

# Sonora Behavioral Health Expansion

## Rezoning

P24RZ00004



July 2024

# Project Team

## ACADIA HEALTHCARE COMPANY, INC

6100 Tower Circle, Suite 1000  
Franklin, Tennessee 37067

## LAZARUS & SILVYN, PC

5983 East Grant Road, Suite 290  
Tucson, Arizona 85712

## JOHNSON JOHNSON CRABTREE ARCHITECTS, PC

4551 Trousdale Drive  
Nashville, Tennessee 37204

## RICK

3945 East Fort Lowell Road, Suite 111  
Tucson, Arizona 85712



# Table of Contents

I. SITE INVENTORY .....	2
A. Land Use .....	2
B. Topography & Grading .....	10
C. Hydrology .....	12
D. Biological Impact Report .....	19
E. Transportation .....	21
F. Sewers .....	24
G. Recreation .....	24
H. Cultural Resources.....	27
I. Composite.....	27
J. Viewsheds.....	27
II. LAND USE PROPOSAL .....	33
A. Project Overview .....	33
B. Preliminary Development Plan.....	33
C. Topography & Grading .....	35
D. Hydrology .....	36
E. Impacts to Biological Resources.....	38
F. Landscape, Bufferyards & Visual Mitigation .....	38
G. Transportation.....	40
H. Onsite Wastewater Treatment & Disposal .....	41
I. Sewers .....	41
J. Water .....	41
K. Schools.....	44
L. Recreation .....	44
M. Cultural Resources.....	44
N. Environmental Quality.....	44
O. Project Mitigation Commitments.....	44

# List of Exhibits

- Exhibit I.A.1.a: Location Map ..... 3
- Exhibit I.A.1.b: Context Map ..... 4
- Exhibit I.A.2: Existing Land Uses & Zoning..... 5
- Exhibit I.A.4: Comprehensive Plan Land Use ..... 7
- Exhibit I.B: Existing Topography..... 11
- Exhibit I.C.1: Pre-Development Hydrology Map..... 13
- Exhibit I.C.2.a: Flood Control Resource Areas ..... 14
- Exhibit I.C.2.c: FEMA FIRM Map ..... 15
- Exhibit I.C.2.e: RFCD Flood Hazard Map..... 16
- Exhibit I.C.2.h: Riparian Areas..... 18
- Exhibit I.D.3: Saguaro Inventory Map..... 20
- Exhibit I.E.1: Circulation & Public Transportation ..... 22
- Exhibit I.E.2: Distances to Existing Driveways & Intersections..... 23
- Exhibit I.F: Existing Public Sewer..... 25
- Exhibit I.G: Existing Recreational Facilities ..... 26
- Exhibit I.I: Composite Map..... 28
- Exhibit I.J: Viewsheds ..... 29
- Exhibit II.B: PDP ..... 34
- Exhibit II.D: Post-Development Drainage Map..... 37
- Exhibit II.F: Distance to Adjacent Residences..... 39
- Exhibit II.I: Wastewater Capacity Response Letter ..... 42
- Exhibit II.J: Water Service Letter..... 43

# Appendix

Appendix A: ALTA Survey

# Sonora Behavioral Health

Acadia Healthcare Company (“Acadia”) operates the Sonora Behavioral Health Hospital (“SBHH” or the “Hospital”) at 6050 N. Corona Road in unincorporated Pima County (“County”). The Hospital was constructed in approximately 2000 and was expanded in approximately 2016. The Hospital is located on approximately five acres (“Hospital Parcels”)<sup>1</sup> and is zoned Suburban Ranch (“SR”). The Hospital operates as a legal non-conforming use in the SR zone. Acadia is under contract to acquire the adjacent vacant land to the east<sup>2</sup> (“Expansion Parcel”) to expand the Hospital (the “Expansion”). (See *Exhibit I.A.1: Location Map*.) The Expansion Parcel is also zoned SR and is approximately 4.9 acres in size. Acadia proposes to rezone both the Hospital Parcels and the Expansion Parcel (together, the “Property”) from SR to Transitional (“TR”) zone to support the Expansion and bring the Hospital into conformance with current zoning regulations.

---

Established in 1994, SBHH is a 140-bed acute inpatient psychiatric hospital that caters to individuals who are working towards recovering from behavioral health conditions and chemical dependency issues. SBHH provides short-term inpatient mental health and substance abuse treatment for children (ages 5-11), adolescents and teens (ages 12-17), and adults in crisis situations. SBHH is the only facility in Arizona that cares for small children, and it is the largest provider for involuntary adult populations. Its multidisciplinary team consists of psychiatrists, medical practitioners, social workers, registered nurses, dietitians and behavioral health technicians, who specialize in providing treatment programs for those suffering from mental health and chemical dependence concerns. In addition to stabilizing patients who are in an acute mental health crisis, all SBHH patients receive comprehensive medical and psychological evaluations, medication management, regular contact with psychiatric providers, daily group therapy and nursing care.

SBHH also offers outpatient services to adolescents and adults through its partial hospitalization and intensive outpatient programs. These programs can be a starting point for individual care, although they are often instituted as step-down support for those who have just completed a higher level of care.

Acadia is proposing this Expansion in response to the increased local demand for inpatient behavioral health services. In 2023, Arizona ranked 47<sup>th</sup> of the 50 states for access to behavioral health care, and 63.5 percent of Arizonans with mental illness were not able to receive the treatment they need. Between January and May 2024, SBHH turned away 2,042 people because no beds were available. The Expansion will add 48 beds to the Hospital, which is the number Acadia believes it can safely staff and can physically fit within the Expansion Parcel’s developable area. While many more beds are needed, the Expansion is a significant contribution to local mental health services.

---

<sup>1</sup> The Hospital Parcels consist of seven Assessor Parcel Numbers (“APN”): 102-12-0770, -0760, -073A, -068A, -0638B, -061A, and -061B

<sup>2</sup> APN 102-12-009E

## I. SITE INVENTORY

### A. Land Use

#### 1. Location/Regional Context

The Property is located north of the Rudasill Road alignment, east of Corona Road. (See *Exhibit I.A.1.a: Location Map*.) The Property is adjacent to the Northwest Medical Center Campus (“NWMC” or the “Campus”) located along the east side of La Cholla Boulevard between Orange Grove Road on the north and Rudasill Road on the south. East of the Property are residential uses. (See *Exhibit I.A.1.b: Context Map*.)

#### 2. Existing Land Uses & Zoning

The entire Property is zoned SR. SBHH operates on the Hospital Parcel, and the Expansion Parcel is vacant and mostly undisturbed. SBHH is not part of the Northwest Medical Center Specific Plan, although it functions as part of the Campus since it shares access with NWMC facilities.

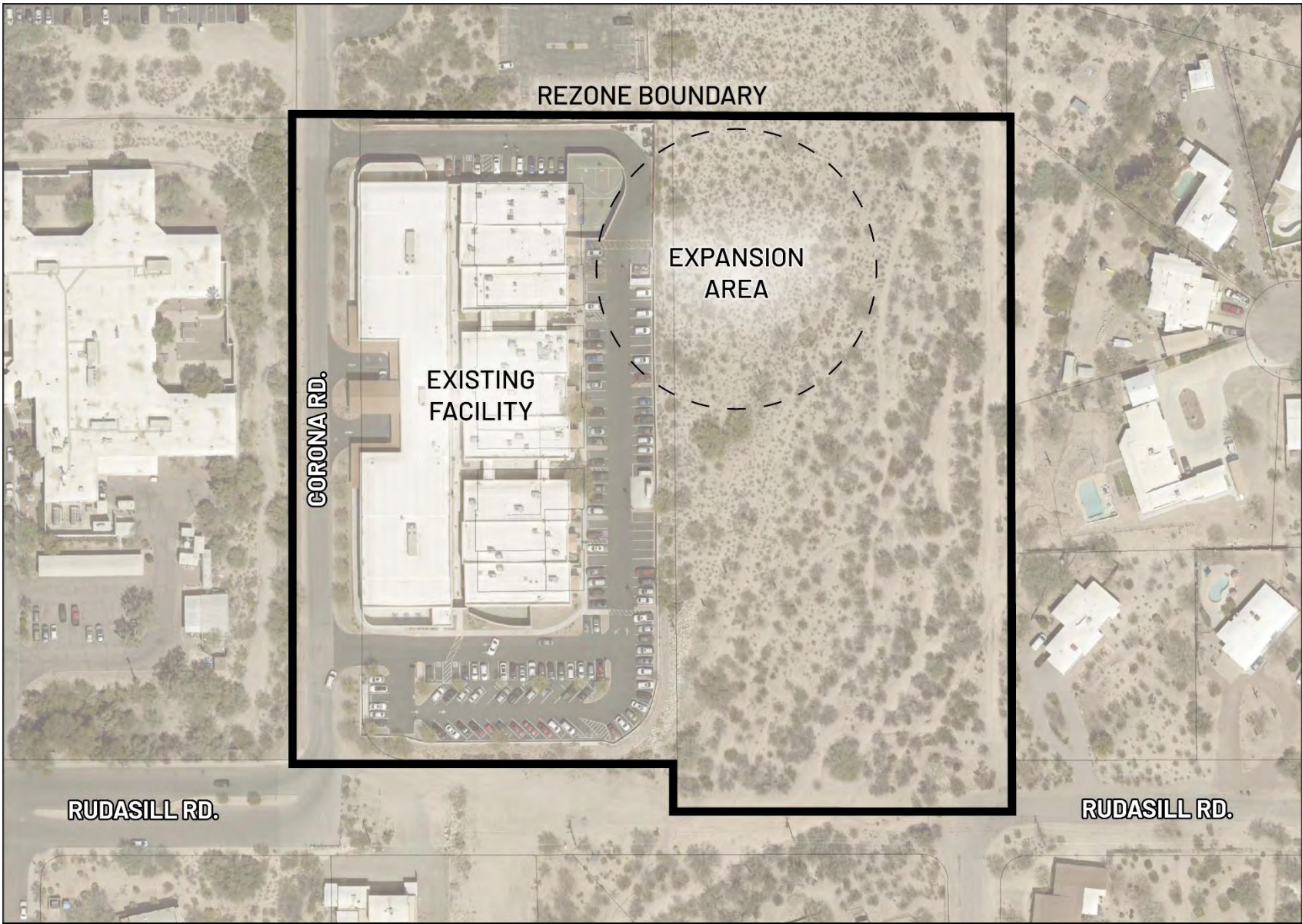
The table below lists the existing land uses and zoning on surrounding properties. (See also *Exhibit I.A.2: Existing Land Uses & Zoning*).

TABLE I.A.2: EXISTING LAND USES & ZONING

	Existing Land Use	Zoning
North	NWMC Administrative Offices & Residential	TR
South	Rudasill Road ROW & Residential	CR-1
East	Residential	CR-1
West	NWMC and National Community Health Partners	Specific Plan and SR

#### 3. Existing Easements

The Property contains a 30-foot ingress, egress, and utility easement along the easternmost side of the Expansion Parcel connecting to Rudasill that provides primary access for the single-family property located directly north of the Expansion Parcel (Dkt. 10386, Pg. 2659). A preliminary ALTA survey of the Property is provided as *Appendix A*.



