

SECTION II:
Land Use Proposal

A. PROJECT OVERVIEW

The proposed rezoning is most appropriately viewed as an infill development that will fit within an emerging residential context characterized by both older and more recent residential subdivisions. It will make efficient use of the existing public and private utility infrastructure that is already in-place adjacent to the property.

1. Proposed Zoning Boundaries

The proposed rezoning request to CR-3 zoning pertains to the entire 19.99-acre property (Assessors Parcel No. 119-45-0210).

2. Project Description

The site will be developed as a single-family residential subdivision, the intent of which is to be generally consistent in density and character with the existing subdivisions already in place to the immediate west/northwest and north, as well as to be in conformance with the land use category and densities prescribed by Pima Prosper. Beyond these basic premises, the following particulars apply:

a. Proposed Development Use & Type

As indicated above, the site will be developed as a single-family residential subdivision that is generally similar in density to the existing neighborhoods directly to the north and the west/northwest, with the exception that the proposed project will have more open and space and natural areas than these predecessors through the preservation of the primary natural drainage channel that traverses the property. The project will also contain a centrally located neighborhood recreation area that will adjoin the preserved wash corridor and further enhance this valuable amenity.

b. Proposed Development Response to Opportunities & Constraints

Residential subdivision development, similar in density to that which has been established to the immediate north and west/northwest, is the most appropriate type of development for the property and will best balance a respect for the site's existing developed context while still meeting the density expectations of Pima Prosper.

That being the case, there is a notable distinction between the present proposal and the aforementioned existing subdivisions already in place. A review of current aerial photography reveals that those existing neighborhoods were almost entirely mass graded and their natural drainages often narrowed or otherwise diverted. The residential subdivision proposed under this rezoning intends to preserve the on-site natural drainageway that traverses the site in its natural state, except for those minor modifications as necessary for a street crossing and for bank protection in select areas. This preserved natural corridor is viewed as a valuable amenity for the new neighborhood.

The *Preliminary Development Plan (PDP)* presented herein (see Exhibit II.B) also incorporates natural perimeter bufferyards (20' width) along the south, east, and northern boundaries, providing appropriate natural-area separation from Irvington Road and from the Valencia Middle School (VMS) campus that borders the site to its east and north. The *PDP* also provides for a direct pedestrian linkage from the proposed neighborhood to VMS, thereby facilitating easy student access to and from their school.

Salvaged vegetation and saguaro specimens (as mapped in Section I.D and as also shown on the Composite Map (Exhibit I.I)) will be identified on the future native plant preservation plan (NPPP) filed at the time of subdivision platting. Salvaged materials will be used to landscape the common areas on the property and to restore and enhance the detention basins needed by the project.

- c. Conformance with Comprehensive Plan, etc.

This Project, as proposed, will comply with Pima Prospers (the Pima County Comprehensive Plan) and all applicable Rezoning Policies.

This Project complies with its Designated Land Use Intensity Category.

The Property is designated as Medium-Low Intensity Urban (MLIU) per Pima Prospers. In terms of density, Pima Prospers stipulates a residential density range of 2.5 to 5.0 RAC (residential units per acre) for properties designated MLIU. The *Preliminary Development Plan (PDP)* for this rezoning proposes a subdivision containing fifty-three (53) lots on 19.99 gross acres; this calculates to a gross effective density of 2.65 RAC. If we consider the preservation of the existing drainage corridor and the natural perimeter bufferyards being provided, the developed area of the project (including lots, streets, detention basins, and the private recreation site) is reduced to just under seventeen (17) acres, thereby resulting in a net-effective density of 3.11 RAC. These density figures are wholly compliant with the prescribed MLIU density range.

The sole rezoning policy (RP-70) attendant to this property has been previously discussed in Section I.A.4 (on p. 2) of this Site Analysis. The required site survey for the Pima Pineapple cactus as mandated by this policy has been completed and no specimens were found. Verification of this survey has been provided in Section I.D of this Site Analysis.

As also mentioned in Section I.A.4 of the Site Analysis, the property is subject to Special Area Policy S-35 requiring adherence to the Southwest Infrastructure Plan (SWIP). The proposed residential development of the property is in full conformance with the SWIP; developer responsibilities toward infrastructure costs will be determined and coordinated with Pima County throughout the rezoning and subdivision processes.

This Project complies with the Pima Prospers policies on Use of Land (Chapter 3) and Physical Infrastructure Connectivity (Chapter 4).

The pertinent policies are as follows: Land Use Element (Section 3.1), Environmental Element (Section 3.4), Housing & Community Design Element (Section 3.5), and Transportation Element (Section 4.1).

Land Use Element (Section 3.1)

The proposed project works substantially toward the established Goal 1 objective (p. 3.2) of integrating land use with physical infrastructure and resource conservation to ensure long-range viability of the region. The requested rezoning integrates with the existing, established, or already-planned transportation, wastewater, potable water, and recreational infrastructure resources adjacent to the property. It represents an appropriate infill development that, by definition, works off of this existing infrastructure rather than requiring the further expansion of it. Continued residential densification in the through further infill projects takes advantage of these available efficiencies and enhances the opportunity for improved transit options over time.

Environmental Element (Section 3.4)

The proposed project lies outside of the Conservation Lands System (CLS). Its development, therefore, does no harm to any valuable biological resources and has no negative impact upon any of Pima Prospers' adopted environment policies

Housing and Community Design Element (Section 3.5)

The proposed project furthers the Goal 8 (p. 3.45) objective of providing new development that is generally compatible and scale-appropriate, as well as the Goal 10 (p. 3.46) objective of ensuring development that reflects the character and sense of place of its given area. This infill project pursues the straightforward goal of providing a single-family residential use that, as best as possible, general fits within and respects the density of the nearby existing residential development and which achieves the density goals of its Medium-Low Intensity Urban (MLIU) Pima Prospers designation.

