consents to such monitoring and is advised that if such monitoring reveals possible evidence of criminal activity, system personnel may provide the evidence of such monitoring to law enforcement officials. Unauthorized attempts to upload or change information; to defeat or circumvent security measures; or to utilize this system for other than its intended purposes are prohibited.

This website maintains a record of each environmental review search result as well as all contact information. This information is maintained for internal tracking purposes. Information collected in this application will not be shared outside of the purposes of the Department.

If the Environmental Review Receipt and supporting material are not mailed to the Department or other appropriate agencies within six (6) months of the Project Review Receipt date, the receipt is considered to be null and void, and a new review must be initiated.

Print this Environmental Review Receipt using your internet browser's print function and keep it for your records. Signature of this receipt indicates the signer has read and understands the information provided.

Signature: *Keaff W. Hartz*
 Date: 8/12/13

Proposed Date of Implementation: 1/1/14

Please provide point of contact information regarding this Environmental Review.

Application or organization responsible for project implementation
 Agency/organization: SW General Development

Contact Name: Beav Woodring

Address: 10229 N. Scottsdale Road

City, State, Zip: Phoenix, AZ 85253

Phone: (602) 955-1470

E-mail: beav@generaldevelop.com

Person Conducting Search (if not applicant)

Agency/organization: STAR Consulting

APPLICATION INITIALS: *AW*



Arizona's On-line Environmental Review Tool
Search ID: 20130812021079
Project Name: Dollar General @ Corona
Date: 8/12/2013 12:58:18 PM

Contact Name: Geoff W. Harris
Address: 5405 E. Placita Hayuco
City, State, Zip: Tucson, AZ 85718
Phone: (520) 529-1240
E-mail: geoff@starconsultingaz.com

Page 7 of 7 APPLICATION INITIALS: GH

7. SAGUAROS

There were no saguaros found on the site.

8. HABITAT PROTECTION AND COMMUNITY OPEN SPACE

The site is not located within or adjacent to Habitat Protection or Community Open Space priority acquisition property. As such, an exhibit has not been provided.

9. OTHER IMPORTANT VEGETATION

There are no areas on the site where vegetation is of special scenic or aesthetic value, screening/buffering value or important to soil stabilization.

10. VEGETATION COMMUNITIES/ASSOCIATIONS

Vegetation on the site has been impacted by the adjacent roadway and the adjacent, previous golf course use to the east.

The entire site is a similar vegetative zone consisting of

Mesquite – *Prosopis velutina*

Catclaw Acacia – *Acacia greggii*

Palo Verde – *Cercidium microphyllum*

Hackberry – *Celtis pallida*

Prickly Pear – *Opuntia spp.*

Barrel Cactus – *Ferrocactus spp.*

Vegetation is in generally fair condition, with the exception of the Catclaw Acacia, which is in generally poor condition due to rodent damage.

I-E VIEWSHEDS

1. VISIBILITY AREAS

This project is not proposed to be developed under the Cluster Development Option of the Zoning Code.

2. PHOTOS

Several ground-level photos of the site have been provided on the following pages of this report.



Houghton Road at Median facing North



Houghton Road at Median facing North



In Houghton Road median facing East toward Subject Property



In Houghton Road median facing West (opposite from Subject Property)



In Houghton Road median facing Northeast toward Subject Property



In Houghton Road median facing Northwest opposite from Subject Property



In Houghton Road median facing South



In Houghton Road median facing East toward Subject Property



Northwest Corner of Site facing North along Houghton Road



Northwest Corner of Site facing East



Northwest Corner of Site facing South along Houghton Road



Northwest Corner of site facing West, across Houghton Road



Northeast Corner of site facing North



Northeast corner of site facing East (across Fagan Wash)



Northeast corner of site facing South



Northeast corner of site facing West across Subject Property



Southeast corner of site facing North



Southeast corner of site facing East



Southeast corner of site facing South



Southwest Corner of site facing North along Houghton Road



Southwest Corner of site facing East

I-F TRANSPORTATION

1. EXISTING/PLANNED OFF-SITE STREETS

The site will have direct access to north and south bound Houghton Road at the existing median opening. The site is immediately adjacent to Houghton Road. The Pima County Major Streets and Scenic Routes Plan includes the following development criteria:

Houghton Road:

- a. Existing Right of Way Width: 200'
- b. Pima County MS&R Width: 120' (Major Route)
The existing right-of-way width DOES meet the Pima County width standards.
- c. The existing right-of-way widths ARE continuous in the vicinity of the site.
- d. No offsite roads or streets are proposed for this project.
- e. Travel lanes: one NB and one SB through lane
Posted Speed Limit: 35 MPH
Existing Pavement Edge: Thickened pavement edge
- f. Existing Houghton Road ADT: 9,493 VPD (I-10 to Sahuarita)
6,031 VPD (Sahuarita to Corona de Tucson)
- g. Existing Capacity: 13,300 VPD (corresponds to 2-lane LOS D)
- h. Existing Bicycle way: Striped Shoulder (not a bike route)
Existing Pedestrian way: Dirt path
- i. No known roadway improvements are scheduled for this road.

Sahuarita Road (not adjacent to site):

- a. Existing Right of Way Width: 150'
- b. Pima County MS&R Width: 300' (Scenic, Major Route)
- d. No offsite roads or streets are proposed for this project.
- e. Travel lanes: one EB and one WB through lane
Posted Speed Limit: 50 MPH
Existing Pavement Edge: Thickened pavement edge
- f. Existing Sahuarita Road ADT: 7,360 VPD (Nogales Hwy to Houghton)
5,229 VPD (Houghton to Sonoita Hwy)
- g. Existing Capacity: 13,300 VPD (corresponds to 2-lane LOS D)
- h. Existing Bicycle way: Striped Shoulder
Existing Pedestrian way: Dirt Path
- i. No known roadway improvements are scheduled for this road.

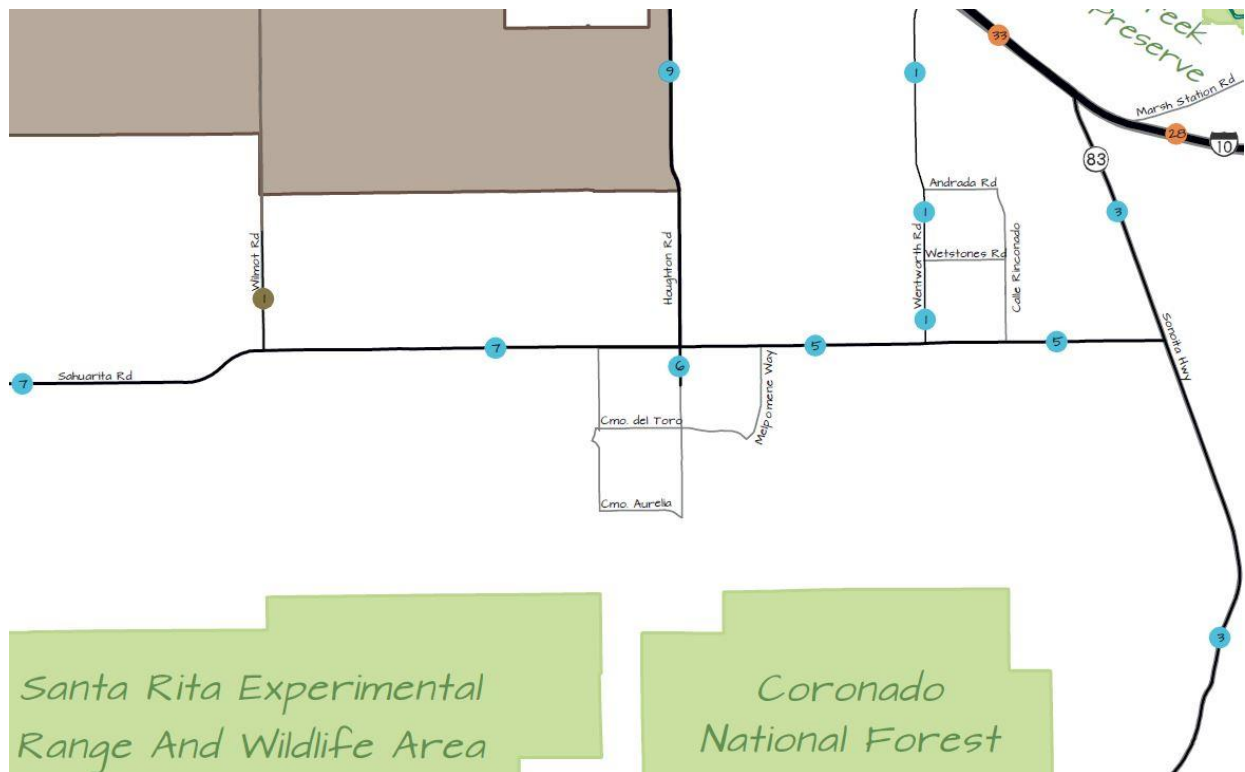
2. DISTANCES TO EXISTING DRIVES/INTERSECTIONS

The locations of, and distances to, the nearest existing intersections and driveways are provided in Exhibit I-F.2. Distances are provided along both the north bound and south bound sides of Houghton Road. Along the south bound (west) side, distances are provided from the center of the existing median opening.