**Exhibit I.A.1.a: Location Map**

NORTH  
DO NOT SCALE MAP - FOR REFERENCE ONLY  
0 50 100 200 Feet





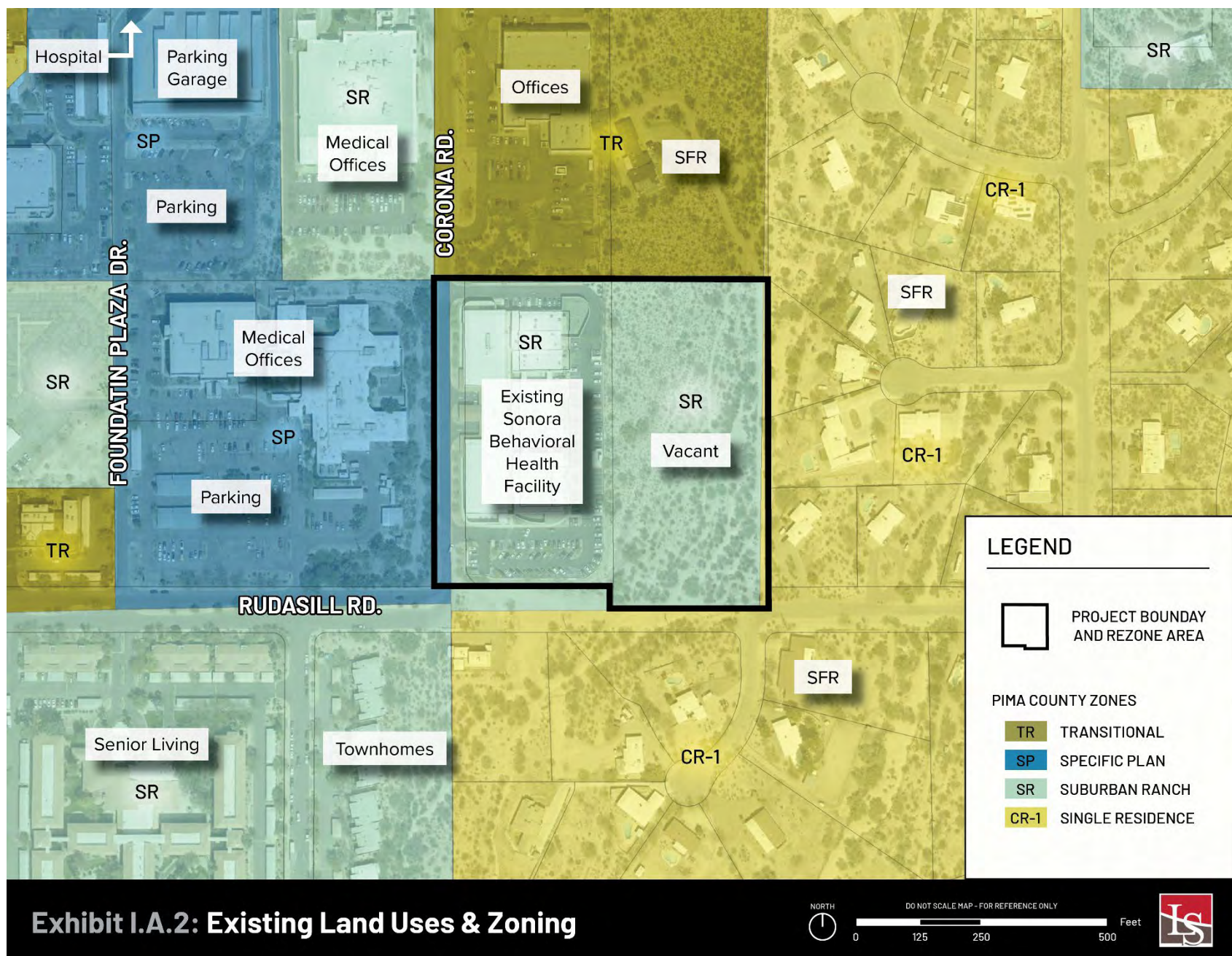
**Exhibit I.A.1.b: Context Map**



DO NOT SCALE MAP - FOR REFERENCE ONLY







**Exhibit I.A.2: Existing Land Uses & Zoning**

4. Comprehensive Plan

The Property is within the *Pima Prospers* Catalina Foothills Planning Area and is designated Medium Intensity Urban (“MIU”). (See *Exhibit I.A.4: Comprehensive Plan Land Use*.) While MIU supports a mix of medium density housing types, it also supports nonresidential uses, such as administrative offices, medical offices and hotels.

Approximately  $\frac{3}{4}$  of the Property is subject to the Comprehensive Plan Special Area Policy, Urban Floodplain (“S-20”). S-20 covers the areas within the County mapped as FEMA floodplains with the understanding that more precise floodplain information will be determined during the rezoning process and in consultation with the County Regional Flood Control District (“RFCD”).

The following policies from *Pima Prospers* are relevant and support this rezoning request:

### 3.1 Land Use Element

**Goal 1: Integrate land use strategies with physical infrastructure, human infrastructure, economic development, and resource conservation to ensure the long-range viability of the region**

- Policy 1: Promote land use patterns that support healthy people, a healthy environment, and a healthy economy.
- Policy 4: Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County.
- Policy 5: Include regulatory floodplains and regulated riparian habitat areas as open space priorities to maintain hydrologic integrity, wildlife corridor connectivity and contiguous open space corridors.
- Policy 6: Promote a compact form of development in urban and suburban areas where infrastructure is planned or in place and the market is receptive.

*The Hospital provides vital mental health services to Pima County and through this Expansion, SBHH seeks to address the current significant shortage of behavioral health services in our region. The Expansion’s physical form is sensitive to the Property’s environmental constraints while taking advantage of existing infrastructure adjacent to the Hospital. The Hospital itself serves as a transition between the busy NWMC Campus on the west and the residential uses to the east. SBHH has operated in this setting for over 20 years, and this infill Project has been sensitively designed to provide generous transitions between the Expansion and the existing adjacent residential development. It is important to note that the many of the areas within the NWMC are designated as MIU, including several rehabilitation hospitals, medical offices, and other medical facilities. These existing uses, along with the policies described herein, support the proposed rezoning being in conformance with the MIU planning area.*

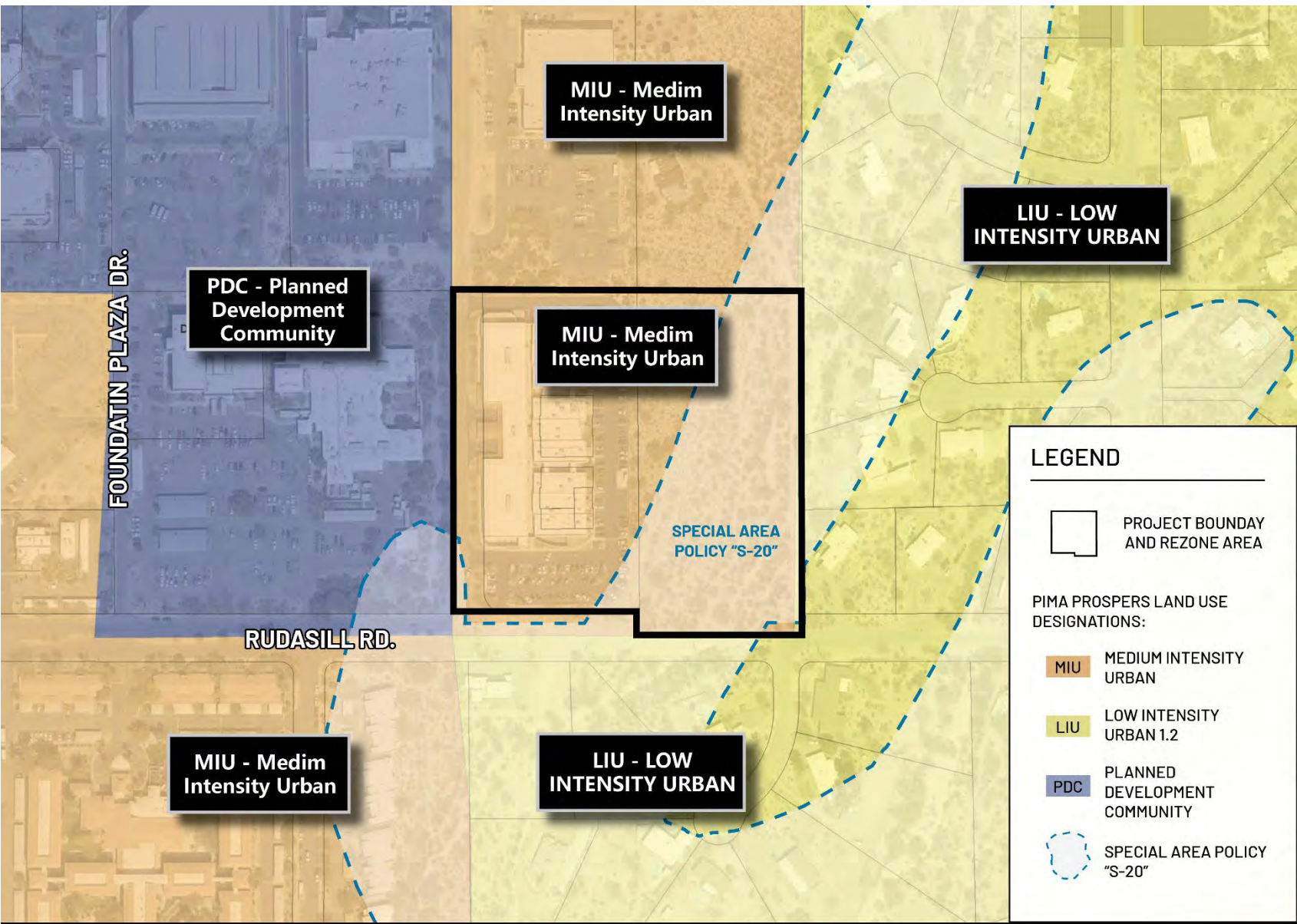


Exhibit I.A.4: Comprehensive Plan Land Use



### 3.5 Housing and Community Design Element

**Goal 8: Ensure that all development and redevelopment is generally compatible and scale-appropriate**

Policy 2: Continue to use appropriate transitions for dissimilar types of development and provide connectivity to trails, pedestrian walkways, and bicycle routes.

**Goal 10: Ensure that all new development and redevelopment reflects the character and sense of place of the area**

Policy 2: Encourage development in suburban areas to be integrated with its Sonoran Desert setting by:

- a) Encouraging a Sonoran Desert color palette that is not limited to earth tones;
- b) Incorporating the site's prominent existing natural features (rock formations, etc.) as part of the design, where appropriate;
- c) Supporting contemporary and energy efficient versions of vernacular architectural styles;
- d) With the exception of local food production, continue to utilize a drought tolerant plant palette that emphasizes both the use of native species and precludes the use of non-native invasive plant species near public preserves and natural open spaces.

**Goal 14: Encourage cost-effective green building and site design methods, techniques, and materials**

Policy 1: Decrease heat island effect and reduce water run-off through site development strategies.

Policy 2: Reduce outdoor water use by encouraging water-efficient practices such as:

- a) Low water use, drought-tolerant or native vegetation (xeriscapes) with the exception of local food production;
- b) Drip irrigation;
- c) Increase use of reclaimed water and rainwater harvesting; and
- d) Low Impact Development (LID) principles such as preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product where applicable and feasible.

*More than two-thirds of the Expansion Parcel has been set aside as open space, preserving the wash and floodplain, and providing significant natural buffers to the existing residential uses to the east. Any disturbance to the floodplain area will be revegetated. Bufferyards will feature drought-tolerant vegetation, which will be on a drip irrigation system, and parking areas will be designed to capture and direct rainwater to planting areas.*

*The Expansion building's architecture will be designed to match that of the existing Hospital.*

5. Pending Rezonings, Plats, Development Plans

There are no pending rezonings, plats or development plans for the Property.

## B. Topography & Grading

### 1. Topographic Characteristics

As shown on *Exhibit I.B: Existing Topography*, the Property's highest elevation is at its north end and gradually drops by approximately 20 feet into the wash area in the east/southeast portion of the Property. The Hospital Parcel is already developed and ranges in elevation from 2,337 feet at its northeastern corner to 2,328 feet at the southeastern portion where there are improved parking areas. The topography of the Expansion Parcel ranges in elevation from 2,344 feet at the northwest corner to 2,320 feet at its southwestern boundary, with the northwest third of the Expansion Parcel falling at an approximately 10 percent slope to the lower southeast two-thirds of gently sloped floodplain.

*a. Restricted Peaks and Ridges*

There are no restricted peaks or ridges on the Property.

*b. Rock Outcrops*

There are no rock outcrops on the Property.

*c. Slopes of 15% or Greater*

There are no slopes of 15 percent or greater on the Property.

*d. Other Significant Topographic Features*

There are no other significant natural topographic features on the Property. There is an existing five foot high rip-rap slope along the south edge and southeast corner of the west parcel parking lot.

*e. Existing Grading and Ground Disturbance*

The Hospital Parcel is developed with existing buildings and parking areas. The Expansion Parcel is vacant and undisturbed natural desert except for an existing unimproved dirt road/access easement running along the eastern edge, which provides access from Rudasill Road to the residential parcel to the north.