While the proposed residential program will satisfy this basic objective, the development will also represent a material enhancement over the existing surrounding neighborhoods of similar density. Those existing adjacent subdivisions were essentially mass-graded in their entirety and employed significantly narrowed or channelized drainages. Today's more restrictive preservation and regulatory policies yield subdivisions with natural/preserved washes and valuable open space elements, thereby more respectfully and sensitively integrating with their site's natural constraints.

Transportation Element (Section 4.1)

The proposed project furthers the Goal 1 (p. 3.45) objective of promoting a comprehensive and improved transit systems. The entire Irvington Road/ Camino de Oeste/Ajo Highway construct is presently served only by two Suntran *Sun Shuttle* routes, not by full-size buses. Continued growth and development of infill parcels, such as the subject property, will contribute toward the goal of promoting transit-rich corridors throughout the region.

d. Interactions With Surrounding Property Owners; Attendant Issues

No registered neighborhood associations exist in the vicinity of the rezoning site. The applicant is committed to completing a public outreach program that includes interactions with individual neighborhood leaders from the surrounding homeowners associations so as to fully inform them of the proposed rezoning application and the specifics of the residential subdivision planned for the property. These discussions and interactions will be initiated before the full-notice neighborhood meeting and will be on-going through the rezoning process. We will ensure that Pima County staff is kept abreast of their progress.

e. Impact on Existing Land Uses in the Surrounding ¼ Mile Area

The proposed Preliminary Development Plan (PDP) depicts a residential subdivision that is generally similar in type and character to the existing neighborhoods that are already in place to the north and west/northwest. These subdivisions are in accordance with the density prescriptions of Pima Prospers. As alluded to above, the degree of on-site habitat protection and the preservation of the existing natural wash inherent in the proposed PDP exceeds that which characterizes these prior adjacent subdivisions. Appropriate buffers have been incorporated adjacent to the neighboring Valencia Middle School, and a physical linkage has been designed into the proposed subdivision to provide direct access to and from the school.

All things considered, there is no significant impact upon the surrounding land uses within one-quarter mile of the property, except for the placement of new homes onto a property which the neighbors have heretofore enjoyed as vacant.

f. Contribution to Smart Growth Principles

The proposed rezoning is consistent with, or furthers, several of the Smart Growth Principles as identified by the Smart Growth Network (SGN). These are individually discussed below:

Mix of Land Uses

Given the emerging urbanization in the area and taking into account the property's immediate context and its Pima Prospects designation, the site is best developed as a residential subdivision. The drainage constraints impacting the property have carefully been incorporated into the subdivision design to ensure that it will coexist well with its existing residential neighbors to the north and west/northwest as well as with the established public school to the east.

Take Advantage of Compact Building Designs

The proposed *PDP* concentrates the new lots in a spatial arrangement that optimizes the preservation of on-site natural resources while also promoting efficient on-site infrastructure.

Multi-Modal Transportation Opportunities

Densified development always contributes to larger regional opportunities for improved transit. The Irvington Road/Camino de Oeste/Ajo Highway street network functions as an important transit network and is also suitable for future bicycle routes. Continued densification is essential in creating the demand needed to support and further such multimodal opportunities.

Rational Infrastructure Expansion and Improvements

The proposed rezoning and residential subdivision adheres closely to this principle. Intelligent and efficient growth demands the intelligent and efficient use of established public infrastructure. The proposed rezoning site represents an important infill opportunity that will utilize existing public utility and transportation arteries, while contributing its fair share of the costs that will be needed to expand same within the proposed development.

Conservation of Natural Resources

The rezoning site falls outside of the Conservation Lands System (CLS), so none of its prescriptions apply. That being said, the proposed *PDP* nonetheless preserves the existing drainage channel that traverses the site in its natural state, with the exception of a needed street crossing and select areas of bank stabilization. The preserved drainage corridor provides approximately two (2) acres of natural area and, in conjunction with the project's proposed private recreation site, will represent a significant amenity for the new neighborhood.

3. Compliance with the Pima County Zoning Code

At the time of this writing, we anticipate no portion of the Pima County Zoning Code which cannot be complied with in the ultimate design and construction of this project. In the event that any such particulars arise during final engineering and subdivision platting, these will be appropriately dealt with through staff interactions and any attendant processes (e.g. variances) that might be required.

B. PRELIMINARY DEVELOPMENT PLAN (PDP)

1. PDP Map and Overlay -- General Description

A Preliminary Development Plan (PDP), in accordance with Section II-B.1a-p of the Site Analysis Checklist, is provided as Exhibit II-B. This PDP illustrates a proposed residential subdivision featuring lots that are a minimum of 8,000 square feet in size. The proposed design substantially preserves the existing wash that traverses the site (and its associated regulatory floodplain) in their natural condition, except for needed street crossings and select areas of bank stabilization. A private recreation area, approximately one-half acre in size, is centrally located within the new neighborhood and is adjacent to the aforementioned wash corridor, the combination of which will provide a valuable centralized amenity for the residents. The project will be developed in a single construction phase.

2. Support Data

The following support data is provided here and is also reflected in notes on the PDP as appropriate:

- a. Estimated Floor Area of Structures.

Not applicable; this is residential subdivision project.

- b. Building Heights

The subdivision will contain both one-story and two-story residences in response to market demand. The maximum building height would not exceed that allowed under the requested CR-3 zoning, i.e. thirty-four feet (34'). The recent CR-3 subdivision constructed directly north of the rezoning site contains a large percentage of two-story homes.