3. PUBLIC TRANSIT

There are no existing or proposed transit systems in the vicinity of this proposed development.

EXHIBIT I-F.1: EXISTING OFF-SITE STREETS ADT



Traffic ADT shown in 000s

Dark green dot indicates 2011 traffic data

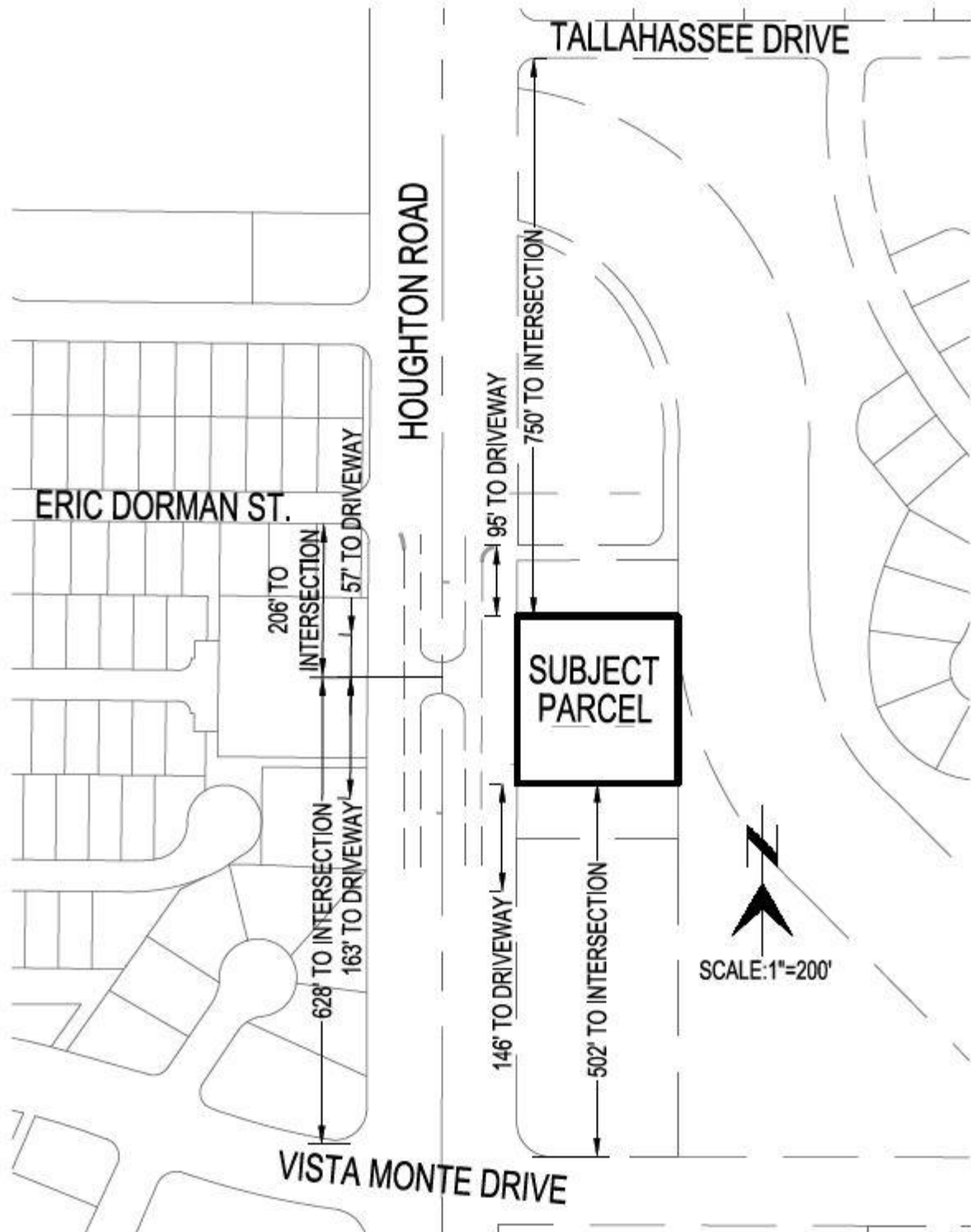
Cyan dot indicates 2010 traffic data

Yellow dot indicates 2009 traffic data

Orange dot indicates 2008 traffic data

Source: Pima Association of Governments

2010 Traffic Volumes in Metropolitan Tucson and Eastern Pima County



I-G SEWERS

1. EXISTING PUBLIC SEWER

The site is proposed to be served by public sewer S-244B, a 10" ACP (Asbestos Cement Pipe), between existing manholes 7994-02 and 7994-03.

2. SITE CONSTRAINTS FOR SEWER

The site has no known constraints which would impact the ability to be served by the public sewer.

I-H RECREATION AND TRAILS

1. EXISTING PARKS AND TRAILS

No public parks or recreation areas, accessible to the general public, are located within one mile of the site.

The SunTran bus route is not available along Houghton Road.

Bicycle routes are not available along Houghton Road.

There are no significant points of interest in the vicinity of the subject property.

2. PIMA REGIONAL TRAIL SYSTEM MASTER PLAN

The Pima Regional Trail System Master Plan identifies Houghton Road as a Greenway, trail number G025.

I-I CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

1. ARIZONA STATE MUSEUM

The Arizona State Museum along with the University of Arizona performed an Archeological Site Records Search. The full results of this search are shown in Exhibit I-I.1.

2. ARCHEOLOGICAL AND HISTORIC SITES

No archeological or historic properties were identified within the project area, and one archeological property was identified within a 1-mile radius of the project area.

3. FIELD SURVEY

The Arizona State Museum (ASM) defers to Pima County regarding recommendations concerning the need for meeting cultural resources requirements prior to ground modification activities. Pima County's Office of Sustainability and Conservation, Cultural Resources Division recommends that a survey prior to development will not be required on the subject property.

I-J AIR QUALITY

The proposed development is a commercial/retail use and does not include any industrial facilities. Air quality analysis is not a requirement of this development.



Arizona State Museum

P.O. Box 210026
Tucson, AZ 85721-0026
Tel: (520) 621-6302
Fax: (520) 621-2976

PIMA COUNTY ARCHAEOLOGICAL SITE RECORDS SEARCH RESULTS*

**This report documents the results of an archaeological site-records check.
It does not constitute a cultural resources clearance.*

E-mail Request Received: 8/12/2013

Search Completed: 9/13/2013

Requester Name and Title: Erin E. Harris, PE
Company: STAR Consulting
Address: 5405 East Placita Hayuco
City, State, Zip Code: Tucson, AZ 85718
Phone/FAX/or E-mail: 529-1240

Project Name and/or Number
Dollar General at Corona de Tucson / Parcels 30528032E/F/K

Project Description
Development on about 1 acre

Project Area Location: SEC Sahuarita & Houghton Rds / 16405 S Houghton Rd, Pima County, Arizona.

Legal Description: a portion of the SW, SW, NW, S13, T17S, R15E, G&SR B&M, Pima County, Arizona.

Search Results: According to a search of the archaeological site files and records retained at the Arizona State Museum (ASM), the project area has not been inspected for historic properties. No historic properties are identified within the project area. Forty-one archaeological inspections were completed within a mile radius of the project area between 1980 and 2012. One archaeological property is identified within a 1-mile radius of the project area. A color orthophotograph taken of the proposed project area in 2012, enclosed, depicts what looks to be possibly an unmodified ground surface covered with native vegetation or secondary vegetation regrowth (if the parcel was bladed at one time). The parcel is bordered by a paved road, a commercial development, and undeveloped land.

Sites in Project Area: None, but without conducting an intensive archaeological inspection of the ground surface in the project area, the presence or absence of historic properties cannot be predicted.

Recommendations: Because Pima County has jurisdiction in this project area, the county will make recommendations for the project using its own search results and it may use the ASM's search results and / or others. Should the county require additional archaeological work in this parcel, you will need to contact a qualified archaeological contractor whose name is maintained on a list posted on the ASM website at the following link: <http://www.statemuseum.arizona.edu/crservices/permits/index.shtml>.