### 2. Average Cross Slope

The average cross slope of the Expansion Parcel is five percent. The following equation (PCZC § 18.61.051) was used to determine the average cross slope utilizing two-foot contours:

$$\frac{I \times L \times 0.0023}{A}$$

A

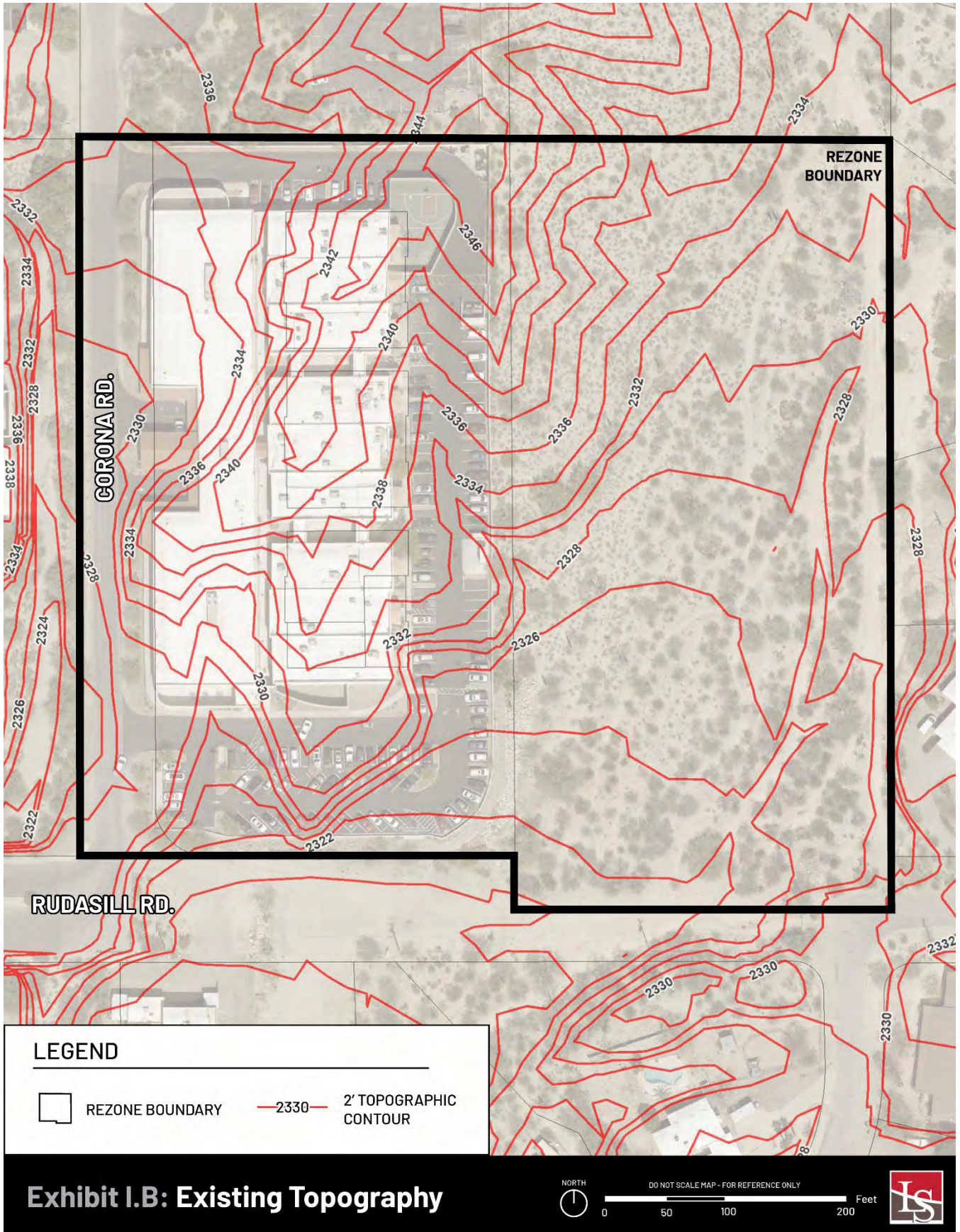
$$\frac{2 \text{ ft} \times 5,486 \text{ ft} \times 0.0023 =$$

$$4.6922 \text{ ac}$$

$$\text{Average Cross Slope} = 5.38\%$$

Where:

- I = contour interval (2 feet)
- L = combined length in feet of all contour lines measured on Property
- 0.0023 = Conversion of square feet into acres x 100
- A = project site or parcel in acres



## C. Hydrology

### 1. Offsite Hydrology

The Property is in the Casa Adobes Wash Watershed within the larger Rillito Creek Watershed. One offsite watershed (10S) contributes 1133.0 cfs through the Property from the northeast, as established in the Casas Adobes Wash Technical Data Notebook by RFCD dated November 28, 2011. See *Exhibit I.C.1: Pre-Development Hydrology Map*.

### 2. Onsite Hydrology

#### a. Flood Control Resource Areas

The southeast corner of the Expansion Parcel (approximately 0.15 acres) falls within the Flood Control Resource Area. A majority of the Hospital Parcel (approximately 3.6 acres) falls within the Flood Control Resource Area except for the northwestern portion. See *Exhibit I.C.2.a: Flood Control Resource Areas Map*.

#### b. Concentration Points and 100-Year Peak Discharges

One onsite watershed (1E) affects the Property contributing a 100-year peak discharge of 27.5 cfs. See *Exhibit I.C.1: Pre-Development Hydrology Map*.

#### c. FEMA-Designated Floodplains and Floodways

The northwestern and southeastern portions of the Property are located within FEMA-designated Zone X (areas outside the 500-year floodplain), while a FEMA-designated Zone A (areas with a 1% chance of flooding and no depths or base flood elevations determined) encompasses the remaining area of the site per FEMA FIRM panel 04019C1660L, revised June 16, 2011. See *Exhibit I.C.2.c: FEMA FIRM Map*.

#### d. Floodplain Delineation of Previously Unmapped Regulatory Floodplain

The local floodplain traversing the Property from northeast to southwest was modeled in the Casas Adobes Wash Technical Data Notebook by Pima County Regional Flood Control District dated November 28, 2011, as shown on *Exhibit I.C.2.e: RFCD Flood Hazard Map*. The floodplain was remodeled using the peak 100-year peak flow established in the above study using updated topography as shown on *Exhibit I.C.1: Pre-Development Hydrology Map*.

#### e. Regulatory Sheet Flood Areas

No regulatory sheet flood areas exist on the Property, as shown on *Exhibit I.C.2.e: RFCD Flood Hazard Map*.

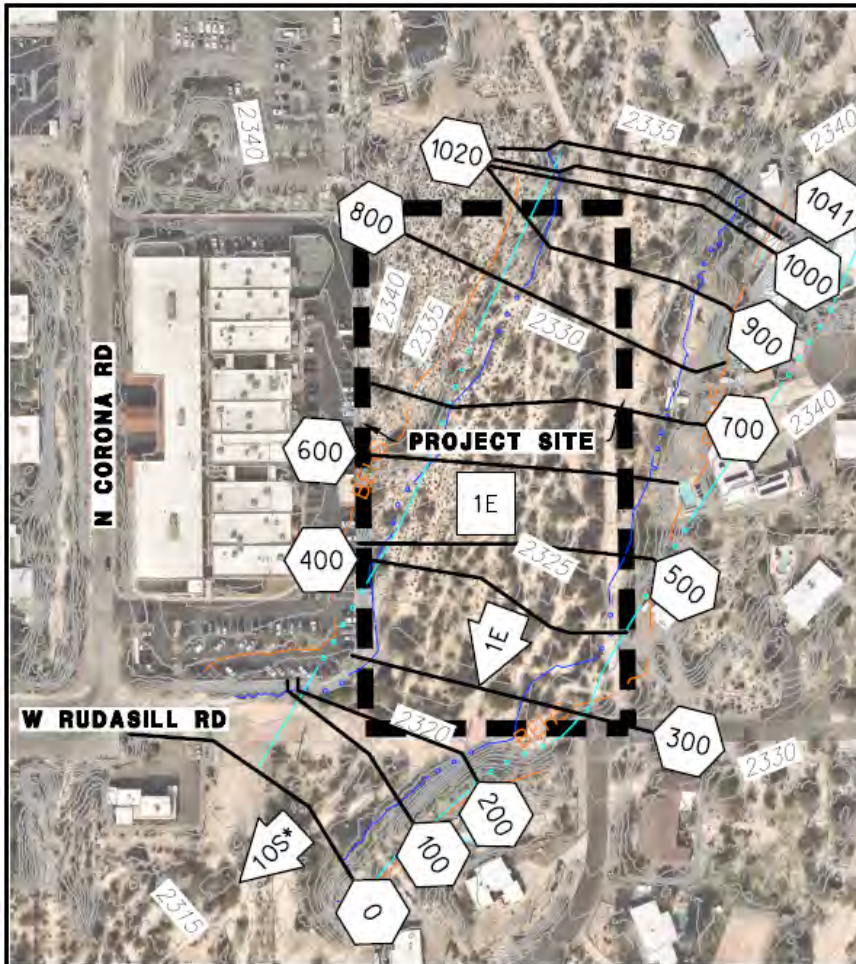
#### f. Perennial Surface Water

There are no sources of perennial surface water on-site.

#### g. Erosion Hazard Setbacks

A 50 foot erosion hazard setback from the floodplain limits of the Unnamed Wash traversing the Property is required.





### LEGEND

- CONCENTRATION POINT
- HYDRAULIC CROSS SECTION
- BEHS BUILDING EROSION HAZARD SETBACK
- FEMA FLOODPLAIN (EFFECTIVE)
- RICK ENGINEERING REGULATORY 100-YEAR FLOOD LIMITS (EXISTING)
- WATERSHED BOUNDARY

EXISTING ONSITE PEAK FLOWS				
WATERSHED CPs	AREA (ac)	Q2 (cfs)	Q10 (cfs)	Q100 (cfs)
1E	4.90	4.5	13.0	27.5

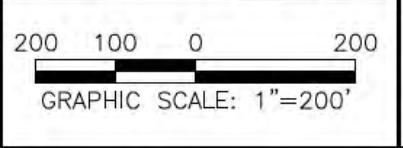
EXISTING CONDITION HEC-RAS SUMMARY TABLE-SUBCRITICAL*						
RIVER	RIVER STATION	Q100 TOTAL (cfs)	MIN CHANNEL ELEVATION (ft)	WSE (ft)	MAXIMUM CHANNEL DEPTH (ft)	CHANNEL VELOCITY (fps)
UNKNOWN WASH	1041	1133.0	2331.25	2334.63	3.38	8.94
UNKNOWN WASH	1020	1133.0	2330.99	2334.14	3.15	9.31
UNKNOWN WASH	1000	1133.0	2330.69	2333.68	2.99	9.09
UNKNOWN WASH	900	1133.0	2329.60	2332.25	2.65	6.18
UNKNOWN WASH	800	1133.0	2329.18	2330.98	1.80	6.84
UNKNOWN WASH	700	1133.0	2327.25	2329.18	1.93	5.76
UNKNOWN WASH	600	1133.0	2325.85	2327.63	1.78	6.73
UNKNOWN WASH	500	1133.0	2324.26	2325.69	1.48	3.05
UNKNOWN WASH	400	1133.0	2322.94	2324.89	1.95	5.50
UNKNOWN WASH	300	1133.0	2320.91	2322.43	1.56	6.48
UNKNOWN WASH	200	1133.0	2318.98	2321.34	2.36	3.88
UNKNOWN WASH	100	1133.0	2318.46	2320.55	2.19	6.39
UNKNOWN WASH	0	1133.0	2317.01	2319.14	2.13	5.73

OFFSITE PEAK FLOWS		
WATERSHED CPs	AREA (mi <sup>2</sup> )	Q100 (cfs)
10S*	0.52	1133.0

\*Refer to Casa Adobes Wash Technical Data Notebook dated 11/28/2011 by Pima County Regional Flood Control District.

\*PER HEC-RAS 6.5.