- c. Number of Dwelling Units

The PDP illustrates fifty-three (53) individual residential lots. The typical lot width is sixty-six feet (66'), with typical depths of approximately one hundred twenty-two (actually 121.5'), so as to meet the minimum 8,000 SF lot area required by CR-3 zoning. These lot dimensions are subject to minor modifications at the time of final subdivision platting, based upon available floor-plans and prevailing market preferences in force at the time.

d. Maximum & Minimum Residential Densities

The maximum residential density allowed by Pima Prospers for the Medium-Low Intensity Urban (MLIU) designation is 5 RAC (residential units per acre). The effective net density of the proposed PDP (53 lots on approximately 17 developed acres) is 3.11 RAC. The gross residential density, taking into account the overall 19.99-acre area of the subject property, is 2.65 RAC.

e. Type of Landscaping

Landscaping within the developed subdivision will be a mixture of native preserved desert and xero-riparian landscape species. The proposed landscape program for the site is described more fully in Sections II.E (Biological Resources) and II.F (Landscape & Buffer Plan).

f. Size & Description of Recreation Areas, Natural/Functional Open Space

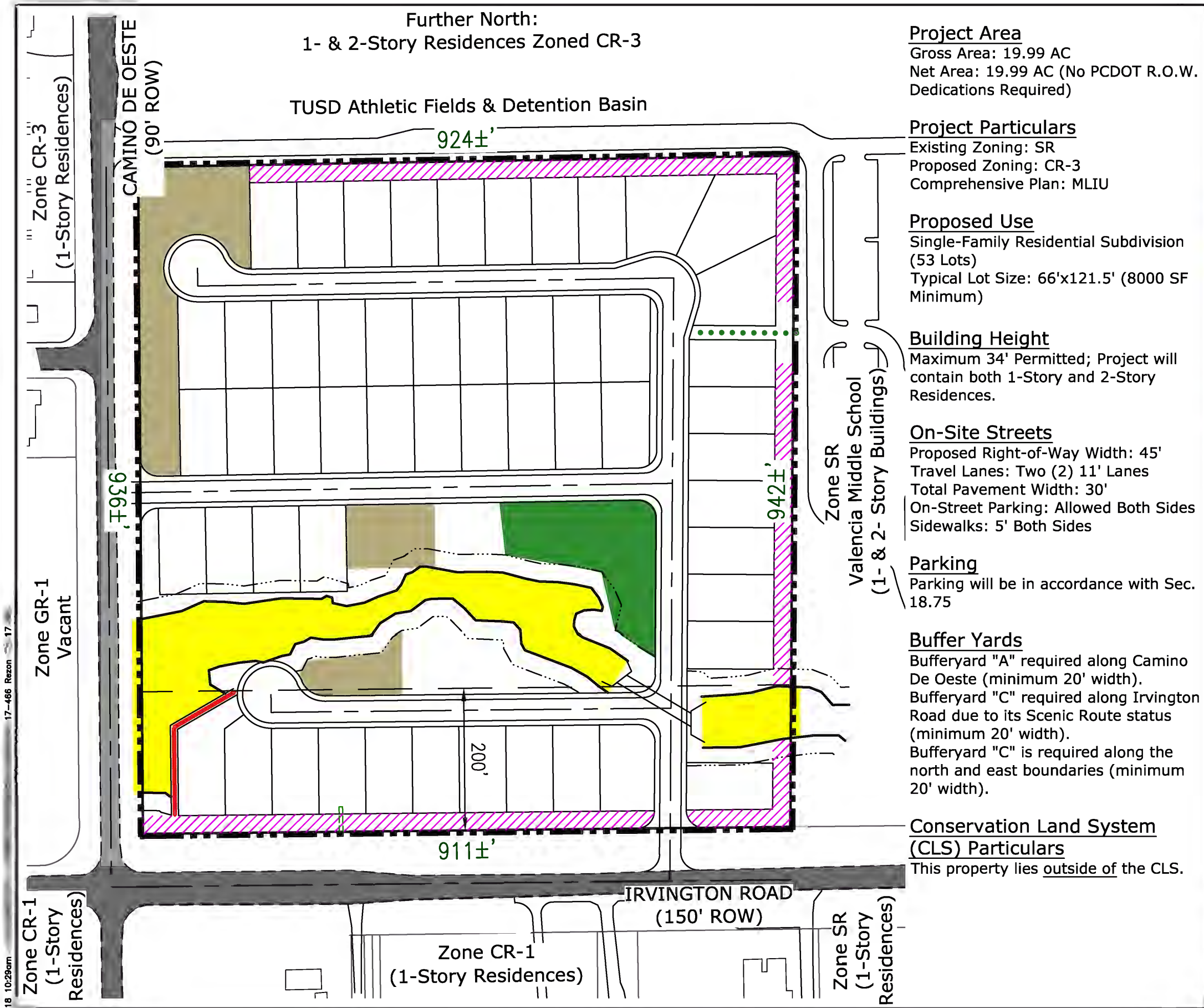
The project features an on-site, private recreation area of approximately one-half acre in size and will be developed in accordance with the Department of Natural Resources, Parks & Recreation's (NRPR's) *Recreation Design Manual*. This component is discussed in more detail within Section II.L (Recreation) of this Site Analysis.

NRPR's *Pima County Regional Trails Masterplan* identifies the proposed single-track Trail #115 on both sides of Irvington Road along the project's frontage. The on-site sidewalk system within the new subdivision will extend into the Irvington Road right-of-way so as to facilitate an ultimate pedestrian linkage to this future trail.

The natural drainageway that traverses the site will be substantially preserved in its natural state, except for those minor modifications as necessary for a street crossing and for bank stabilization in select areas. This preserved natural corridor, in conjunction with the above private recreation area, is viewed as a valuable centralized amenity for the new neighborhood.

g. Other Supplemental Information – Safe Streets

In keeping with the objectives of providing safe streets to schools, all new streets within the proposed subdivision will provide concrete sidewalks such that there is a continuous pedestrian system throughout the neighborhood. In addition, the PDP provides a direct pedestrian connection to the adjacent Valencia Middle School (VMS) campus, which lies to the adjacent east. This linkage is located within a 20' wide separation between two lots in the northeast portion of the project (see PDP) and provides direct connectivity for neighborhood students to all primary campus areas.