Pursuant to *Arizona Revised Statutes* §41-865 *et seq.*, if any human remains or funerary objects are discovered during your project work, all work will stop within the area of the remains and Dr. Todd Pitezel, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions about the results of this records search, please contact me at the letterhead address or the phone number or e-mail address as follows.

Sincerely,

Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096
nepearso@email.arizona.edu

- This project occurs within or close to the boundary of a known cultural resource. This project requires Pima County Office of Archaeology & Historic Preservation review.



I-K COMPOSITE MAP

A Composite Map has not been provided for this project, as the site constraints are minimal. Those constraints that do impact the subject property are provided on the Preliminary Development Plan in Section II.

The characteristics included on the Preliminary Development Plan include the following design constraints:

- Erosion Hazard Setback from the adjacent Fagan Wash
- Distances to existing roads and driveways
- Existing median opening

The following characteristics were found to NOT impact the site:

- FEMA Flood Zone
- Restricted Peaks and Ridges
- Rock outcrops and talus slopes
- Slopes greater than 15%
- Sheet flooding areas
- Riparian areas
- Sources of perennial surface water
- Ironwood trees
- Pima pineapple cactus
- Needled spined pineapple cactus
- Areas of significant or important vegetation

PART II – LAND USE PROPOSAL

SW General Development proposes to construct a 9,221 square foot retail store on this parcel along with the associated parking and development amenities. This store is proposed to a convenient retail service in a developed yet remote area of the County. This surrounding community is underserved by the existing retail options. The development proposes to use existing infrastructure such as roadways and utilities. Infrastructure modification or extensions are not required as a part of this development.

The remainder of this analysis is dedicated to describing the land use proposal and design concepts derived from the analysis of the site's characteristics, and to present sensitive design and mitigation techniques that respond to the unique site characteristics and the character of the surrounding neighborhood.

II-A PROJECT OVERVIEW

1. PROPOSED ZONING BOUNDARIES

A single zone is proposed for the subject property, CB-1. Multiple zoning districts are not requested. The proposed zoning will extend to the property line or center of adjacent public right-of-way as appropriate.

2. PROJECT DESCRIPTION

a. The proposed retail development will fulfill a need for retail services to the surrounding residential community. The proposed building and parking area are appropriate in scale for the parcel size and medium-density residential community, and the use is consistent with the intent for the Houghton Road corridor.

b. The proposed retail development is consistent with the Community Activity Center designation specified in the Comprehensive Land Use Plan.

c. A neighborhood meeting has not been held at this time, but will be scheduled prior to Planning and Zoning Commission hearing. Any issues raised by the neighbors will be addressed and incorporated in the final plan.

d. No negative impacts are anticipated due to the proposed development. Positive impacts include an increase in economic activity and provision of retail services to the neighborhood.

e. This development contributes to several Smart Growth principles. The proposed development is located along a well maintained and major route, Houghton Road. No offsite transportation or utility improvements or extensions are required to reach this development. The development will not have a negative impact on sensitive vegetation or wildlife habitat. The proposed development provides a new retail use in close proximity to existing residential and commercial uses.

3. CONFORMANCE WITH SELECTED ORDINANCES

This site is NOT affected by the following zones:

- Gateway Overlay Zone
- Cluster Development Option
- Historic Zone
- Airport Environs and Facilities

The site is affected by the Native Plant Preservation code and will be developed in accordance with Chapter 18.72 of the Pima County Zoning Code. This project will substantially conform with this code through the study, preparation and execution of a Native Plant Preservation Plan as prepared by an Arizona registered Landscape Architect and approved by Pima County. The Preliminary Development Plan has allowed space for the plants which are to be relocated on site. Additional mitigation vegetation will be provided throughout the site per the Landscape Plan as prepared by an Arizona registered Landscape Architect and approved by Pima County.

II-B PRELIMINARY DEVELOPMENT PLAN (PDP)

1. PRELIMINARY DEVELOPMENT PLAN

The Preliminary Development Plan is shown on the following page of this analysis as Exhibits II.B.1.

2. PDP SUPPORT DATA

All relevant and applicable supporting data is provided on the Preliminary Development Plan.

II-C TOPOGRAPHY AND GRADING

1. DEVELOPMENT/MITIGATION ON STEEP SLOPES

This site does not have areas of slopes of 15% or greater, with a 10' or greater natural fall.

2. NATURAL AREAS UNDER HDZ

This site does not contain areas of slope classified as HDZ.

3. AREAS TO BE DISTURBED, REVEGETATED AND NATURAL

The entire parcel is subject to disturbance.

4. CHANGES TO NATURAL GRADE

The grading on the site is limited to minor cuts and fills in an effort to accept minor offsite runoff, effectively drain the site and match existing grade around the perimeter of the site.

5. ENGINEERING/DESIGN FEATURES FOR MITIGATION

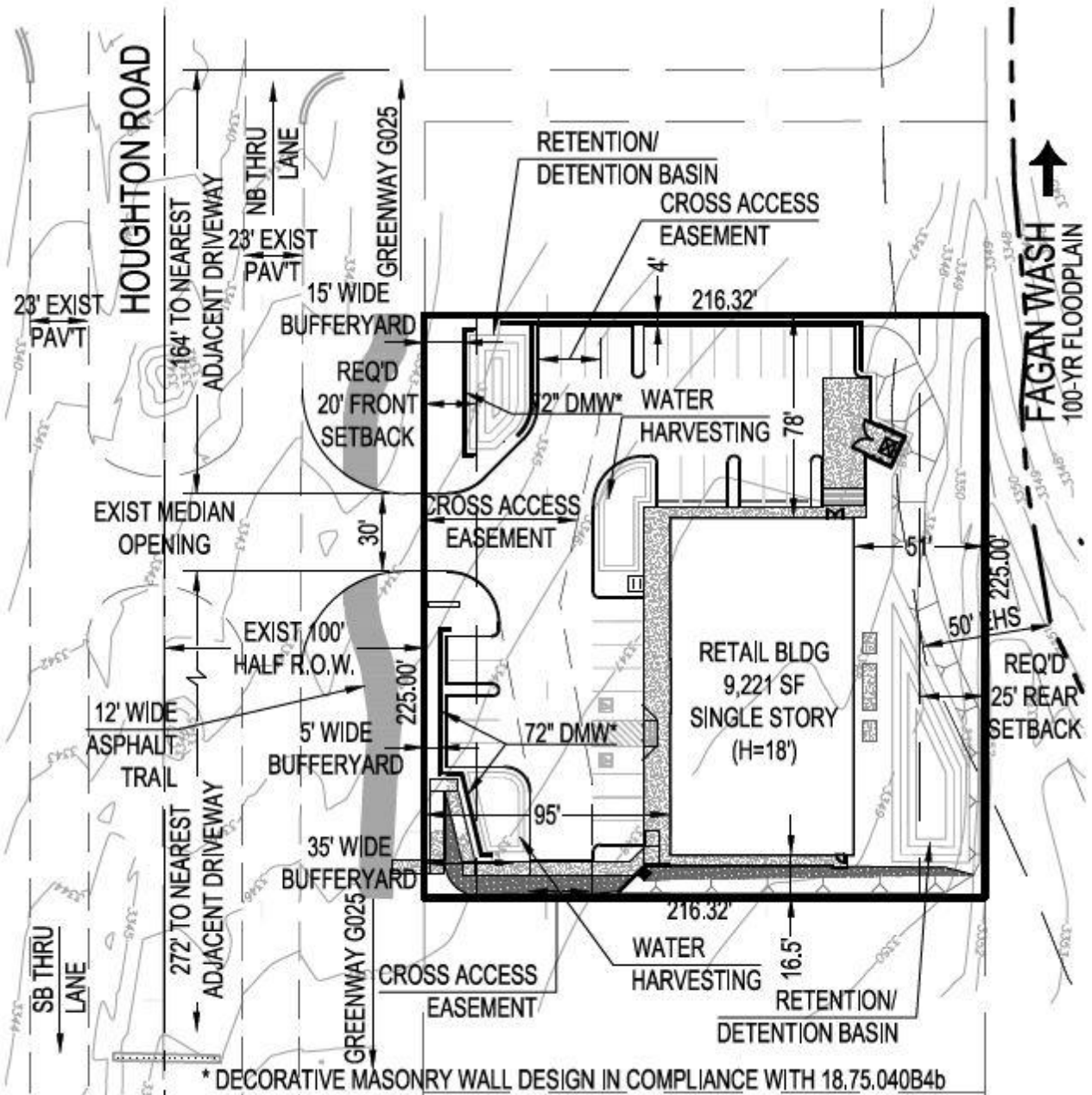
The building pad will be elevated to provide an FFE a minimum of 1 foot above the highest adjacent water surface elevation in the Fagan Wash.