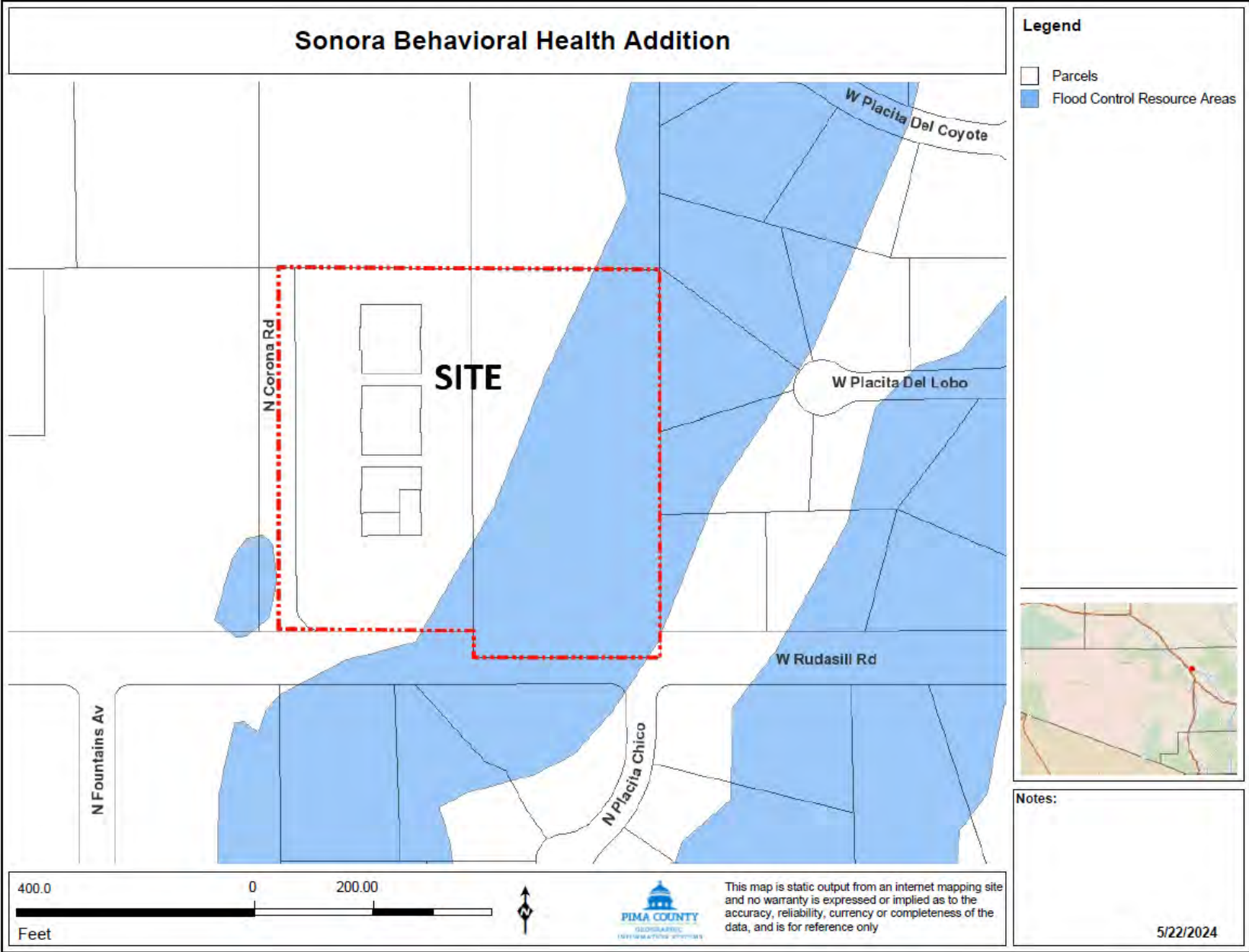
**3945 E FORT LOWELL RD #111**  
**TUCSON, AZ 85712**  
**520-795-1000**  
**rickengineering.com**

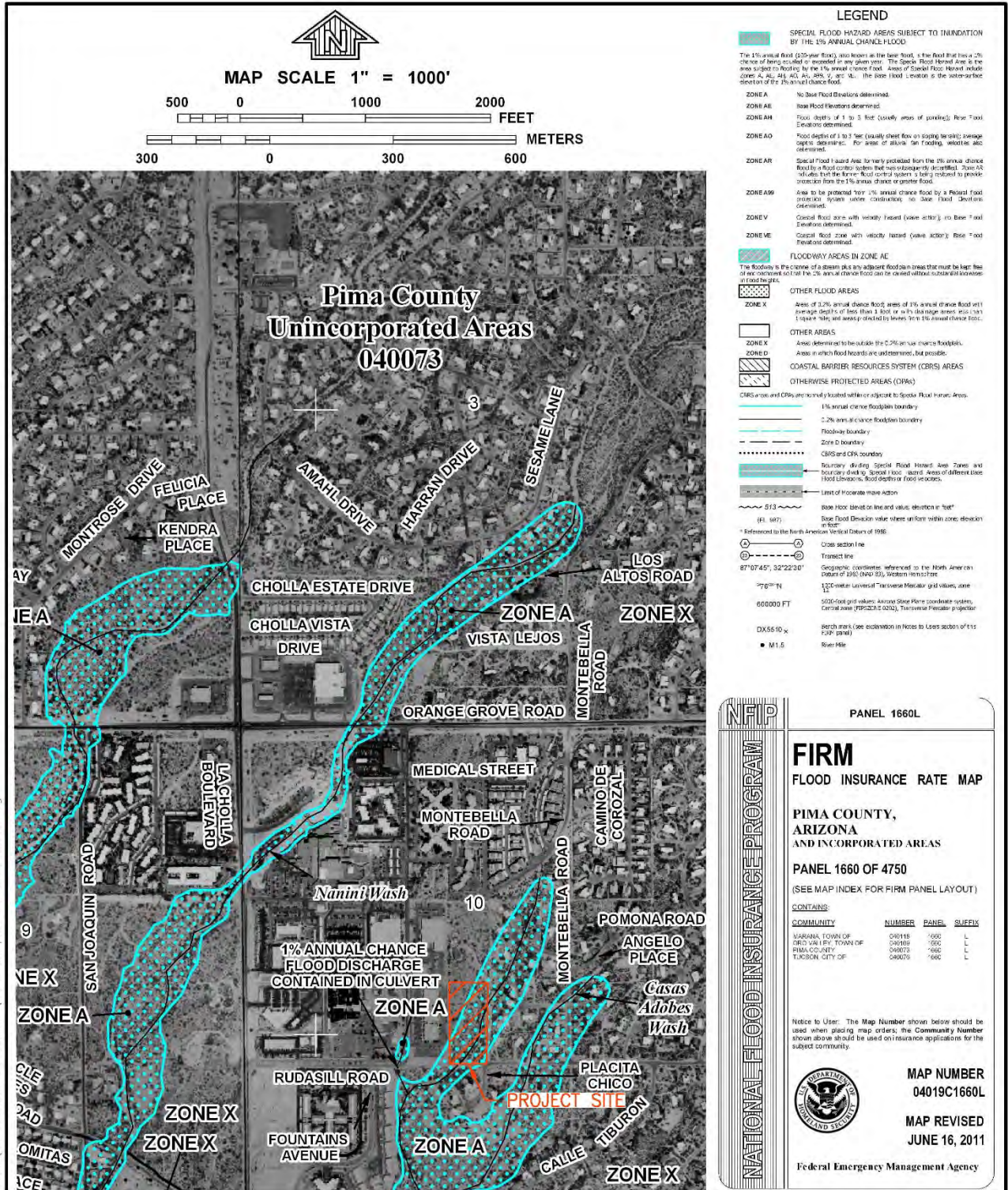


**SONORA BEHAVIOURAL HEALTH ADDITION**  
**EXHIBIT I-C.1**  
**PRE-DEVELOPMENT HYDROLOGY MAP**

PROJECT NO:	5512
DRAWN BY:	JRK
CHECKED BY:	JRK
SCALE:	1"=200'
DATE:	5/29/2024

Exhibit I.C.2.a: Flood Control Resource Areas





C:\RCK\Projects\T350300\55-2\_Sonora\_BH\_Addn\Water\_Res\55-2\_FIRM\_I-C.2.c.dwg

**RICK** 3945 E FORT LOWELL RD #111  
TUCSON, AZ 85712  
520-795-1000  
rickengineering.com

**SONORA BEHAVIOURAL HEALTH ADDITION**  
EXHIBIT I-C.2.c  
FEMA FIRM MAP

**PROJECT NO: 5512**  
**DRAWN BY: JRK**  
**CHECKED BY: JRK**  
**SCALE: 1"=1000'**  
**DATE: 5/28/2024**

**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 1660L**

**FIRM**  
FLOOD INSURANCE RATE MAP

**PIMA COUNTY, ARIZONA AND INCORPORATED AREAS**

**PANEL 1660 OF 4750**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

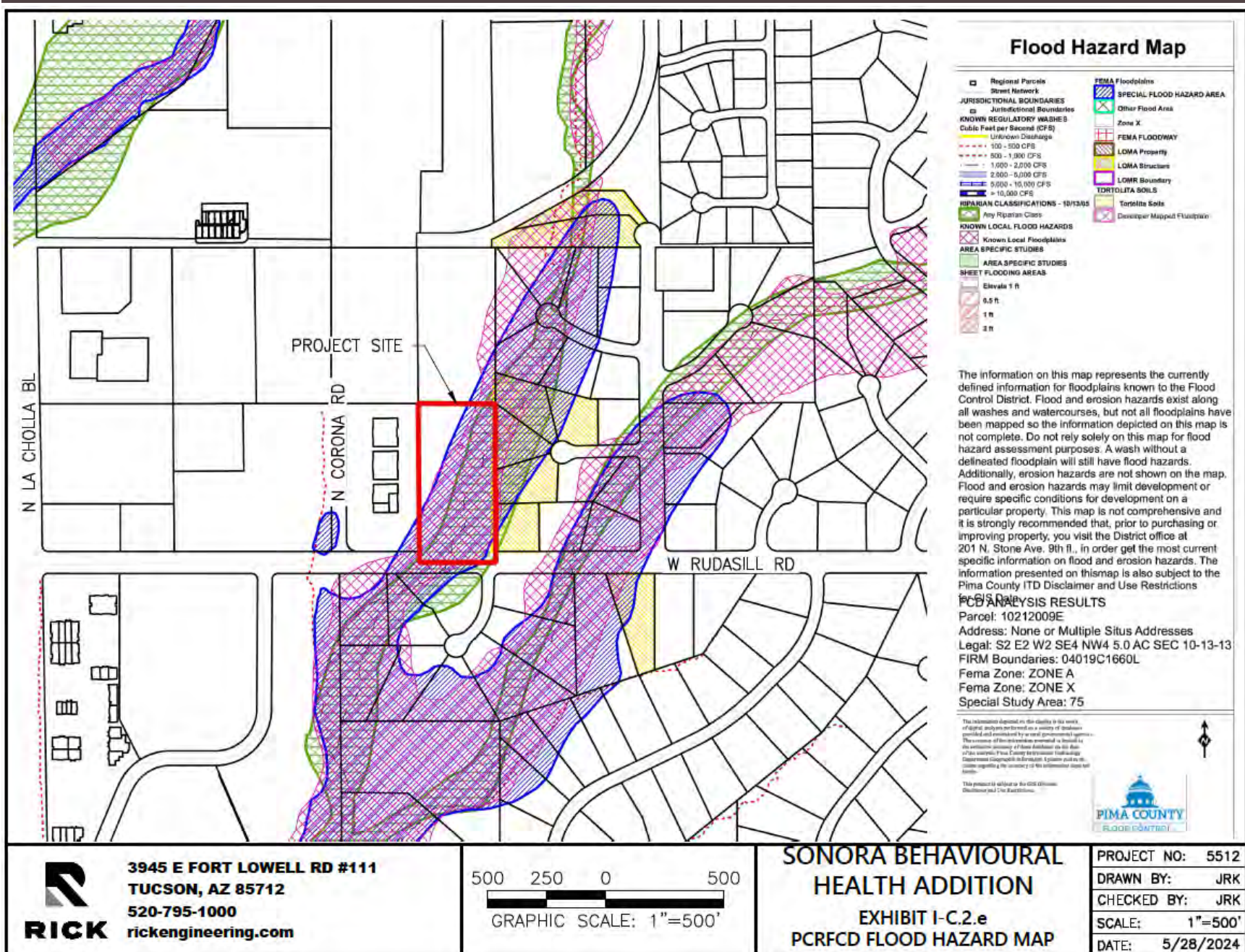
COMMUNITY	NUMBER	PANEL	SUFFIX
WARANA, TOWN OF	040118	1660	L
DECISSA, CITY/TOWNSHIP	040119	1660	L
PIMA COUNTY	040073	1660	L
TUCSON, CITY 3P	040075	1660	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
04019C1660L

**MAP REVISED**  
JUNE 16, 2011

Federal Emergency Management Agency



*h. Riparian Habitat Limits & Classifications*

There are approximately 2.3 acres of Class Xeroriparian C Habitat on the Property. See *Exhibit I.C.2.h: Riparian Areas*.

*i. Flow Arrows for Non-Regulatory Flows*

Refer to *Exhibit I.C.1: Pre-Development Hydrology Map*.

*j. Existing Drainage Easements*

There are no existing drainage easements on the Property.

*k. Existing Drainage Infrastructure on or Adjacent to the Site*

There is no existing drainage infrastructure on or adjacent to the Property.