Project Area
 Gross Area: 19.99 AC
 Net Area: 19.99 AC (No PCDOT R.O.W. Dedications Required)

Project Particulars
 Existing Zoning: SR
 Proposed Zoning: CR-3
 Comprehensive Plan: MLIU

Proposed Use
 Single-Family Residential Subdivision (53 Lots)
 Typical Lot Size: 66'x121.5' (8000 SF Minimum)

Building Height
 Maximum 34' Permitted; Project will contain both 1-Story and 2-Story Residences.

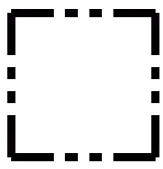



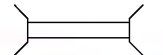






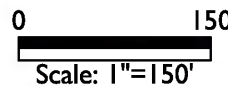
On-Site Streets
 Proposed Right-of-Way Width: 45'
 Travel Lanes: Two (2) 11' Lanes
 Total Pavement Width: 30'
 On-Street Parking: Allowed Both Sides
 Sidewalks: 5' Both Sides

Parking
 Parking will be in accordance with Sec. 18.75

Buffer Yards
 Bufferyard "A" required along Camino De Oeste (minimum 20' width).
 Bufferyard "C" required along Irvington Road due to its Scenic Route status (minimum 20' width).
 Bufferyard "C" is required along the north and east boundaries (minimum 20' width).

Conservation Land System (CLS) Particulars
 This property lies outside of the CLS.

LEGEND

-  Rezoning site
-  Detention Basin/Drainage Areas (Landscaped)
-  Post-Development Regulatory Floodplains (Natural Area)
-  Post-Development Erosion Hazard Setbacks
-  New Culvert & Headwall
-  Proposed Bank Protection
-  Recreation Area
-  Pedestrian Linkage to School
-  Perimeter Natural Areas, enhanced with salvaged landscape specimens where necessary
-  Boundary Dimension
-  Existing 5'x35' Trico Electric Easement; no longer active and to be released/abandoned at time of Subdivision Platting.
-  Limit of 200' Scenic Routes Setback from Irvington Road; 24' height limit within setback area.

0 150
Scale: 1"=150'

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C. TOPOGRAPHY & GRADING

Please refer to Exhibit II.C (Topography and Grading) for an illustration of the various grading and design features of the proposed development. In addition, the following required information is also provided:

1. Development Features on Slopes of 15% or Greater

There are no slopes greater than 15% located anywhere on the proposed development; no special measures are therefore necessary.

2. Natural Areas Used for HDZ Allowances

There are no areas being set aside as natural open space for average cross slope, HDZ calculation, or any other purposes on subject property.

3. Disturbed, Revegetated and Natural Areas

The site is characterized by the following topography/grading facts:

a. Natural Open Space

Approximately three acres (3 AC), or fifteen percent (15%) of the site will be preserved as natural open space.

b. Revegetated Areas

Revegetation will occur in those areas designated on the PDP for detention basins and drainage. In addition, there will be the customary landscaping of the new residential lots and streetscapes throughout the neighborhood.