SUPPORTING DATA:

TOTAL SITE AREA:	1.1 AC	PARKING SPACES PROVIDED:	33
CURRENT ZONE:	TR	TYPE OF LANDSCAPING:	
PROPOSED ZONE:	CB-1	-DESERT NATIVE, DROUGHT-TOLERANT PLANTS	
		-DECOMPOSED GRANITE GROUND COVER	



SCALE: 1"=60'



II-D HYDROLOGY

1. RESPONSE TO HYDRAULIC CONSTRAINTS

The Fagan Wash floodplain is contained within the channel along the east property line. The proposed building is located outside of the 50' erosion hazard setback. Runoff generated upstream of the project will be collected within a 10' wide drainage channel along the southern property line and conveyed through the paved parking area. All pertinent drainage details are provided on Exhibit II-D.1.

2. REASONS FOR FLOODPLAIN ENCROACHMENT

No floodplain encroachment is proposed with this development

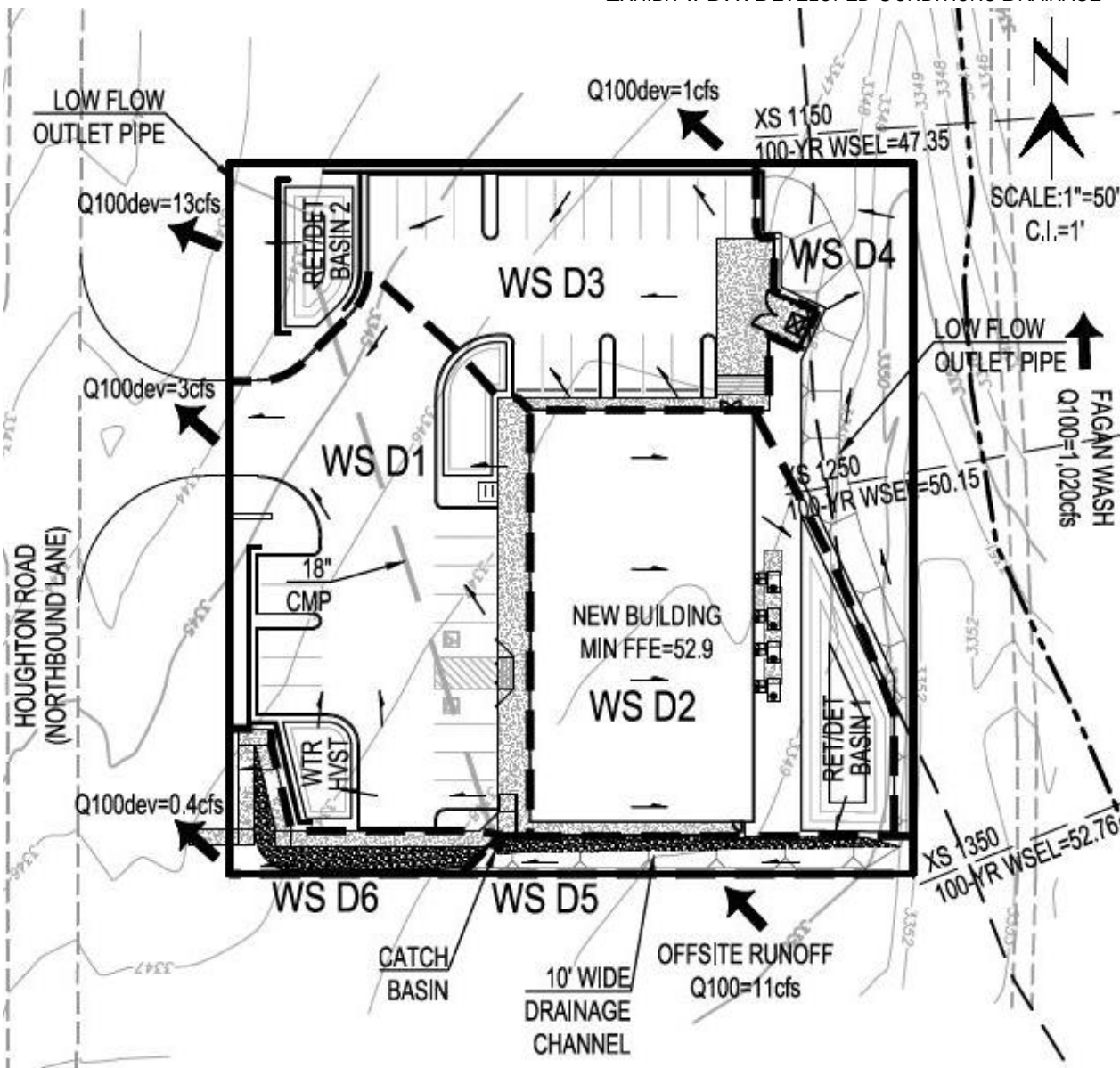
3. POST DEVELOPMENT DISCHARGE

The project increases the 100-year peak runoff generated within the project from 8 cfs to 11 cfs. Retention and detention are included with the development, and post-development peak discharges exiting the property will be less than the pre-development combined runoff of 19 cfs. Two earthen basins are proposed to meet retention and detention requirements, located at the southeast corner and northwest corner. As space is limited, it may be necessary in the final design to include an underground chamber, which would be located under the pavement west of the building.





4. ENGINEERING/DESIGN FEATURES FOR MITIGATION

Runoff from the southern parking lot area (WS D1) will exit the site into the Houghton Road right-of-way at the proposed driveway entrance. Offsite runoff from the south will be accepted and conveyed to the west around the new building by a grouted riprap and earthen channel, to a catch basin where it will enter an underground storm drain. Rooftop runoff (WS D2) will be directed into a retention/detention basin, Basin 1, which will outlet through a weir structure into the same earthen channel and storm drain. The combined pipe flow will be released into a second retention/detention basin, Basin 2, at the northwest property corner. Runoff from the northern parking lot area (WS D3) will drain through a curb inlet into Basin 2. Smaller amounts of runoff exiting the site include Watershed D4, which will drain directly north into the adjoining property, and watershed D6, which will outlet directly west into the Houghton Road right-of-way. Runoff from watershed D5 will combine with runoff in the proposed channel and be conveyed to Basin 2 in the proposed storm drain pipe. Erosion protection will be provided at drainage inlets and outlets as necessary. The proposed grading scheme and structural design features are shown on Exhibit II-D.1.

EXHIBIT II-D.1: DEVELOPED CONDITIONS DRAINAGE



LEGEND

-  FLOW DIRECTION
-  PROJECT BOUNDARY
-  WATERSHED BOUNDARY
-  DRAINAGE PATTERN

WATERSHED DATA

WS #	D.A. (ac)	Q100 (cfs)
1	0.32	3.3
2	0.31	3.1
3	0.26	2.5
4	0.15	1.1
5	0.04	0.4
6	0.04	0.4



5. CONFORMANCE WITH APPLICABLE POLICIES

A full Hydrology Report will be submitted for review by P.C. Regional Flood Control District with the Site Construction Plan for the project. The proposed drainage solution for the development will not result in an increase in flooding or erosion hazard to either the subject property or to downstream properties or structures. The proposed development is consistent with drainage requirements of Pima County, State of Arizona and Federal regulations.

II-E BIOLOGICAL RESOURCES

1. IMPACTS TO BIOLOGICAL RESOURCES

This project will use the selective plant methodology for compliance with the Native Plant Preservation Ordinance. Species on site shall be inventoried per the requirements of the Native Plant Preservation Ordinance.

Vegetation will be inventoried and mitigated at a one to one ratio. Only Saguaros of 10' and under and other cacti are recommended to be salvaged or relocated if located within the grading limit.

Salvaging of trees and shrubs is not recommended due to the poor soil conditions that will incur poor root ball preservation. The limited number of trees on site maybe mitigation with new specimens of similar genesis and species would better serve the overall development and community as a whole.

2. PROTECTION OF LANDSCAPE CONNECTIVITY

The section of text is not applicable to this site.

II-F LANDSCAPE AND BUFFER PLAN

The project incorporates a 10' average width Bufferyard "D" as required along the Houghton Rd. Frontage. The proposed bufferyard design varies in actual width from 5' minimum to 35'. This provides an additional 20% landscape area within the bufferyard and conforms to the requirements of 18.73.040.D.2. The bufferyard location and dimensions are provided on the Preliminary Development Plan.

The Bufferyard "D" along Houghton Road also requires a 72" Decorative Masonry Wall. In order to provide interest to the project, the wall will utilize partially open sections in conformance with 18.73.040.B.4.b.

Trees will be planted within the parking lot at an average density of 1 tree per 4 spaces.

The project will also conform to the requirements of the Native Plant Preservation Plan. Required transplants will be transferred into the bufferyard and/or incorporated into the parking lot area.