3. Hydrology

*a. Watersheds Impacts*

The Property is within the Casa Adobes Wash Watershed within the larger Rillito Creek Watershed. Per the County Critical Basin Map, effective date March 15, 2007, the Property is located within a balanced basin. The northwestern and southeastern portions of the Property are located within a FEMA-designated Zone X (areas outside the 500-year floodplain), while a FEMA-designated Zone A (areas with a 1% chance of flooding and no depths or base flood elevations determined) encompasses the remaining area of the Property per FEMA FIRM panel 04019C1660L, revised June 16, 2011. A local floodplain was modeled in Casas Adobes Wash Technical Data Notebook by RFCD dated November 28, 2011, as shown on *Exhibit I.C.2.e: RFCD Flood Hazard Map*. Peak discharges will exit the site generally following the natural drainage patterns.

*b. Offsite Watersheds*

One offsite watershed (10S) affects the Property. The 100-year 1-hour peak discharge from 10S is 1133.0 cfs with a contributing area of 332.8 acres taken at a point approximately 1,550 feet downstream of the southern boundary of the Property. This was established in the Casas Adobes Wash Technical Data Notebook by RFCD dated November 28, 2011. See *Exhibit I.C.1: Pre-Development Hydrology Map*.

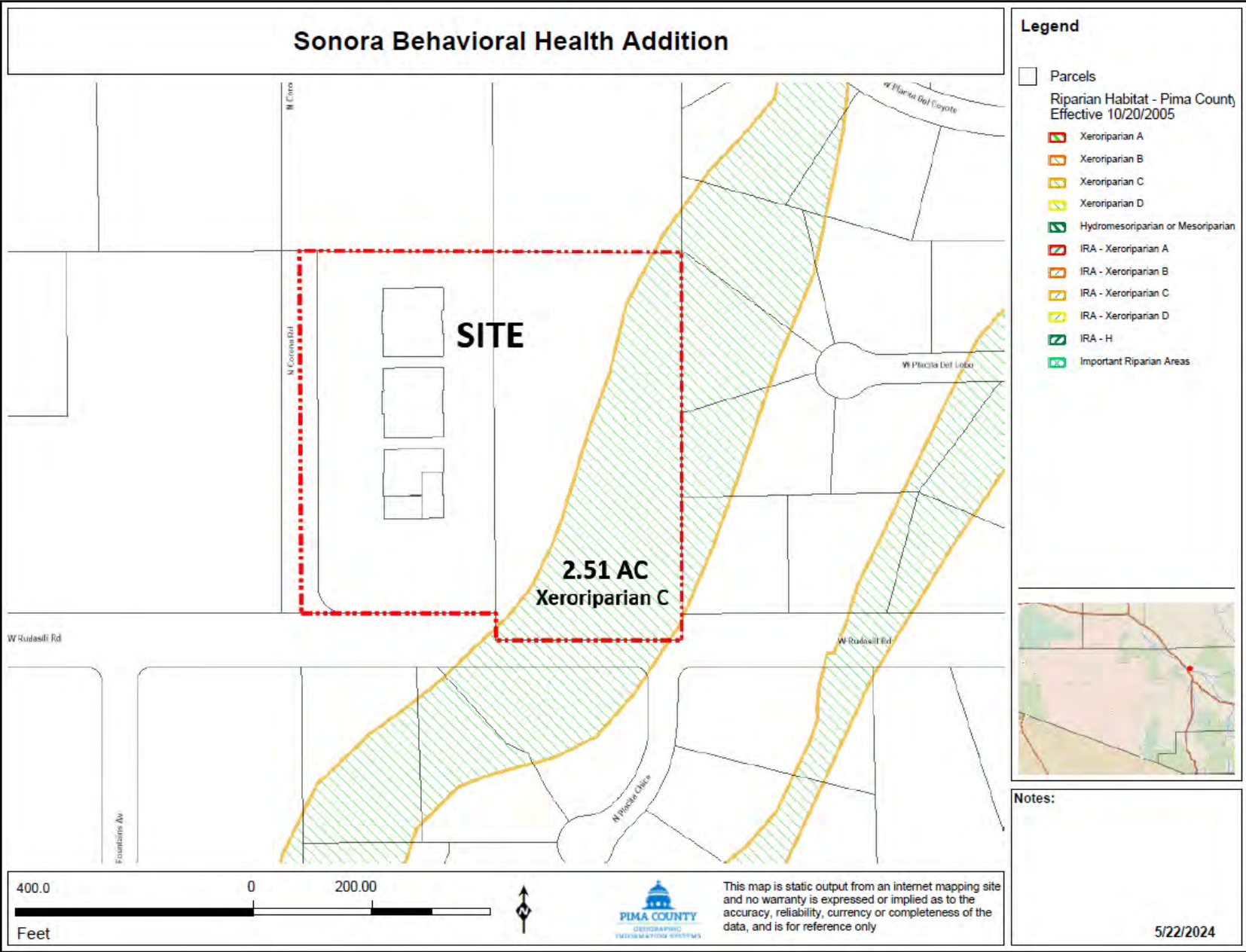
*c. Erosion Hazard Setback Methodology*

The erosion hazard setback for the Property is 50 feet based on a total flow of 1133.0 cfs per County Code 16.28.030 (watercourses with base flood peak discharges of less than two thousand cfs, but more than 500 cfs).

*d. 100-Year Floodplain Methodology*

The 100-year floodplain adjacent to the Property was modeled within HEC-RAS 6.5 using a peak flow of 1133.0 cfs. This peak flow occurs at a point approximately 1,550 feet downstream of the southern boundary of the Property, as referenced from Casas Adobes Wash Technical Data Notebook by RFCD dated November 28, 2011. Topography created from an .xml file in Civil3D received from BLEW survey on March 7, 2024 was used for the 1D cross-sections used within the HEC-RAS model.

Exhibit I.C.2.h: Riparian Areas



## D. Biological Impact Report

### 1. Conservation Lands System (“CLS”)

The Property is located outside of the mapped CLS.

### 2. Priority Conservation Area (“PCA”)

#### a. *Pima Pineapple Cactus (“PPC”)*

The Property is not within the PCA for the PPC.

#### b. *Needle-Spined Pineapple Cactus*

The Property is not within the PCA for the needle-spined pineapple cactus.

#### c. *Cactus Ferruginous Pygmy Owl (“CFPO”)*

The Property is within the PCA Priority 2 for the CFPO. While no surveys of the Property have been conducted and there are no plans to survey, over 70 percent of the Expansion Parcel will be preserved as it is today.

#### d. *Burrowing Owl*

The Property is not within the PCA for the Western Burrowing Owl.

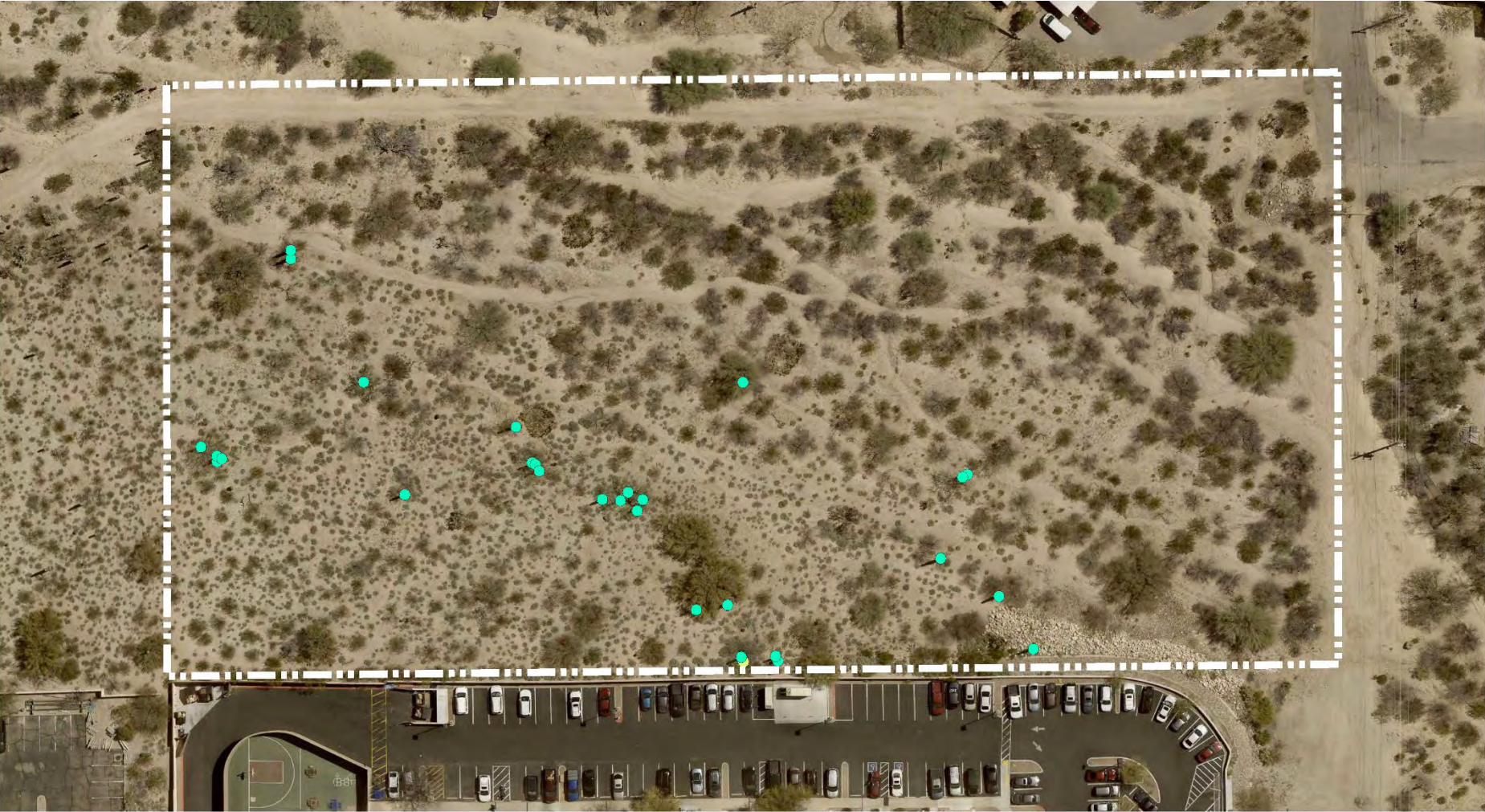
### 3. Saguaros & Ironwood Trees

The Expansion Parcel was inventoried in the Spring of 2024. A total of 29 saguaros were inventoried, 28 of which are greater than six feet in height and one is six feet tall or less. (See *Exhibit I.D.3: Saguaro Inventory Map.*) There are no ironwood trees on the Property.

### 4. Habitat Protection/Community Open Space

The Property is not identified for habitat protection or community open space. There have been no discussions with the County regarding potential acquisition.

Exhibit I.D.3: Saguaro Inventory Map



**KEY**  
● SAGUARO ≤6'      NOTE: THERE ARE NO IRONWOOD TREES ON SITE  
● SAGUARO >6'



## E. Transportation

### 1. Existing/Planned Offsite Streets

There is existing paved physical access to the Property from Corona Road at two driveways along the western property line of the Hospital Parcel. *Table I.E.1: Existing Roadways* provides a physical inventory of the study area roadways. *Exhibit I.E.1: Circulation & Public Transit Map* shows the roadway system within one mile of the Property. No roadway improvements are planned in the Project vicinity within the next five years.