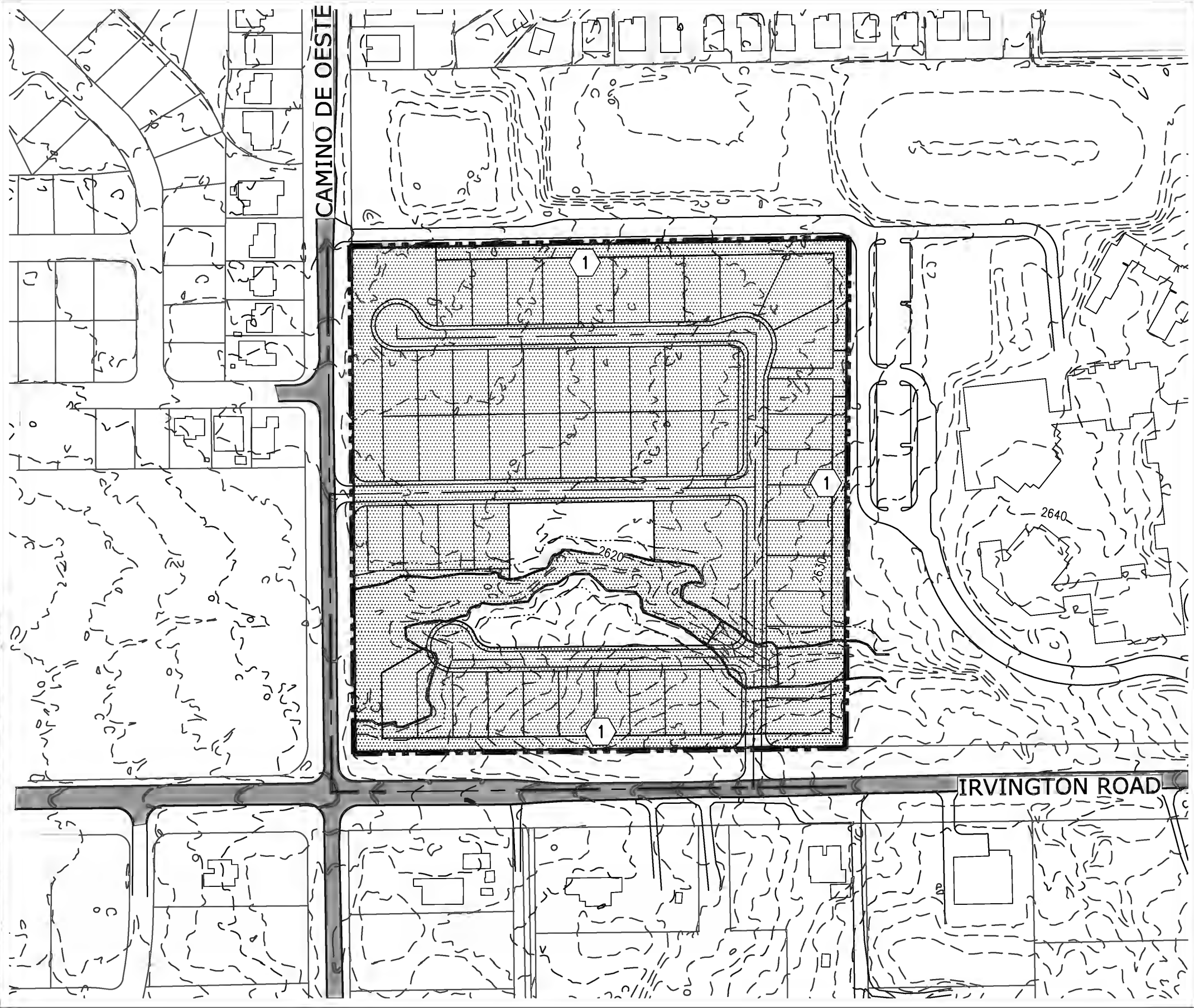
c. Graded/Disturbed

Approximately seventeen (17) of the site's 19.99 acres will be graded/disturbed to construct the new subdivision. This area includes the lots, public streets, and necessary detention basins and minor drainage channels. The approximate limits of grading have been illustrated on Exhibit I.C.

4. Maximum Grade Change; Areas By More than 5' of Cut or Fill

No areas of the site will be cut or filled more than five feet (5') from existing grade.

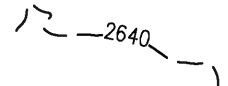
Dec 14, 2017 2:27pm 11/17/2017 11:46AM C:\Users\jportner\Documents\Projects\17-466 Rezon Fig. 13.dwg



LEGEND



Rezoning site



Existing Condition Topographic Contour (2' Interval)



Graded Areas for Lots, Streets, Drainage/Detention Improvements, and On-Site Recreation



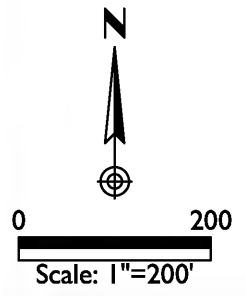
Areas where Detention Facilities will be necessary; Intent is to minimize their size and retain some portion as Natural



Areas to be left Natural to preserve Floodplain or provide Perimeter Buffers



Grading to extend 5' beyond backs of lots, typical. A 20' buffer width is maintained beyond Graded Limits.



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RED POINT DEVELOPMENT, INC
20 ACRE PARCEL @ NORTHEAST CORNER IRVINGTON RD & CAMINO DE OESTE
(OWNERSHIP: FIDELITY NATIONAL TITLE AGENCY TRUST No. 60,477)
REZONING: SR TO CR-3

EXHIBIT II-C
PROPOSED GRADING
PAGE 43

D. HYDROLOGY

The proposed subdivision will be a combination of developed and natural areas. The developed portion will be mass-graded, as described in Section II.C (and as illustrated on Exhibit II-C). Please refer to Exhibit II-D.1 (Proposed Hydrology) in conjunction with the following:

1. Post-Development On-Site Hydrology

A combination of natural open space, setbacks, and man-made drainage improvements will be used to accommodate surface drainage for this subdivision.

a. Preserved Natural Washes.

The majority of the existing on-site natural wash channel and its associated regulatory floodplain will be left in their natural condition (refer to Exhibit II-D.1).

b. Regulatory Floodplains.

The post-development regulatory floodplain within the proposed subdivision has been illustrated on Exhibit II-D.1.

c. Erosion Hazard Setbacks

The post-development 25' erosion hazard setbacks (EHS's) have been illustrated on Exhibit II-D.1.

d. Pima County Regulated Habitat

There are no Pima County Regulated Riparian Habitat areas within the project site.

e. Proposed Drainage Structures

The property is proposed as a single-family residential subdivision containing approximately fifty-three (53) lots, with common areas consisting of natural areas, a private recreation site, and retention/detention basins and their related appurtenances. Typically, the lots will front-drain into the local streets, with lot drainage being directed along the side yards. Runoff from the lots will then be conveyed within the street cross-section to scuppers and drains that will convey the drainage into the onsite retention/detention basins. A new culvert will be required just north of the project's Irvington Road entrance (beneath the on-site subdivision street) where it crosses the existing natural wash (refer to Exhibit II-D.1).

Refer to Exhibit II-D.1 for the overall conceptual drainage scheme for the project. This concept plan depicts roadway high points and low points, together with three (3) separate retention/detention basins. Developed onsite area DON-1 (approximately 3.65 AC) will drain into Basin 1. DON-2 (approximately 3.30 AC) will drain into Basin 2. DON-3a, 3b, & 3c (combined area of approximately 4.62 AC) will drain to the existing onsite wash channel, and DON-4a, 4b, & 4c (combined area of approximately 8.21 AC) will drain into Basin 3.

All basins shall be designed with storage volume and outlet structures to reduce the 2-, 10-, and 100-year post-developed discharge to 90% of its overall onsite pre-developed discharge rates, as well as provide first-flush runoff volume reduction per PCRFC's "Design Standards for Stormwater Detention and Retention" manual (DSSDR). The first-flush stormwater runoff is defined as the "volume of stormwater from 0.5 inch of rainfall that is expected to discharge from impervious and disturbed areas." Volumes for the first-flush will be incorporated into each of the proposed retention/detention basins as calculated per Table 2.1 of the DSSDR.

Volumes for each of the proposed retention/detention basins were preliminarily determined per Equation 3.8 of the DSSDR and a safety factor of 1.2 was administered. Refer to Table 4 below for a summary of the basin volume results.