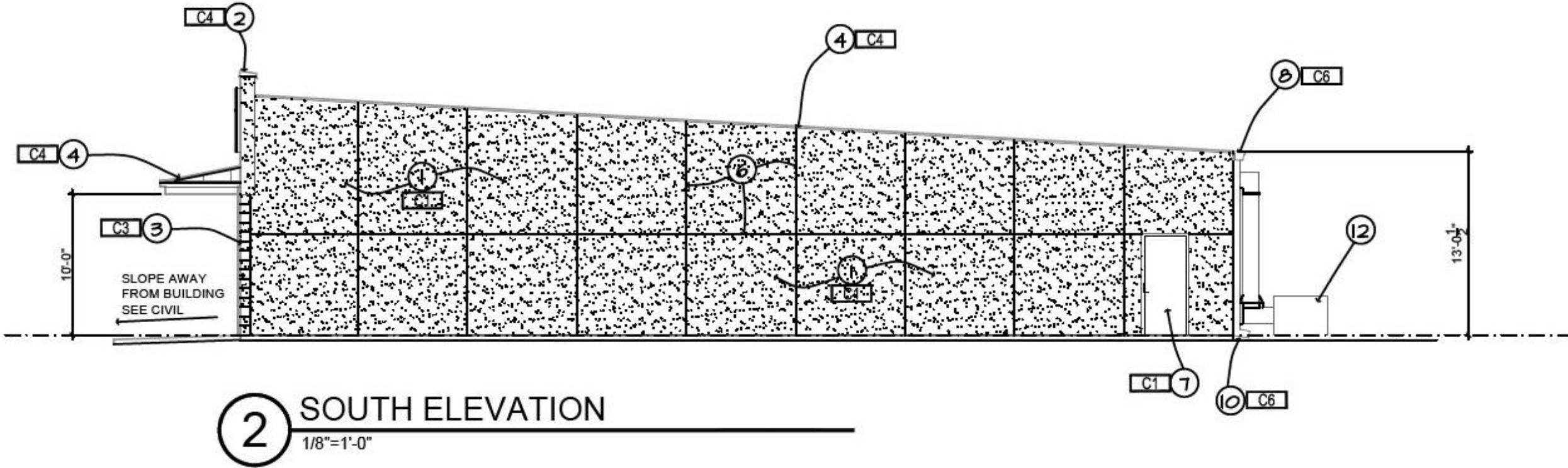
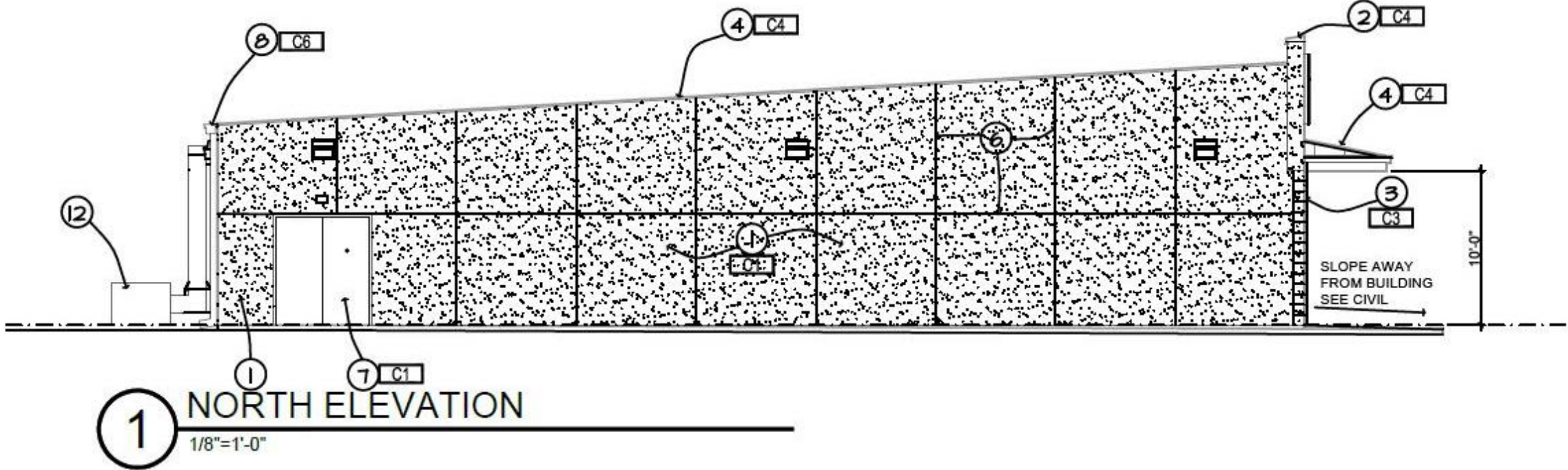
II-G VIEWSHEDS

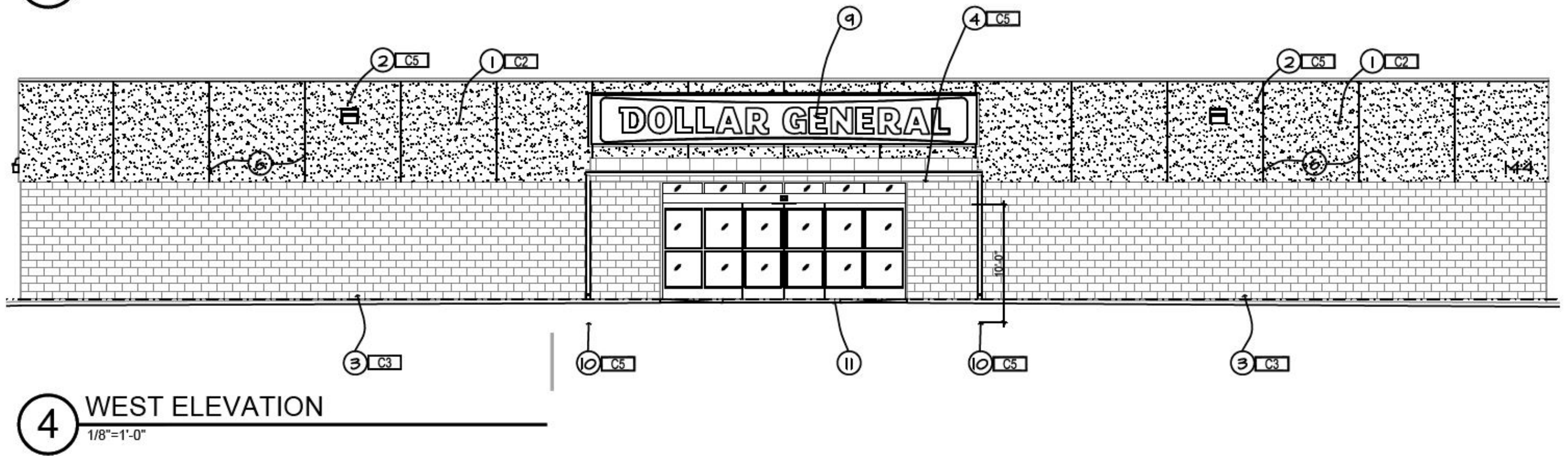
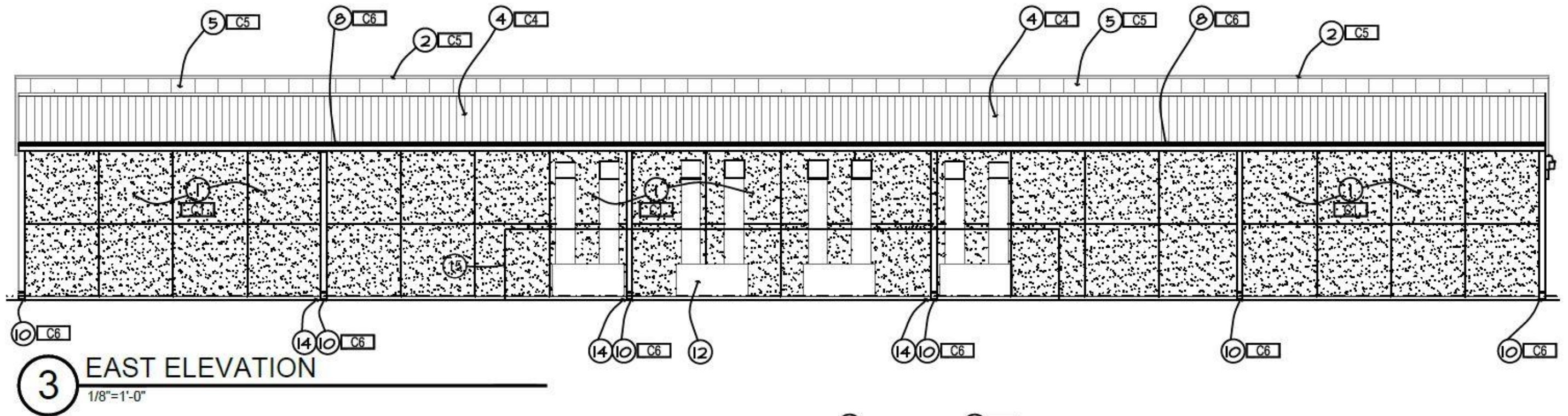
1. IMPACTS TO VIEWS

The views and vistas from adjacent properties and the adjacent major route will be affected by this development. The existing site is undeveloped and contains native vegetation. The impact on the existing views is minimized by the increased building setback along the western property line, building architecture and vegetation.