TABLE I.E.1: EXISTING ROADWAYS

	Orange Grove Rd (Shannon to La Canada)	La Cholla Blvd (River to Ina)	La Canada Dr (Orange Grove to River)	River Rd (La Cholla to La Canada)
Existing ROW (ft)	175-200	200	150	130-150
# Travel Lanes	2-4	6	4	4
Roadway Capacity (LOS D)	15,540 (2 lane) 35,820 (4 lane)	35,820	35,820	35,820
Posted Speed Limit (mph)	45	45	45	45
Present ADT*	17,818 (east of La Cholla) 18,771 (west of La Cholla)	27,326 (north of Orange Grove 29,200 (south of Orange Grove)	20,669 (north of Orange Grove) 19,023 (south of Orange Grove)	29,650 (east of La Cholla) 22,850 (west of La Cholla)
Bike Lanes (striped shoulder)	Yes	Yes	Yes	Yes
Sidewalks	Yes (along 4-lane segments only)	Yes	Yes	Yes

\*Pima Association of Governments Traffic Counts, 2023

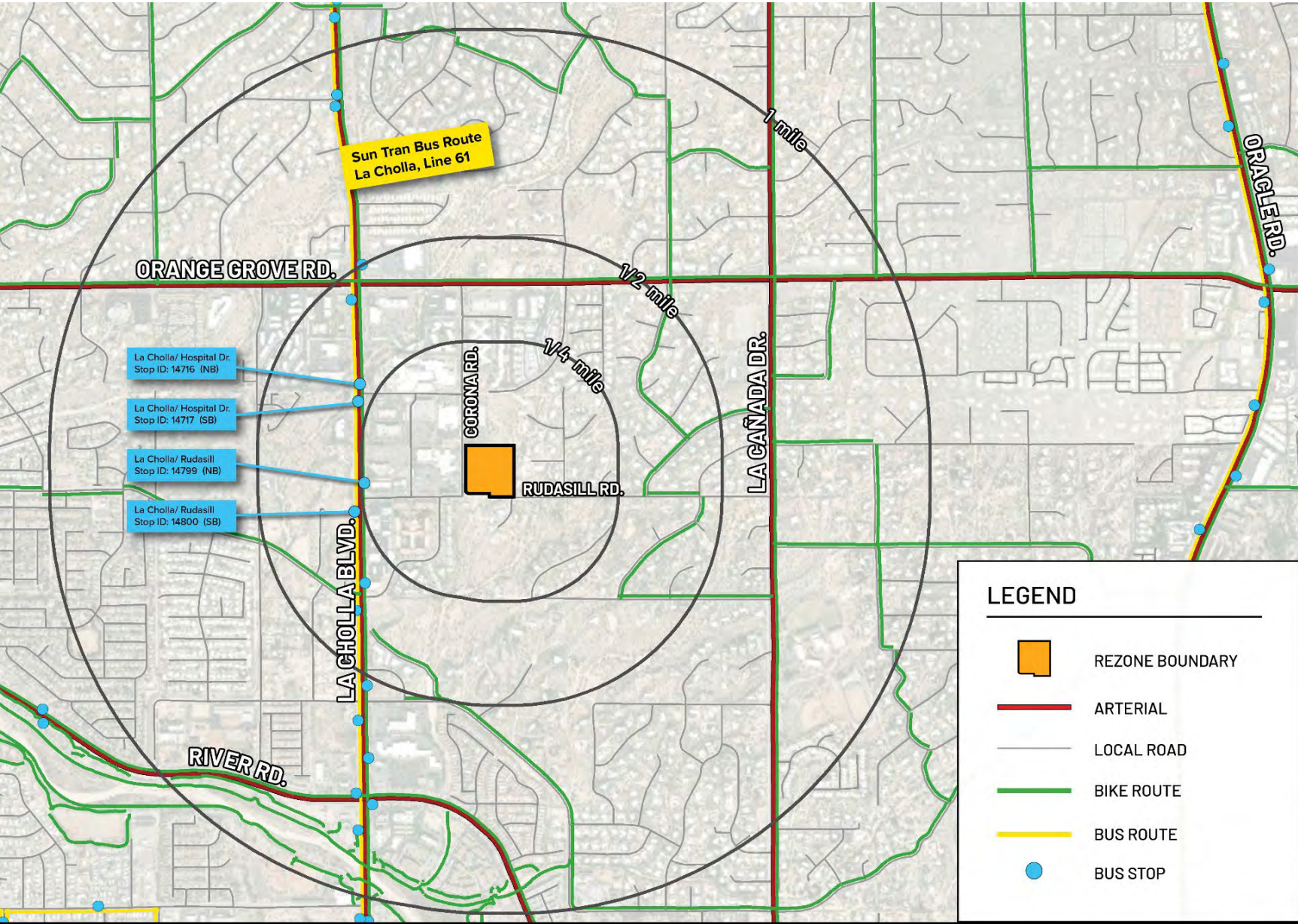
### 2. Distances to Existing Drives/Intersections

The Project proposes to utilize existing Hospital driveways, two of which only provide access to the front of the Hospital for patient pick-up and drop-off. The other two driveways—one at the north end of the Hospital Parcel and the other at the south end—create a loop around the existing Hospital building and will provide access to the Expansion area.

The distances between these proposed driveways and existing driveways and intersections along both Rudasill Road and Corona Road are depicted in *Exhibit I.E.2: Distances to Existing Driveways & Intersections*.

### 3. Public Transit

The Sun Tran La Cholla Bus Route provides service along La Cholla Boulevard from Magee and Ina Roads on the north to Ruthrauff Road on the south and east to the Tohono Tadaí Transit Center on Stone Avenue. The nearest bus stop is at the intersection of La Cholla Boulevard and Rudasill Road, approximately ¼ mile west of the Property. (See *Exhibit I.E.1: Circulation & Public Transit Map*.)



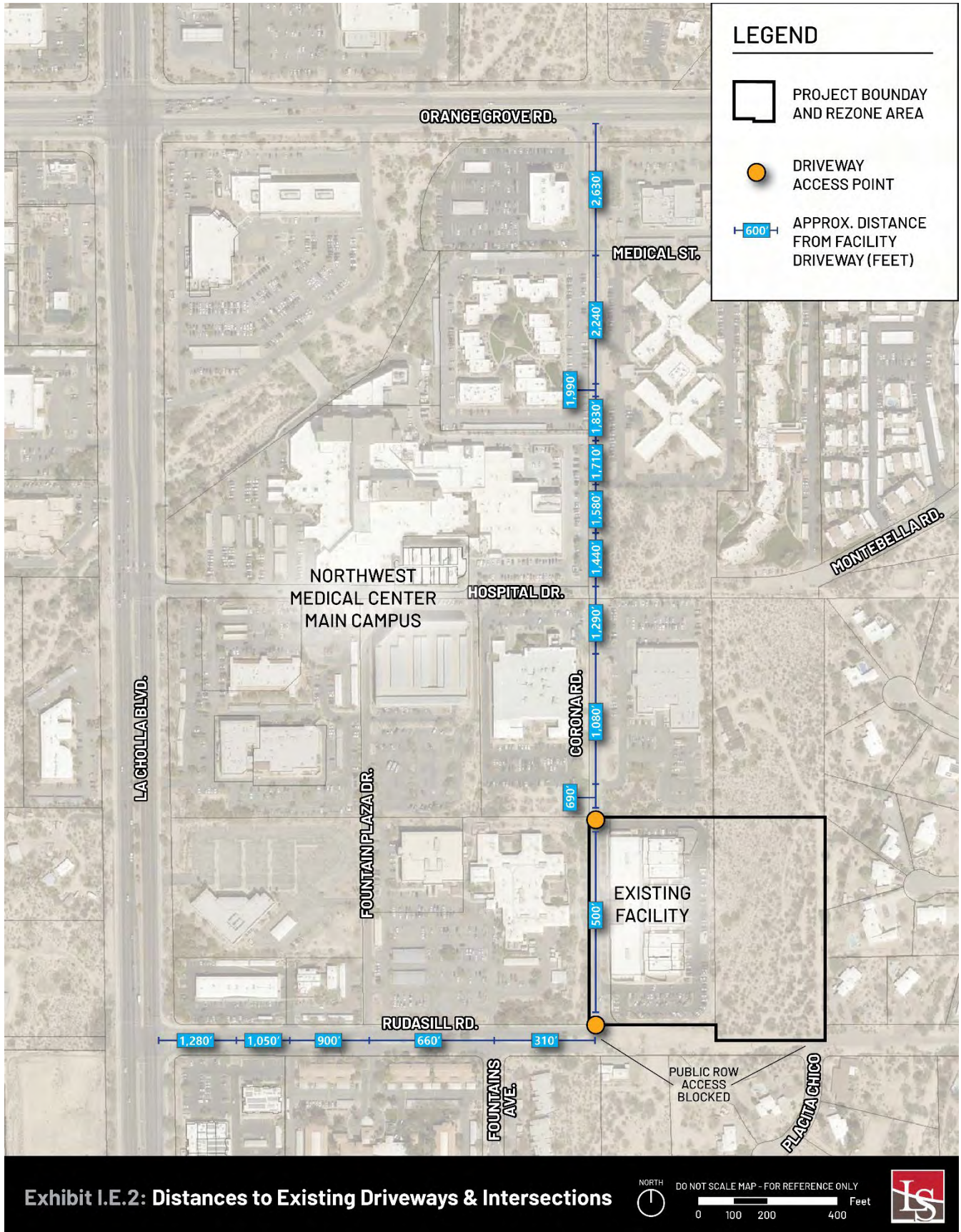


Exhibit I.E.2: Distances to Existing Driveways & Intersections

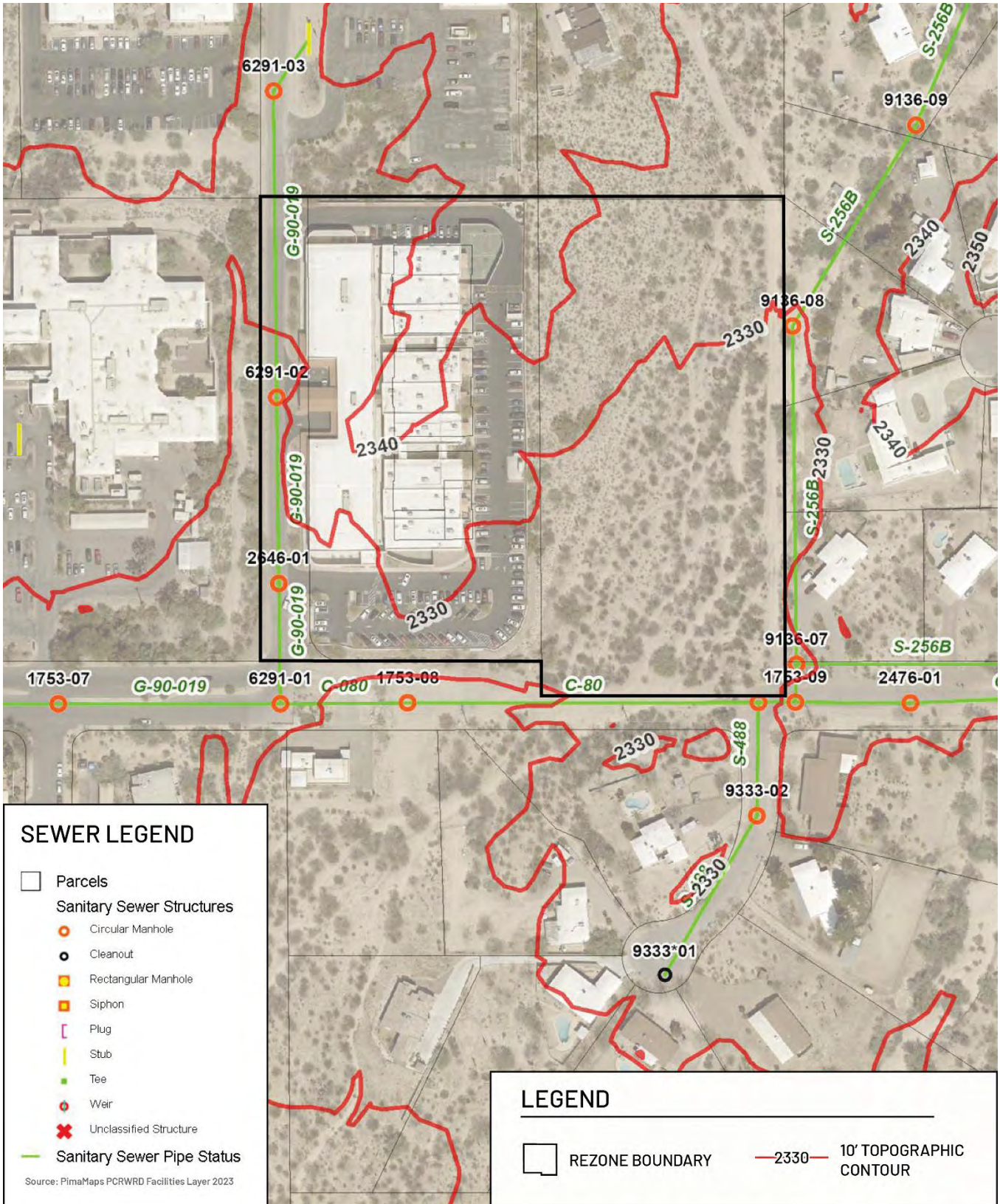
F. Sewers

The Property is located within the Pima County Regional Wastewater Reclamation Department's ("PCRWRD") sanitary sewer service area. There is an existing public 8-inch PVC sewer line (G-90-019) running north to south in Corona Road along the west side of the Property, a 12-inch line (C-80) along the southern Property line and an 8-inch sewer (S-256) along the eastern Property line. (See *Exhibit I.F: Existing Public Sewer.*)

There are no physical site constraints that would limit the use of gravity flow sewers.