Table 4: Proposed Retention/Detention Basin Volume Results				
Basin ID	Inflow Area (Ac)	Basin Inflow (CFS)	Basin Outflow (CFS)	Volume (AF)
Basin 1	3.65	32.1	24.7	0.19
Basin 2	3.30	29.0	22.3	0.18
Basin 3	8.21	70.6	53.5	0.46

Street drainage and scuppers on the project will be designed per the Pima County Subdivision and Development Street Standards. Two-foot wedge curbs will be provided on both sides of the subdivision streets. As such, runoff from the 10-year storm event will be contained within the street prism and runoff from the 100-year storm event will be contained within the street's overall forty-five foot (45') right-of-way width.

f. Drainage Crossings & Attendant Structures.

The primary entry road to the subdivision from Irvington Road crosses the site's existing drainage channel approximately 300' north of the Irvington entry. A cross-culvert will be required to convey the channel's volume beneath the roadway. Based on preliminary hydrologic analysis, the culvert will be required to fully convey a 10-year flow of 142.1 cfs. The culvert will work in concert with a roadway dip section to convey the 100-

year flow of 324.3 cfs. Based on upstream culverts within this watershed (beneath Irvington Road), the new on-site culvert is preliminary sized as a 2-cell 6'x3' RCBC. More analysis, based on proposed roadway geometry and other onsite engineering conditions, will need to occur at the time of subdivision platting to determine the final size and material of the culvert. Erosion protection will be necessary at the outlet of the culvert in accordance with Pima County Drainage and Channel Design Standards for Local Drainage.

g. Floodplain Encroachments & Associated Erosion Protection.

A minor encroachment into the floodplain is proposed near the southwest corner of the subdivision (see Exhibit II-D.1). This encroachment does not affect the primary flow channel of the existing wash; it only impacts an area that is subject to impoundment when the 100-year flow backs up from the existing dip section in Camino de Oeste. Bank protection of the new lots in this encroachment area is proposed along the affected lot boundaries (see Exhibit II-D.1).

h. Proposed Storm Drain Alignments & Inlets.

Street drainage and scuppers will convey on-site street flows into the respective basins shown on Exhibit II-D.1). These conveyance elements will be designed per the Pima County Subdivision and Development Street Standards. Curbs will be provided on both sides of the roadway sections sufficient to convey the runoff from the 10-year storm; runoff from the 100-year storm event will be contained within the larger right-of-way.

i. Drainage Easements.

Proposed drainage features for this project will be privately owned and maintained. Therefore, no drainage easements will be necessary.

j. Streets, Lots, Building Pads.

Refer to Exhibit II-D.1 for the proposed layout of the new subdivision streets and lots. All building pads shall be set at an elevation of at least one foot (1') above the adjacent wash water surface elevation (WSEL).

2. Preliminary Integrated Water Management Plan

The rezoning property is served by Tucson Water, which has a potable and renewable water supply. A will-serve letter from Tucson Water is provided in Exhibit II-D.2. The project's required Table "A", representing the developer's commitment to implement sufficient water conservation standards, has been provided in Appendix A of this Site Analysis.

3. Proposed Hydrology

Post-Development discharges flowing onto the property will not change as a result of this subdivision development. Post-Development discharges exiting the property will be detained and will meet adopted Pima County RFCD criteria for designated critical basins.

a. PDP Response to Constraints

The proposed PDP is laid out in a configuration that provides for natural open space by preserving the majority of the existing wash and associated floodplain in its natural condition. This is a central feature of the overall project design and the preserved natural wash corridor is viewed as an important amenity for the new neighborhood. Minor encroachment into the wash's floodplain is proposed at the far west end of the project, within an area of the floodplain that is not part the main channel flow. A private recreation area is also proposed along the north side of the natural wash to further enhance this central amenity, but will not encroach into the regulatory floodplain. First-flush water-harvesting will occur in the three (3) proposed basins

b. Encroachment Justification

The main project entry from Irvington Road crosses the natural onsite wash and is necessary to provide continuous fire, emergency, and resident access to the balance of the neighborhood. A culvert is proposed beneath this access roadway to convey flow from the wash. The culvert will be designed to minimize impacts to the downstream wash segment and will include, but not be limited to, downstream erosion-control measures at the outlet of the culvert to mitigate the effects of increased velocity through the culvert. Full design particulars and mitigation measures will be discussed in the formal Drainage Report submitted at the time of future subdivision platting.

There are no regulatory riparian habitat areas on this site.

c. Table of Concentration Points Pre-Development/Post-Development

Two concentration points outlet from the project:

- At the extreme northwest corner of the site into the Camino de Oeste right-of-way; the outflow under existing conditions is 59.1 cfs, while the post-development discharge is 53.5 cfs.
- Further to the south (along the site's west boundary where the existing natural wash crosses Camino de Oeste in a dip section); the outflow under existing conditions is 350 cfs, while the post-development discharge is 245 cfs.

This above information is also illustrated on Exhibits II-C.2 (p. 14) and II-D.1, respectively.