2. MITIGATION OF VISUAL IMPACTS

The mitigation of the visual impacts starts with the architecture and position of the buildings. The buildings are only one story in height, and set back significantly from the adjacent roadway. The development is also bound to the east by the existing Fagan Wash which will provide an increased mitigation of any visual impacts to the east.





KEYNOTES

- ① STUCCO
- ② PAINTED G.I. CAP FLASHING
- ③ SPLIT FACE CMU PANINTED
- ④ PRE-FINISHED METAL ROOFING
- ⑤ PRE-FINISHED METAL SIDING
- ⑥ CONTROL JOINT
- ⑦ HOLLOW METAL DOOR & FRAME (PAINTED TO MATCH WALL)
- ⑧ PRE-FINISHED METAL GUTTER (COLOR TO MATCH ROOF)
- ⑨ SIGNAGE (UNDER SEPARATE PERMIT)
- ⑩ DOWNSPOUT
- ⑪ ANNODIZED ALUM. & GLASS STOREFRONT (MED. BRONZE FIN.)
- ⑫ GROUND MOUNTED MECHANICAL UNITS (SEE MECHANICAL)
- ⑬ STREET ADDRESS NUMBERS. MINIMUM OF 12" IN HEIGHT WITH A 2" STROKE
- ⑭ PROVIDE DRAINAGE BLOCK FOR ROOF DRAINAGE (SEE CIVIL)
- ⑮ 8' HIGH SLATTED CHAIN LINK SCREEN FENCE

COLOR SCHEDULE

COLOR 1	C1	GENERAL PAINT, #CL2895A, "TEASLE"
COLOR 2	C2	GENERAL PAINT, #CL2896N, "VINE BLOOM"
COLOR 3	C3	SPLIT FACED CONCRETE BLOCK NATURAL GREY (SEALED)
COLOR 4	C4	PRE-FINISHED METAL ROOFING GALVALUME FINISH
COLOR 5	C5	PRE-FINISHED METAL "BURNISHED SLATE" FINISH
COLOR 6	C6	PRE-FINISHED METAL "SANDSTONE" FINISH

NOTE: HVAC & MECH. EQUIP. TO BE PAINTED COLOR OF BUILDING

II-H TRANSPORTATION

1. PROPOSED INGRESS AND EGRESS

The primary access point to the proposed Dollar General is a driveway in alignment with the existing median opening. Please see the Preliminary Development Plan for an illustration of the proposed driveway spacing.

2. OFF-SITE IMPROVEMENTS

Off-site Improvements are not anticipated for this development.

3. CHANGES TO ADT

Based on the recommendations of the ITE Trip Generation Manual, the proposed development, (Free Standing Discount Store, LUC 815) may generate a maximum of 528 trips per day, equally distributed between the northbound and southbound directions of Houghton Road. The AM peak hour would produce 25 trips entering the site and 16 trips exiting the site. The PM peak hour would produce 26 trips entering the site and 26 trips exiting the site. It is assumed in all three cases that the entering and exiting trips would be divided equally between the northbound and southbound directions.

Land Use	ITE LUC	Size	Units	Weekday Trips Generated						
				Daily Total	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
Free Standing Discount Store	815	9.22	KSF	528	25	16	41	26	26	52

4. TRAFFIC IMPACTS ON SURROUNDING LOCAL STREETS

While this development will contribute to the traffic on the adjacent streets, the increase is marginal for a major route such as Houghton Road. It is anticipated that the impact to surrounding streets will be minimal.

5. BICYCLE AND PEDESTRIAN PATHWAYS

As there are currently no existing or planned bicycle pathways in the area, they are not proposed with this development. A 12' wide "Greenway" asphalt path will be provided within the Houghton Road right-of-way.

6. PROPOSED ROADS

The interior circulation will be via private parking area access lanes with 24 to 36 feet width in accordance with Pima County Subdivision Street Standards.

7. CONCURRENCY CONFORMANCE

The site meets transportation concurrency for all major roads in the area. No public improvements are scheduled for the adjacent roads.

8. TRAFFIC IMPACT STUDY

This project does not meet the threshold requirements for a Traffic Impact Study.

9. ALTERNATE MODES

Alternate modes of transportation (such as a bus route) are not currently available to this part of the County.

II-I ON-SITE WASTEWATER TREATMENT AND DISPOSAL

On-site wastewater treatment/disposal facilities are not proposed for this project. For this reason, the detailed requirements of this section have been omitted.

II-J SEWERS

1. CAPACITY RESPONSE LETTER

This applicant has submitted to the Pima County Regional Wastewater Reclamation Department Planning Section for analysis of capacity in the downstream sewer system. Because the proposed development and its estimated flows will not have a significant effect on the sewer system, a waiver was provided. The Waiver has been included in this report as Exhibit II-J.1. The letter was written on August 15, 2013, within 90 days of application for this rezoning.

2. METHOD OF PROVIDING SEWER

The development will be served onsite by a private sewer line extending from a new HCS on the existing line. The private sewer will connect to the public sewer between existing manholes 7994-03 and 7994-04 in accordance with current design and construction standards.

13-175



**Pima County
Regional Wastewater Reclamation Department**

Jackson Jenkins
Director

201 N. Stone Ave., 8th Floor
Tucson, Arizona 85701
(520) 740-6500

Visit our website:
<http://www.pima.gov/wwm>

Sewer Capacity Waiver

Purpose: This document shall serve as an accounting of sewage flow estimates and will be associated with permitting Building Plans, Tentative Plats, Development Plans, and Site Plans.

Date:	8/15/2013
Project Name:	Dollar General at Corona de Tucson
Township/Range/Section:	17-15-13
Parcel Numbers:	30528032E, 30528032F, 30528032K
Total ADWF (gpd):	80
Existing Sewer Number:	S-244-B
IMS Manhole Number:	7994-02
Contact's Name:	Erin Harris
E-Mail Address:	erin@starconsultingaz.com
Name of Contact's Firm:	STAR Consulting of AZ, Inc
Phone Number:	425-3795

Sewer Waiver Approved By:  Date: 8/15/2013

Conditions of Waiver:

1. Proposed Estimated flows will not have significant effects on sewer system.
2. Proposed plans do not require ADEQ/PDEQ review based on the following:
 - Total ADWF is less than 3,000 gpd.
 - Sewage collection system does not include a manhole.
 - Sewage collection system does not include a force main or lift station.



3. SEWER EASEMENTS

No public sewer easements are anticipated for this development.

4. MITIGATION OF SITE CONSTRAINTS

No constraints to providing gravity sewer service have been identified. This section is not applicable to this development.

II-K WATER

1. WATER CONTEXT

The site is located within a designated Water Provider Service Area. Tucson Water will serve this development. A Tucson Water Availability Letter and Facilities Map are provided in Exhibit II-K.4.1.

2. EXISTING AND HISTORIC WATER USE

The site is currently undeveloped.

3. PROPOSED WATER USE

The proposed development is a retail store with minimal water use requirements. The store will include restrooms for employee use only. The exterior of the property will include low- and no-water use landscape design. This development of this site will not be phased.

4. WATER SUPPLY OPTIONS

Tucson Water has stated that they will supply the project. Please refer to Exhibit II-K.4.1.

EXHIBIT II-K.4.1 TUCSON WATER - WATER AVAILABILITY LETTER & FACILITIES MAP



CITY OF
TUCSON
TUCSON WATER
DEPARTMENT

August 12, 2013

STAR Consulting
5405 E. Placita Hayuco
Tucson, AZ 85718

Attn: Erin Harris, P.E., LEED AP

**SUBJECT: Water Availability for project: Dollar General at Corona de Tucson, APN:
30528032E, 30528032F, 30528032K, Case #: WA1334, T-17, R-15, SEC-13, Lots: 32,
Location Code: UNI, Total Area: 0.4ac, Zoning: TR**

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designation from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply – it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

A handwritten signature in black ink, appearing to read "SS", followed by a horizontal line.