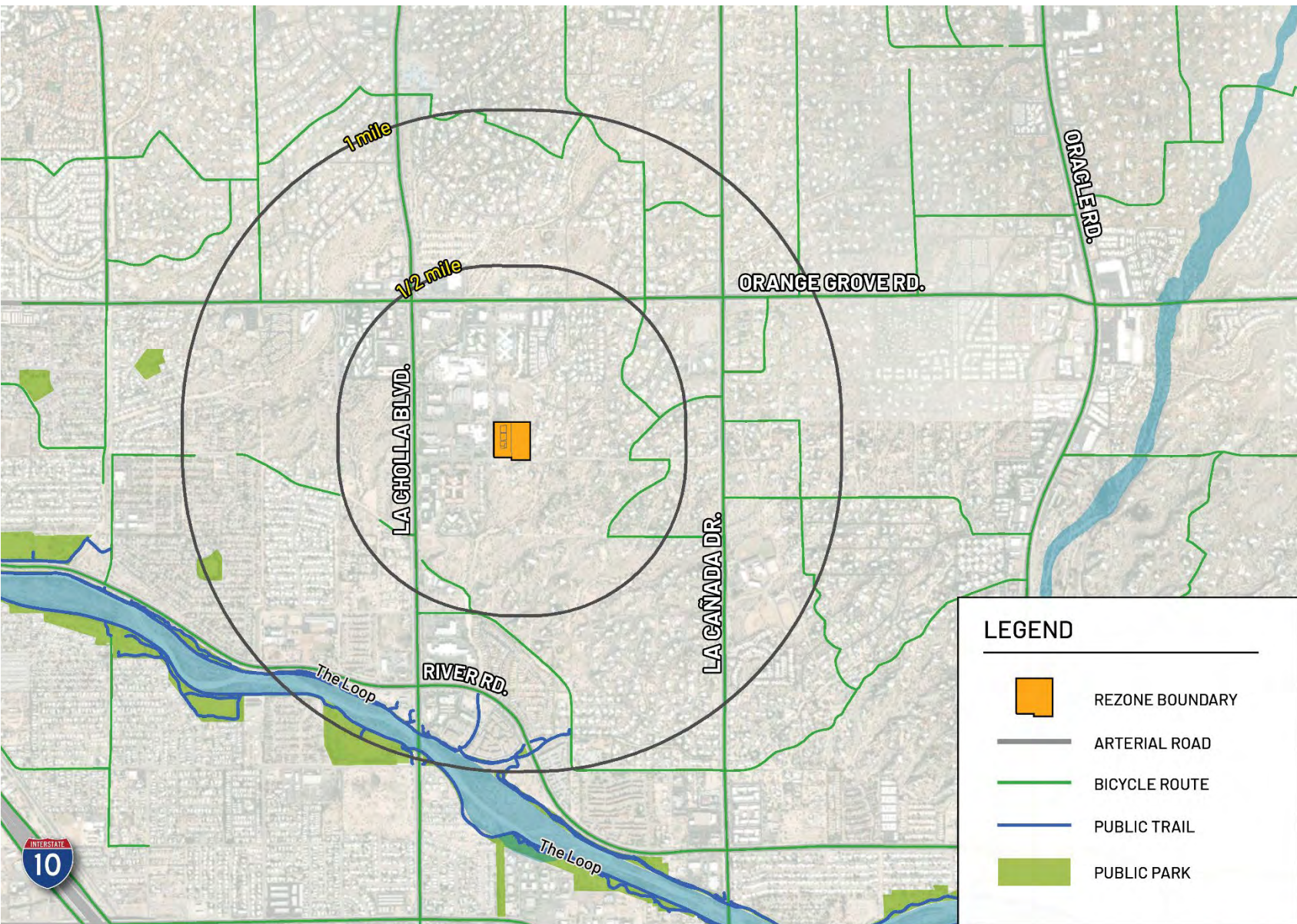
G. Recreation

The County-owned Meadowbrook Park is located approximately one mile southwest of the Property within the Meadowbrook neighborhood. The Property is also located approximately one mile northeast of Curtis Community Park, which is situated along the southwest bank of the Rillito River Park. The Chuck Huckelberry Loop is also within one mile, and its hard and soft trails line the Rillito River with multiple trailheads located near Curtis Community Park, River Road and La Cholla Boulevard. See *Exhibit I.G: Existing Recreational Facilities* for locations of parks and recreation opportunities within one mile of the Property.



**Exhibit I.F: Existing Public Sewer**





**Exhibit I.G: Existing Recreational Facilities**



H. Cultural Resources

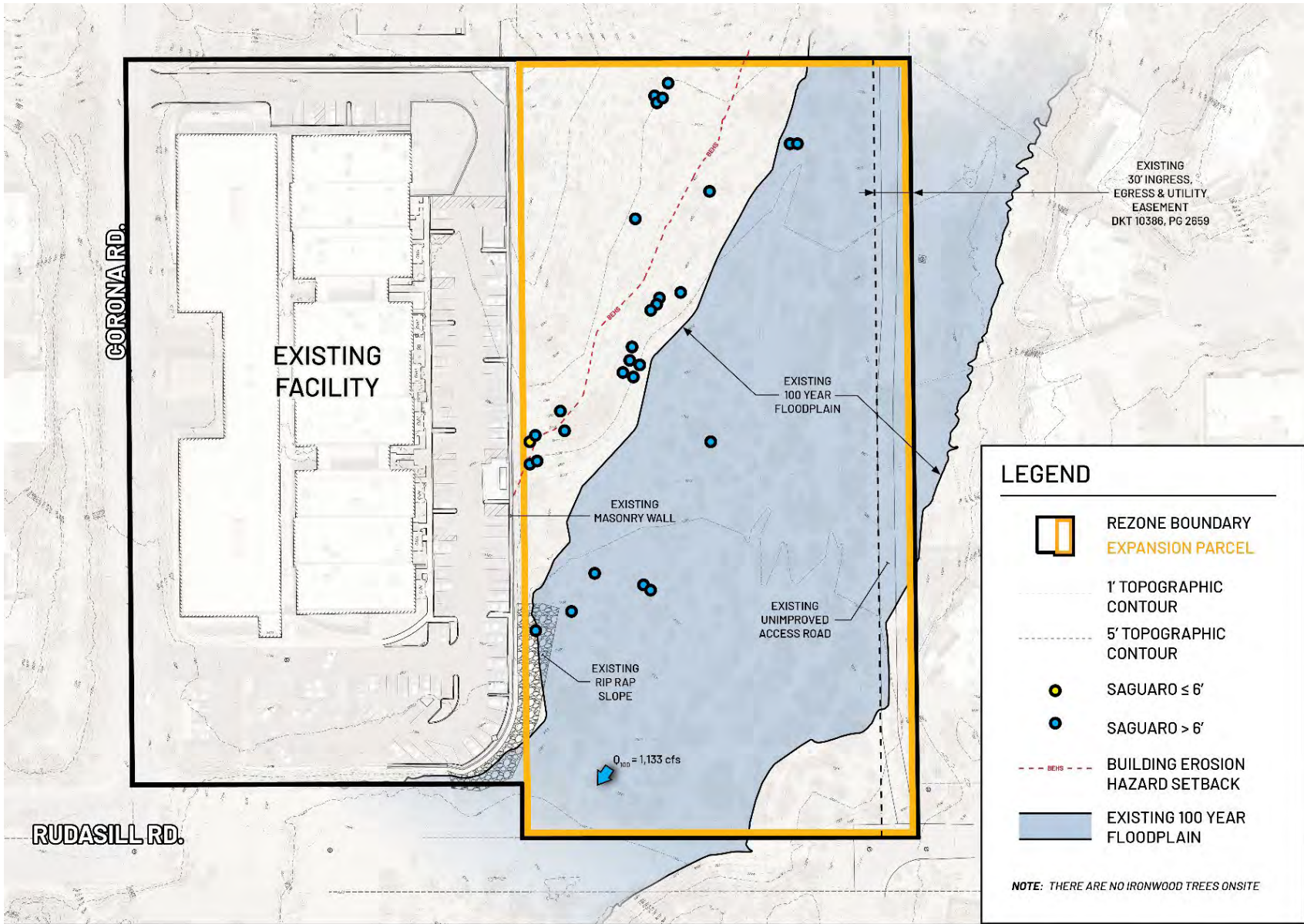
If Acadia discovers any cultural remains during ground-disturbing activities, it will consult with the Arizona State Museum (“ASM”).

I. Composite

The Property’s physical constraints are depicted in *Exhibit I.I: Composite Map*.

J. Viewsheds

Views to and from the Property are depicted in *Exhibit I.J: Viewsheds*.



**LEGEND**

- REZONE BOUNDARY
- EXPANSION PARCEL
- 1' TOPOGRAPHIC CONTOUR
- 5' TOPOGRAPHIC CONTOUR
- SAGUARO  $\leq 6'$
- SAGUARO  $> 6'$
- BEHS - BUILDING EROSION HAZARD SETBACK
- EXISTING 100 YEAR FLOODPLAIN

*NOTE: THERE ARE NO IRONWOOD TREES ONSITE*

Exhibit I.I: Composite Map

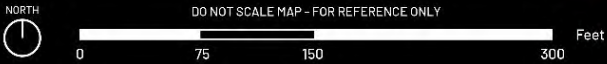




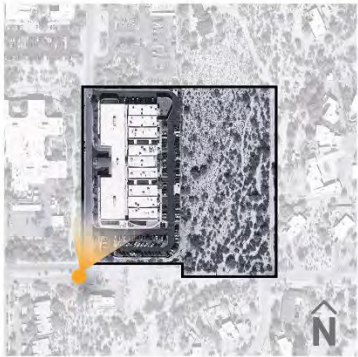
Exhibit I.J: Viewsheds



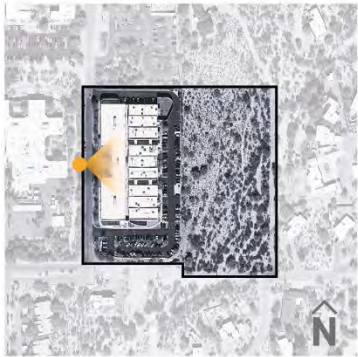
Looking east at end of Rudasill Rd. and beginning of Corona Rd. near southwest corner of Property.



Looking northeast at southwest corner of Property boundary from Rudasill Rd. and Corona Rd.



Looking east at front of facility and drop-off area from Corona Rd.

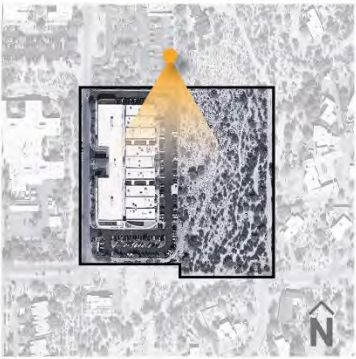




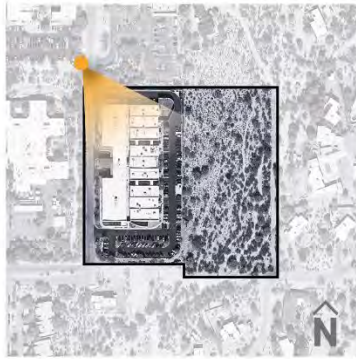
Looking north at back of existing facility from south side of Property.



Looking south at northeast corner of existing facility from adjacent medical office parking lot to the north.

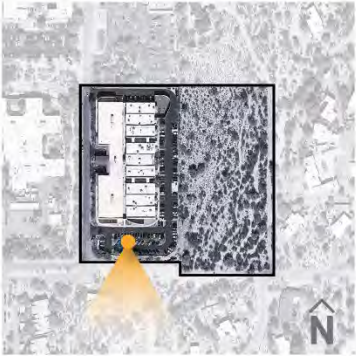


Looking southeast at northwest corner of Property from Corona Rd.





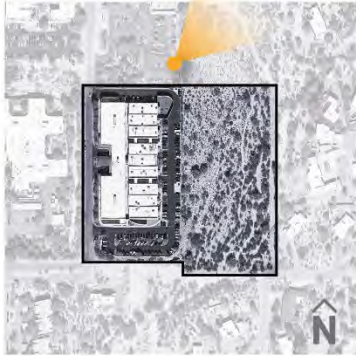
Looking south across blocked-access portion of Rudasill Rd. ROW and adjacent house directly south of Property.