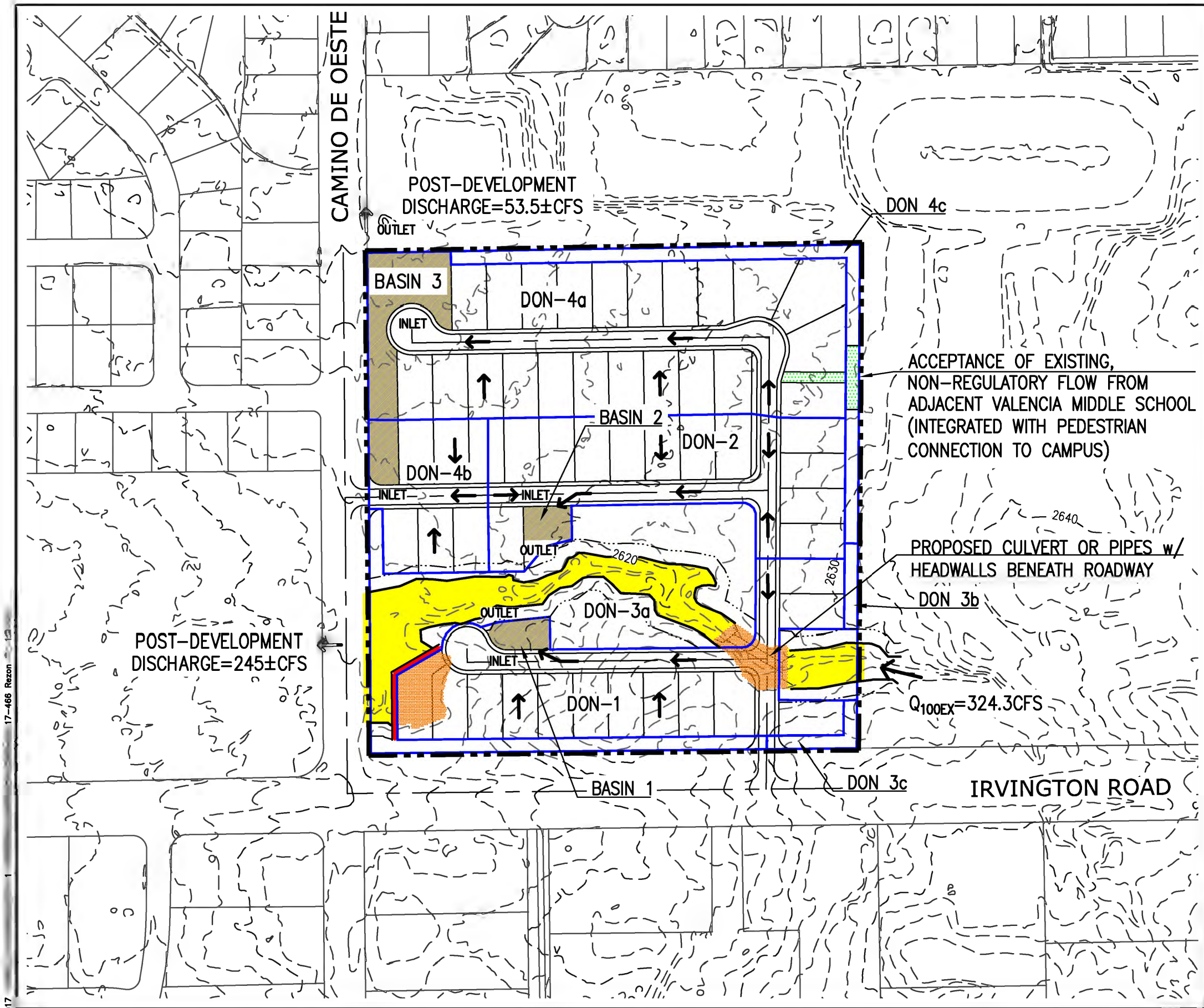
d. Potential Engineering & Design Features

Drainage design features associated with this development to mitigate drainage and erosion problems include: 1) the three (3) aforementioned retention/detention basins for first-flush rain water harvesting and peak rainfall outfall reduction; 2) a culvert with a riprap outlet apron for proper erosion control; 3) a lot configuration and site design that preserves the majority of the on-site natural wash in its present condition with minimal encroachment; and 4) minimal rock rip-rap bank protection in those areas where encroachment will occur.

e. Summary of Overall Development Impacts

The overall impacts of the proposed project on site drainage is minimal. As discussed at length above, the majority of the on-site natural drainage channel traversing the property is being preserved in its existing state. Post-development discharges leaving the site have been reduced in accordance with adopted Pima County policies and regulations for critical basins.

Exhibits to Follow



LEGEND

- Rezoning site
- Existing Condition Topographic Contour (2' Interval)
- Pre-Development Regulatory Floodplain
- Post-Development Floodplain (Natural Area)
- Post-Development Erosion Hazard Setback
- Floodplain Encroachment Areas
- Proposed Bank Protection (Grouted Rip-Rap)
- Proposed Detention Basin
- Earthen, Landscaped Channel
- Direction of Surface Flow
- Post-Development On-Site Watershed Boundaries
- Developed On-Site Area & Associated Watershed

DON-1

0 200
Scale: 1"=200'

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PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT DISCESSES
 LOCAL ADVICE & COUNSEL

EPS GROUP

RED POINT DEVELOPMENT, INC
 20 ACRE PARCEL @ NORTHEAST CORNER IRVINGTON RD & CAMINO DE OESTE
 (OWNERSHIP: FIDELITY NATIONAL TITLE AGENCY TRUST No. 60,477)
 REZONING: SR TO CR-3

EXHIBIT II-D.1
 PROPOSED HYDROLOGY
 PAGE 49



CITY OF
TUCSON

TUCSON WATER
DEPARTMENT

November 13, 2017

Red Point Development
8710 N. Thornydale Rd. #120
Tucson, AZ 85742

Attn: Mike Leung

**SUBJECT: Water Availability for Project: NEC Irvington & Camino de Oeste , APN:
119450210, Case #: WA2327 , T-14 R-13 S-31 , Lots: 9999 , Location Code: UNI , Total
Area: 19.79 , Zoning: SR**

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) designated 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,

Richard A. Sarti, P.E.
Engineering Manager
Tucson Water Department

RS:ka

CC:S:\Newarea\CommittedDemand\WAL - Parcels\119450210.docx



NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TDD (520) 791-2639 • www.tucsonaz.gov/water



**Exhibit II-D.2
Tucson Water Will-Serve Letter**

E. BIOLOGICAL RESOURCES

1. Expected Impacts

a. Conservation Lands System (CLS) Compliance

The entire rezoning site lies outside of the CLS. As such, its development is not expected to affect any resources essential to Pima County's biological conservation priorities or be in conflict with any of its adopted Regional Environmental Policies of the contained in the 2001 Comprehensive Plan Update and memorialized in Pima Prospers.