Scott Schladweiler, P.E.
Engineering Manager
Tucson Water Department

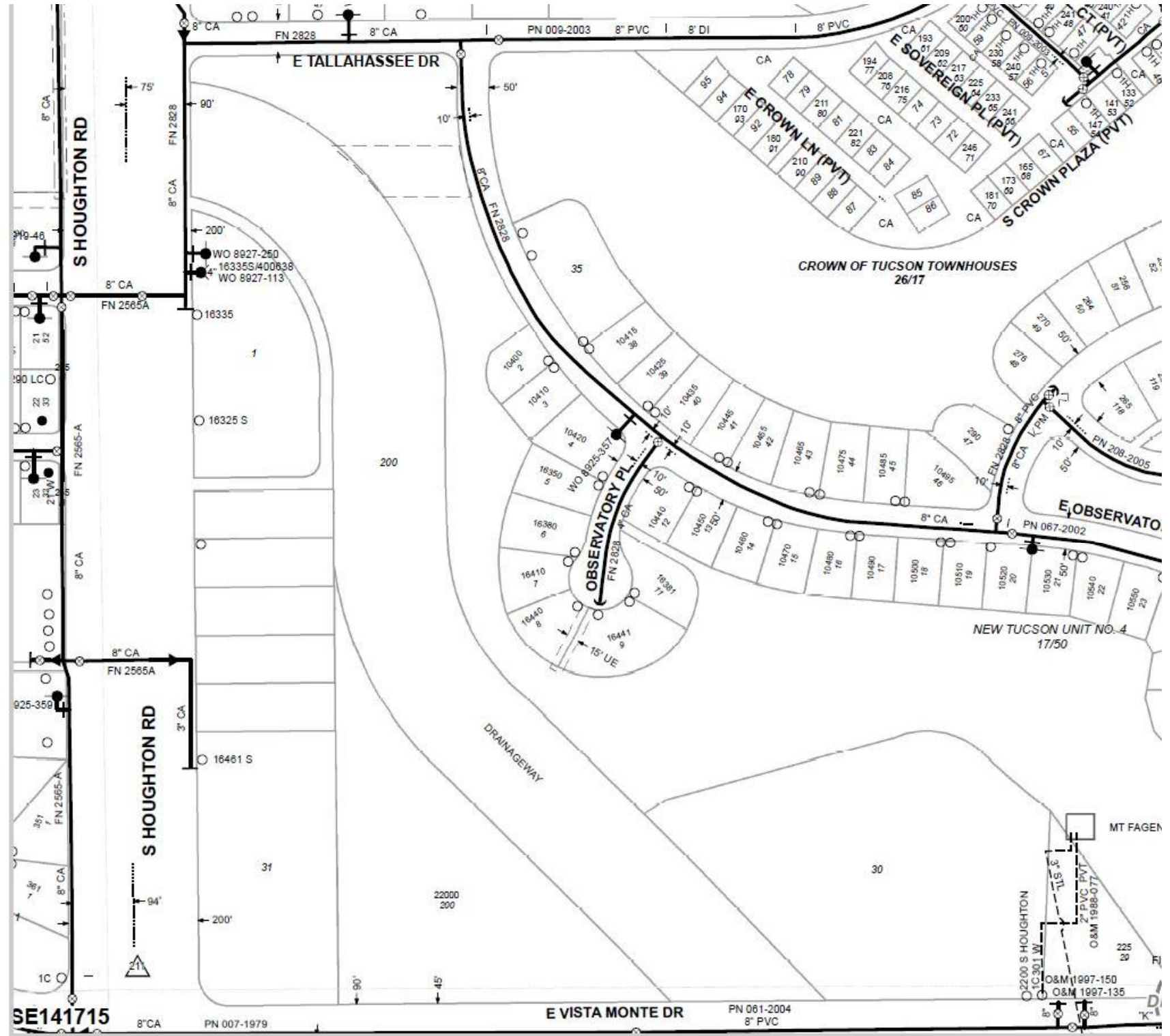
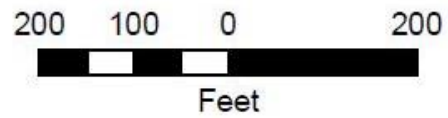
SS:mg

CC:File NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TTY (520) 791-2639 • www.cityoftucson.org



Legend

- | | | | | | |
|--|------------------------------|--|-----------------------------------|--|--------------------------|
| | Booster | | Open Gate Valve | | Compound Meter |
| | CTS | | Closed Gate Valve | | Turbo Meter |
| | CTS With Anode | | Open in Manhole | | Irrigation Service |
| | CTS With Reference Electrode | | Closed in Manhole | | Temporary Remote Service |
| | Rectifier | | Hydrant Valve | | Water Service |
| | Air Release Valve | | Open Butterfly Valve | | Critical Customer |
| | Blowoff Valve | | Closed Butterfly Valve | | NPOT Service |
| | Drain Valve Assembly | | Open Butterfly Valve in Manhole | | Transfer Valve |
| | Fire Protection | | Closed Butterfly Valve in Manhole | | Monitor Well |
| | Metered Fire Protection | | Hydrant Butterfly | | Production Well |
| | Blind Flange | | Check Valve | | WQ Sampling |
| | Bottom Outlet | | Corporation Stop | | POTABLE WATER MAIN |
| | End Cap | | Gate Valve Zone Boundary | | PRIVATE WATER MAIN |
| | Flanged Cross | | Butterfly Valve ZB | | NONPOTABLE WATER MAIN |
| | Flanged Tee | | Gate ZB in Manhole | | Concrete |
| | Plug | | Butterfly ZB in Manhole | | Steel |
| | Reducer | | Fire Hydrant | | Easement |
| | Stub Out | | Standpipe Hydrant | | |
| | Tapped End Cap | | Manhole | | |
| | Top Outlet | | | | |



5. WATER DEMAND PROJECTIONS

a. Water Demand

The Estimated Baseline Water Demand for the building (interior) is 20,440 gallons/year, or 0.47 AF/year per the Kohler Commercial Water Calculator, (0.48 AF/year per the ADWR Water Demand Calculator provided in Exhibit II-K.5). The exterior Estimated Baseline Water Demand for the development is based on a landscaped area of 18,238 s.f., (which is the project area less the areas of building and pavement). The ADWR Water Demand Calculator indicates an exterior demand of 0.62 AF/year assuming low water use plants. The resulting total Baseline Water Demand for the project is 1.1 AF/year.

b. Water Conservation

Water use is minimized in this development by installation of low-flow fixtures (internal demand) and low- and no-water use landscape design (external demand). The proposed fixtures included in the proposed building are two (2) 1.28 gallons/flush toilets, two (2) lavatories with 0.5 gpm aerators, a single (1), two station drinking fountain and a single (1) mop sink. Based on the Kohler Commercial Water Calculator, the estimated interior water demand will be 13,505 gallons/year, or 0.31 AF/year. The external requirements for landscaping will include drip irrigation for approximately 35 trees and 70 shrubs, resulting in an external demand of 0.17 AF/year. Using these estimates, the total demand is expected to be 0.48 AF/year, indicating a 56% reduction in water use due to the use of low-flow fixtures and low water use landscape design.

6 THROUGH 12 GROUNDWATER IMPACTS

These sections are not applicable to this development. This project will not have a significant impact on the regional water supply or local groundwater conditions.