b. Saguaros

A total of two hundred one (201) saguaros were found on the property. Of these, approximately twenty (20) will be preserved in place (see Exhibit II-E). The remainder will be appropriately dealt with in the Native Plant Preservation Plan (NPPP) provided at the time of future subdivision platting.

c. Ironwood Trees

The site was surveyed for Ironwood trees and none (0) were found.

d. Pima Pineapple Cactus

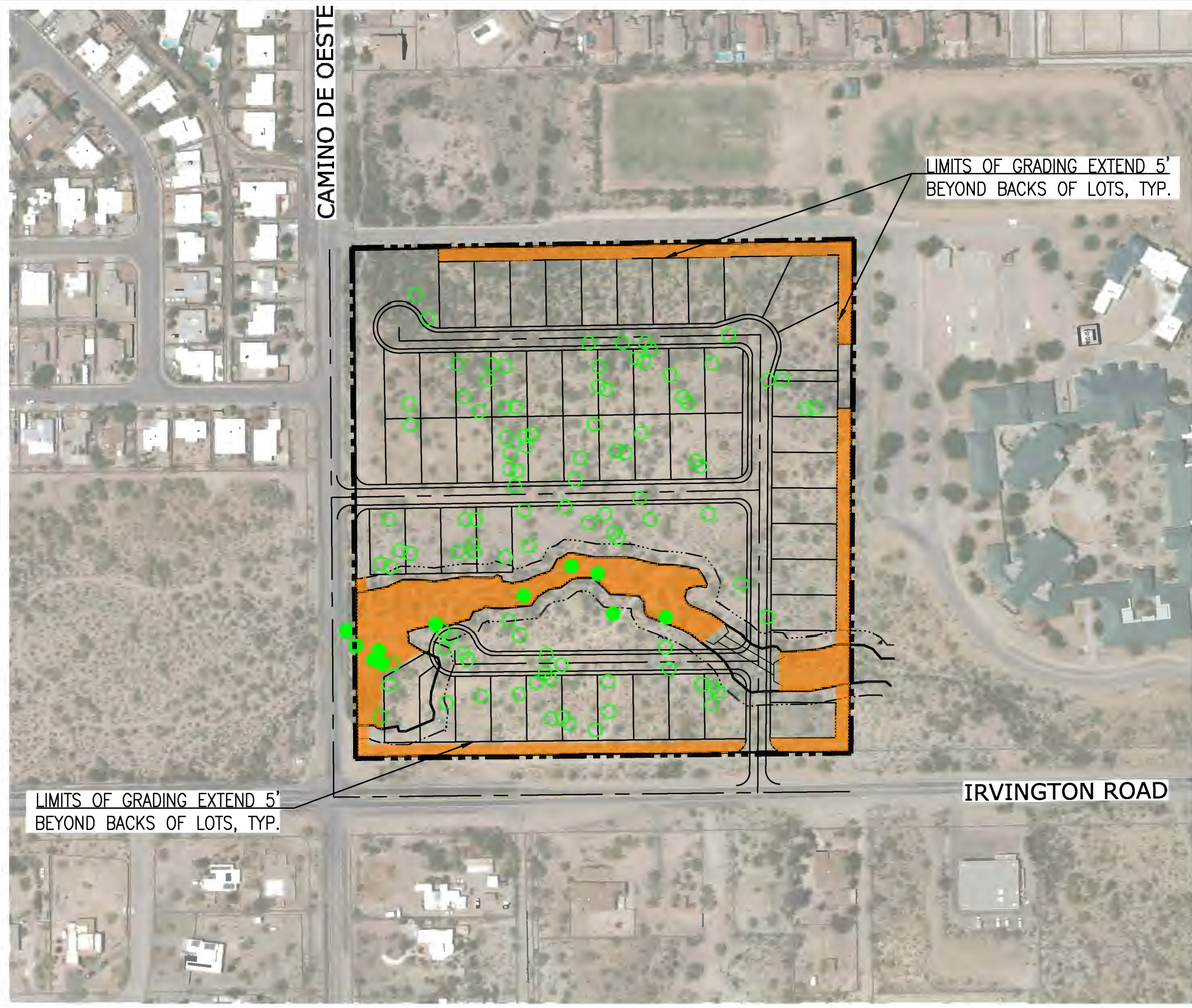
The site was surveyed for Pima Pineapple Cactus and no (0) specimens were found. A landscape architect's letter verifying this fact is found in Exhibit I-D.1 (p. 16) of this Site Analysis.

e. Needle-Spined Pineapple Cactus

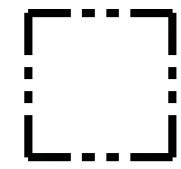
The site was surveyed for Needle-Spined Pineapple Cactus and none (0) were found.

Exhibit to Follow

Dec 14, 2017 2:40pm U:\Projects\2017\17-486\Civil\CADD\Plans\Rezoning\17-486 Rezoning Fig 20.dwg



LEGEND



Rezoning site



Saguaro to be Preserved in Place

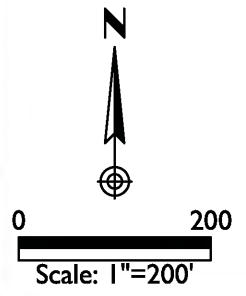


Saguaro to be Salvaged, Relocated or Otherwise dealt with in Accordance w/ Future Native Plant Preservation Plan at Time of Subdivision Platting



Areas Left Natural for Floodplain or Perimeter Bufferyards (20' buffer width beyond limit of grading)

Note: Final Saguaro preservation and salvage will be detailed on the Native Plant Preservation Plan submitted at the time of Subdivision Platting.



Jim Portner, Agent for Owner
 PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917



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EXHIBIT II-E
 BIOLOGICAL RESOURCES
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