EXHIBIT II-K.5 WATER DEMAND ESTIMATES

November 20, 2013		PROJECT DEMAND CALCULATOR				
Name of Proposed Project:	Dollar General at Corona de Tucson					
INSTRUCTIONS: This spreadsheet is designed to help you calculate the water demand for your proposed development for purposes of applying for a Certificate of Assured Water Supply, Water Adequacy Report or Analysis of Assured (or Adequate) Water Supply. Please enter information into the blue boxes as applicable. If you need help with this form, please contact the Office of Assured and Adequate Water Supply at (602) 771-8599.						
NOTE: This sheet, when completed, does not constitute approval of the demand estimate for your proposed development. It is intended for general estimation purposes only. The final, official demand estimates will be determined by the Department upon review of your complete application.						
Enter the AMA the subdivision is located in*:	TUC	* Enter PHX for Phoenix, TUC for Tucson, PIN for Pinal, PRE for Prescott or SCR for Santa Cruz.				
If you are not sure if you are located inside or outside of an AMA, contact the Office of Assured and Adequate Water Supply at (602) 771-8599.						
Enter the COUNTY the subdivision is located in:	Pima	* Enter either APACHE, COCHISE, COCONINO, GILA, GRAHAM, GREENLEE, LA PAZ, MARICOPA, MOHAVE, NAVAJO, PIMA, PINAL, SANTA CRUZ, YAVAPAI, or YUMA.				
Residential Usage*						
Category	PPHU	GPCD or per house/day	Demand/HU/YR (af/yr)	No. HU (Lots)	Residential Demand/Yr (af/yr)	
Single Family (int)		57.00	0.00		0.00	
Multi-Family (int)		57.00	0.00		0.00	
Single Family Landscape (ext)	1.00	118.00	0.13	0.00	0.00	
Multi-Family Landscape (ext)	0.00	21.00	0.00	0.00	0.00	
Single family Demand/HU/YR				0.13		
Multifamily Demand/HU/YR				0.00		
Average Lot Size (sq. ft)**	0.00	Square Feet	Acres	Demand Factor (af/yr)	No. HU (Lots)	Large Lot Adjustment Demand/Yr (af/yr)
TMP Model Lot Size (sq. ft)	7,500 - 10,000		0.17 - 0.23			
Large Lot Adjustment	0.00		0.00			
1/2 low water use	0.00		0.00	1.50	0.00	0.00
1/2 turf	0.00		0.00	4.60	0.00	0.00
**NOTE: If the subdivision contains several groupings of lot sizes, the large lot adjustment needs to be calculated for each grouping of large lot sizes. If CC&Rs with landscaping restrictions for the residential lots will be adopted, a modified large lot adjustment can be calculated based on the specific landscaping restrictions. Contact the Office of Assured and Adequate Water Supply for assistance in calculating the large lot adjustment for subdivisions with several groupings of large lot sizes or if CC&Rs limiting landscaping within the residential lots will be adopted.						
Total Residential Demand						0.00
Non-Residential Usage***						
For each category please enter either square feet or acres of land for that type of non-residential use within your subdivision.						
Category	Square Feet	Acres	Demand Factor (af/ac)		Non-Residential Demand (af/yr)	
Common Area1	18117.00	0.42	1.50 low water use		0.62	
Common Area2		0.00	4.60 turf		0.00	
Right of Way		0.00	1.50 low water use		0.00	
Golf Course		0.00	AMA Turf Program - contact AMA		0.00	
Commercial use	9221.00	0.21	2.25 all acres		0.48	
Public Pool (length x width = square feet)		0.00	Based on closest AMA pool		0.00	
Parks1		0.00	1.50 low water use		0.00	
Parks2		0.00	4.60 turf		0.00	
Retention/Detention Basins		0.00	1.50 low water use		0.00	
Retention/Detention Basins		0.00	4.60 turf		0.00	
School Landscape1		0.00	1.50 low water use		0.00	
School Landscape2		0.00	4.60 turf		0.00	
Elementary school interior use	Number of students			25 GPCD interior demand	0.00	
Middle/High School interior use	0.00			43 GPCD interior demand	0.00	
***NOTE: If your application is for a change of ownership from a previously issued Certificate of Assured Water Supply, and is for only a portion of the original Certificate, contact the Office of Assured and Adequate Water Supply to pro-rate non-residential area acreage.						
Total Non-Residential Demand					1.10	
Distribution Losses						
	Residential	Non-Residential	Total	Loss Factor %	Distribution Losses (af/yr)	
Demand af/yr	0.00	1.10	1.10	10.00	0.11	
Construction						
	No. of Lots	Demand (gals/lot)	100 yr demand (af)		Construction Demand (af/yr)	
	0.00	10000.00	0.08		0.00	
Total Demand Per Year						
Residential Usage af/yr	0.00	Non-Residential Usage	Lost & Unaccounted for	Construction	Total Non-Res	Total Demand Per Year (af/yr)
Residential Usage GPCD		1.10	0.11	0.00	1.21	1.21
#DIV/0!						Total Demand GPCD
Annual Build Out Demand	1.21					#DIV/0!

Demand Calculator (Revised 7-25-08)





Home : [Water Calculators](#) : Commercial Water Calculator

Commercial Water Calculator

This calculator will assist in estimating your commercial building's water usage in comparison to the U.S. average and the LEED baseline. This tool is for illustration purposes only.

Building Information

Choose your calculation unit: ▼

Days per year the building is occupied:

Number of male occupants:

Number of female occupants:



	Your Building	US Average	LEED Baseline
Toilets			
Gallons per flush:	<input type="text" value="1.28"/> ▼	2.0	1.8
Flushes per person per day (men):	<input type="text" value="3"/>	3	3
Flushes per person per day (women):	<input type="text" value="3"/>	3	3
Water use (gallons/day):	15.4	24.0	19.2
Urinals			
Gallons per flush:	<input type="text" value="0"/> ▼	1.5	1.0
Uses per males per day:	<input type="text" value="0"/>	0	0
Water use (gallons/day):	0.0	0.0	0.0
Bathroom Sink Faucets			
Gallons per minute:	<input type="text" value="0.5"/> ▼	2.0	0.5
Minutes per person per day:	<input type="text" value="2"/>	2	2
Water use (gallons/day):	4.0	16.0	4.0
Showers			
Gallons per minute:	<input type="text" value="N/A"/> ▼	2.0	2.5
Average shower duration per person (min.):	<input type="text" value="0.0"/>	0.0	0.0
% of staff using showers:	<input type="text" value="100"/>	100	100
Water use (gallons/day):	0.0	0.0	0.0
Kitchen/Dining Area Faucets			
Gallons per minute:	<input type="text" value="2.2"/> ▼	2.0	2.2
Minutes per person per day:	<input type="text" value="2"/>	2	2
Water use (gallons/day):	17.6	16.0	17.6



	Your Building	US Average	LEED Baseline
Calculation Results			
Gallons per person per day:	9.3	14.0	10.2
Gallons per day:	37.0	56.0	40.8
Gallons per month:	1,125.4	1,703.4	1,241.0
Gallons per year:	13,505.0	20,440.0	14,892.0
% Reduction vs. average:	33.9%		
% Reduction vs. LEED Baseline:	9.3%		

Products That Match Our Criteria

Bathroom Products

[Toilets](#)

[Toilets \(Flushometer type\)](#)

[Urinals](#)

[Flushometers](#)

See Faucets with low flow aerator options

[Bathroom faucets](#)

[Kitchen/Dining Area faucets](#)

[Commercial faucets](#)



II-L SCHOOLS

1. ACCESS TO ADJACENT OR ON-SITE SCHOOLS

There are no public or private schools adjacent to or within the proposed site.

2. SCHOOL CAPACITY ANALYSIS AND LETTER

A school capacity analysis response has not been requested from the school district as this non-residential development will not result in any impact to the attendance of the school.

3. AGREEMENT WITH SCHOOL DISTRICT FOR MITIGATION

At the time of this report, there have been no communications with the applicable school district, and the proposed development will have no impact on school services.

II-M RECREATION AND TRAILS

1. ON-SITE RECREATION

No on-site recreation is proposed for this development.

2. OWNERSHIP OF RECREATION AREAS

This section is not applicable.

3. PROPOSED TRAILS ON OR OFF-SITE

Trails are not proposed within the site; however, Houghton Road Greenway G025 is adjacent to the proposed rezoning and this trail segment will be constructed with this development.

II-N CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

1. PROTECTION OF KNOWN CULTURAL RESOURCES

The Arizona State Museum has identified that no previously recorded archeological or historic resources are known to exist on the site and no cultural resource surveys have been conducted on the site (see the Pima County Archeological Records Check Form, Exhibit I-L).

2. CULTURAL RESOURCES MITIGATION PLAN

In the event that cultural resources are revealed during ground-disturbing activities, all construction shall cease, and consultation shall be initiated with Arizona State Museum (ASM) to assess the potential significance of any unearthed materials (ARS §41-841). If human skeletal remains or funerary objects are discovered, ASM will be contacted immediately (ARS §41-865 and ARS §41-844).

II-O ENVIRONMENTAL QUALITY

1. METHODS OF CONTROLLING DUST POLLUTION

Dust Pollution will be controlled by the means and methods outlined in the Dust Control Permit and Storm water Pollution Protection Plan. This generally includes using a water truck during all grading operations. The wetted dirt is less likely to become dust pollution. This also includes limiting the time that the site is left disturbed and unfinished. The developer is proposing an aggressive construction schedule and all construction will be completed in one phase.

The Developer further assures that all newly created PAALs and parking areas will be paved with asphalt or concrete pavement to County standards for public or private improvements as appropriate for the improvement.

2. AIR QUALITY AND HAZARDOUS MATERIALS FOR NON-RESIDENTIAL PROJECTS

The proposed use for this site is residential and therefore, this section has been omitted.

II-P AGREEMENTS

To date, no meetings have been held and no agreements have been made with the neighbors and surrounding area HOAs or businesses.