Looking north at easternmost portion of existing facility (left) and wash (right) on east side of Property.

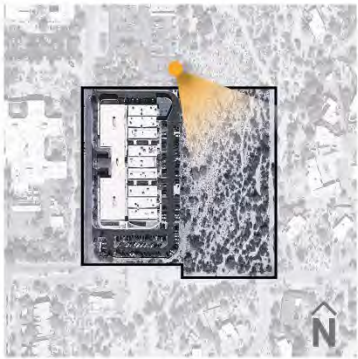


Looking northeast at nearby property and wash north of Property.

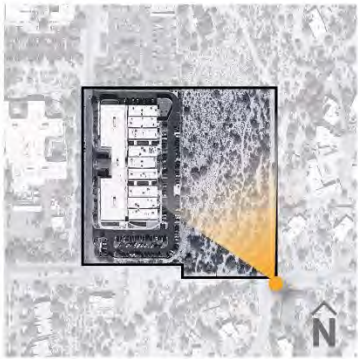




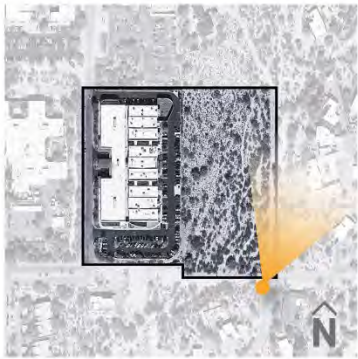
Looking southeast across northeast portion of Property.



Looking across east side of Property from intersection of Rudasill Rd. and Placita Chico.



Looking northeast from southeast corner of Property and nearby properties to east.



## II. LAND USE PROPOSAL

### A. Project Overview

#### 1. Project Description

SBHH currently operates with 140 acute care inpatient beds offering both inpatient and outpatient psychiatric care. Acadia is under contract to acquire the Expansion Parcel to add 48 beds, bringing the Hospital's total inpatient beds to 188. The new building will also include nursing stations, medical offices, meeting rooms, medication stations and recreation area, along with other support spaces.

*Pima Prospers'* land use policies support the Project, as described in subsection I.A.4. In addition to residential uses, the Property's *Pima Prospers* MIU designation supports a mix of nonresidential uses, including administrative offices, medical offices, and hotels. Much of the area making up the NWMC is designated MIU, including numerous inpatient medical uses.

Approximately two-thirds of the Expansion Parcel is subject to the *Pima Prospers* Urban Floodplain Special Area Policy ("S-20"), which covers the areas within the County mapped as FEMA floodplains with the understanding that more precise floodplain information will be determined during the rezoning process and in consultation with RFCD. The Project Team has conducted a more detailed floodplain analysis to determine the actual floodplain boundaries, and the Project proposal reflects this analysis.

The Expansion Parcel is physically constrained by its topography, primarily the wash/riparian area and associated floodplain that leaves only about one-third of the Expansion Parcel developable. Acadia intends to avoid or minimize encroachment into the wash/floodplain area and concentrate the new development at the northwest corner of the Expansion Parcel adjacent to the existing Hospital. This will leave over 70 percent of the Expansion Parcel as open space, most of it natural and undisturbed. Any disturbance to the floodplain area will be revegetated.

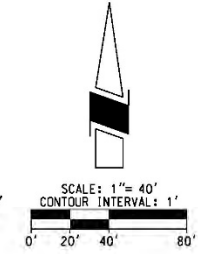
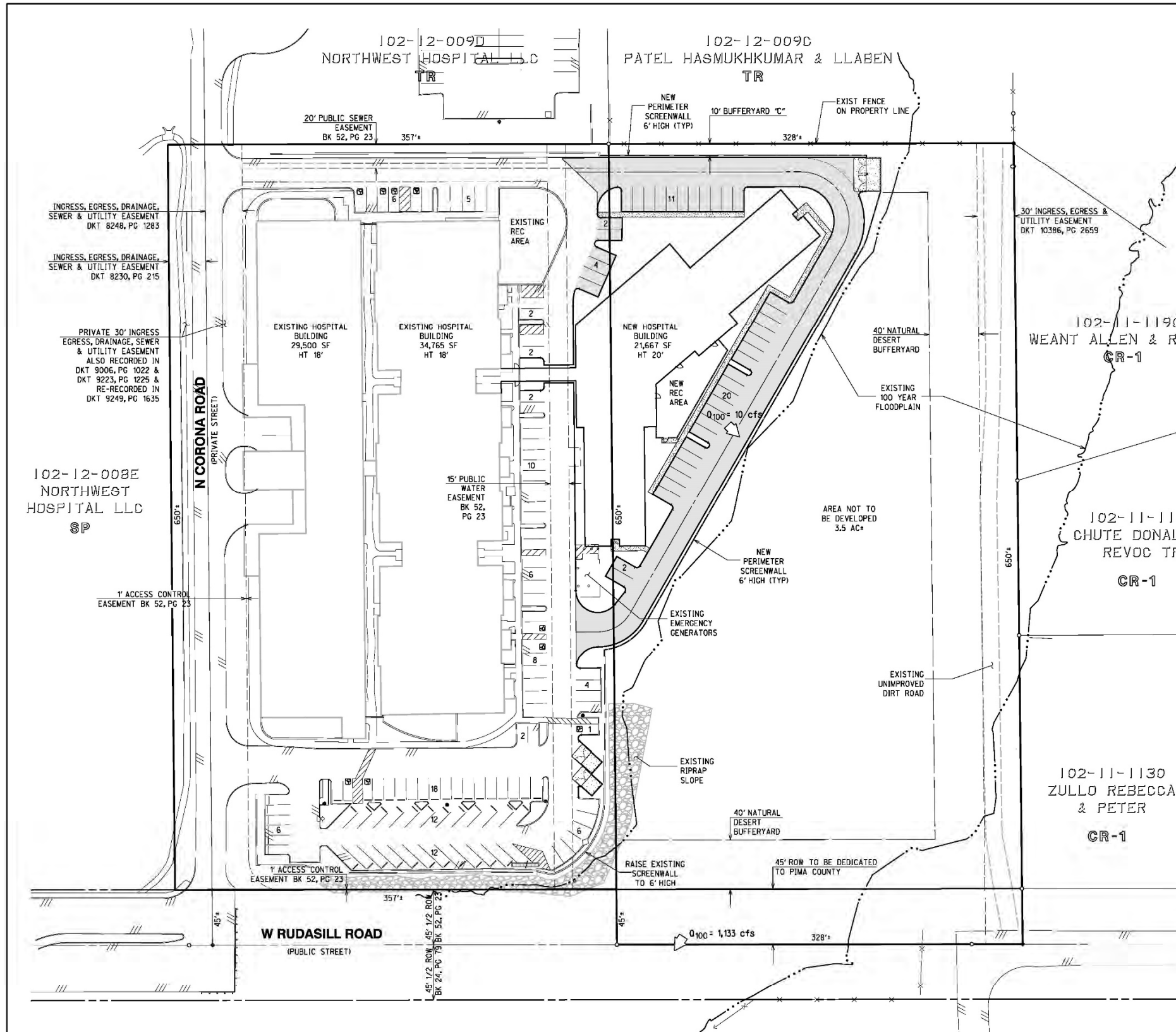
In response to public feedback, Acadia has committed to implementing various mitigation measures, as described throughout this Land Use Proposal and listed in subsection II.O, Agreements.

#### 2. Compliance with Zoning Code

The Project complies with all Pima County Zoning Code ("PCZC") regulations and requirements.

### B. Preliminary Development Plan

The Project's boundaries are depicted on the Preliminary Development Plan ("PDP"), provided as *Exhibit II.B*.



**PROJECT ADDRESS**  
6050 N. CORONA ROAD

**GENERAL NOTES**

1. REZONING SITE AREA: 9.86 +/- ACRES.
2. EXISTING ZONING IS SR. PROPOSED ZONING IS TR.
3. PROPOSED USE: INPATIENT PSYCHIATRIC HOSPITAL
4. WEST EXIST HOSPITAL PARCEL AREA: 4.96 +/- ACRES  
EAST NEW EXPANSION PARCEL AREA: 4.90 +/- ACRES (INCL FUTURE ROW)  
AREA TO BE DEDICATED FOR RUDASILL ROAD ROW: 0.34 +/- ACRES

**PARKING CALCULATIONS:**

CURRENT REQUIRED:

140 BEDS - 1 SP/4 BED	35 SPACES
70 STAFF - 1 SP/2 EMP	35 SPACES
MEDICAL OFFICE 4,900 SF/200 SF	25 SPACES
<b>TOTAL</b>	<b>95 SPACES</b>

ADDITION REQUIRED:

48 BEDS - 1 SP/4 BED	12 SPACES
24 STAFF - 1 SP/2 EMP	12 SPACES
<b>TOTAL</b>	<b>24 SPACES</b>

**TOTAL REQUIRED:** 119 SPACES  
**PARKING PROVIDED:** 141 SPACES

**BUILDING CALCULATIONS:**

EXISTING HOSPITAL BUILDINGS	FLOOR AREA = 64,265 SF
	HEIGHT = 18'
	BEDS = 140
NEW HOSPITAL BUILDING	FLOOR AREA = 21,667 SF
	HEIGHT = 20'
	NUMBER OF BEDS = 48
<b>TOTAL</b>	<b>FLOOR AREA = 85,932 SF</b>
	<b>NUMBER OF BEDS = 188</b>

**EXHIBIT II.B:**  
**PRELIMINARY DEVELOPMENT PLAN**  
**SONORA BEHAVIORAL HEALTH HOSPITAL**

A PORTION OF THE NW SECTION 10, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TUCSON, PIMA COUNTY, ARIZONA.

DATE: 7-11-24

SHEET 1 OF 1

**RICK** 520-795-1000 3945 E FORT LOWELL RD #111  
rickengineering.com TUCSON, AZ 85712

J-5512

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO  
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

## C. Topography & Grading

### 1. Development/Mitigation on Steep Slopes

Not applicable, as there are no individual slopes on the Property that exceed 15 percent with a 10-foot or greater natural fall.

### 2. Natural Area under Hillside Development Zone

Not Applicable, as this Property is not within a Hillside Development Zone.

### 3. Area to be Disturbed

The Hospital Parcel is already developed. Development will be limited to the northwest portion of the Expansion Parcel, and approximately two-thirds of the Expansion Parcel will remain undeveloped. All grading will follow the adopted grading ordinances.

#### *a. Retained Area as Natural Open Space*

Approximately 70 percent of the Expansion Parcel will not be developed. A 30-foot ingress-egress and utility easement along the Expansion Parcel's east property line has existing disturbance, and the estimated area to be retained as natural open space (excluding that easement) is approximately 60 percent.

#### *b. Revegetated*

Approximately two percent of the Expansion Parcel is expected to be revegetated.

#### *c. Graded or Disturbed*

Approximately 28 percent of the Expansion Parcel is anticipated to be developed/disturbed.

### 4. Change in Natural Grade of more than 5 feet

The north end of the Hospital Parcel is in an approximate six-foot high cut, and as a result, this cut will extend east to the new improvements at the northwest corner of the Expansion Parcel but will quickly reduce to less than five feet as the ground falls closer to the proposed grades. In addition, where the new drive aisle connects to existing improvements on the southeast portion of the Hospital Parcel, there is an existing six-foot-high fill that will extend to the new improvements and gradually reduce to less than five feet as the drive aisle extends north.

## D. Hydrology

### 1. Post-Development Hydrology

The Project will not alter the offsite drainage patterns. Flows will generally be accepted and discharged in their current locations. See *Exhibit II.D: Post-Development Hydrology*.

### 2. Preliminary Integrated Water Management Plan

The Project is within the Metro Water service area. A “will-serve” letter has been provided.

Acadia will commit to implement the Water Conservation Measures at the development plan review stage to obtain the necessary points on Table B – Water Conservation Measures – Indoor and Outdoor Options for Commercial and Multi-Family Development.

### 3. Proposed Hydrology

#### a. *Constraints and Opportunities*

Riprap or shotcrete slope protection and a cutoff wall will be used along the Expansion building pad slope where required to protect against erosion caused by 100-year peak discharge within the unnamed wash.

#### b. *Encroachment*

The Project will encroach into a Flood Control Resource Area and 100-year floodplain, although it is not anticipated to encroach into County Regulated Riparian Habitat. Any disturbance to the floodplain area will be revegetated.

#### c. *Concentration Points*

The post-development onsite concentration points will generally match the pre-development concentration points. See *Exhibit II.D: Post-Development Drainage Map*.

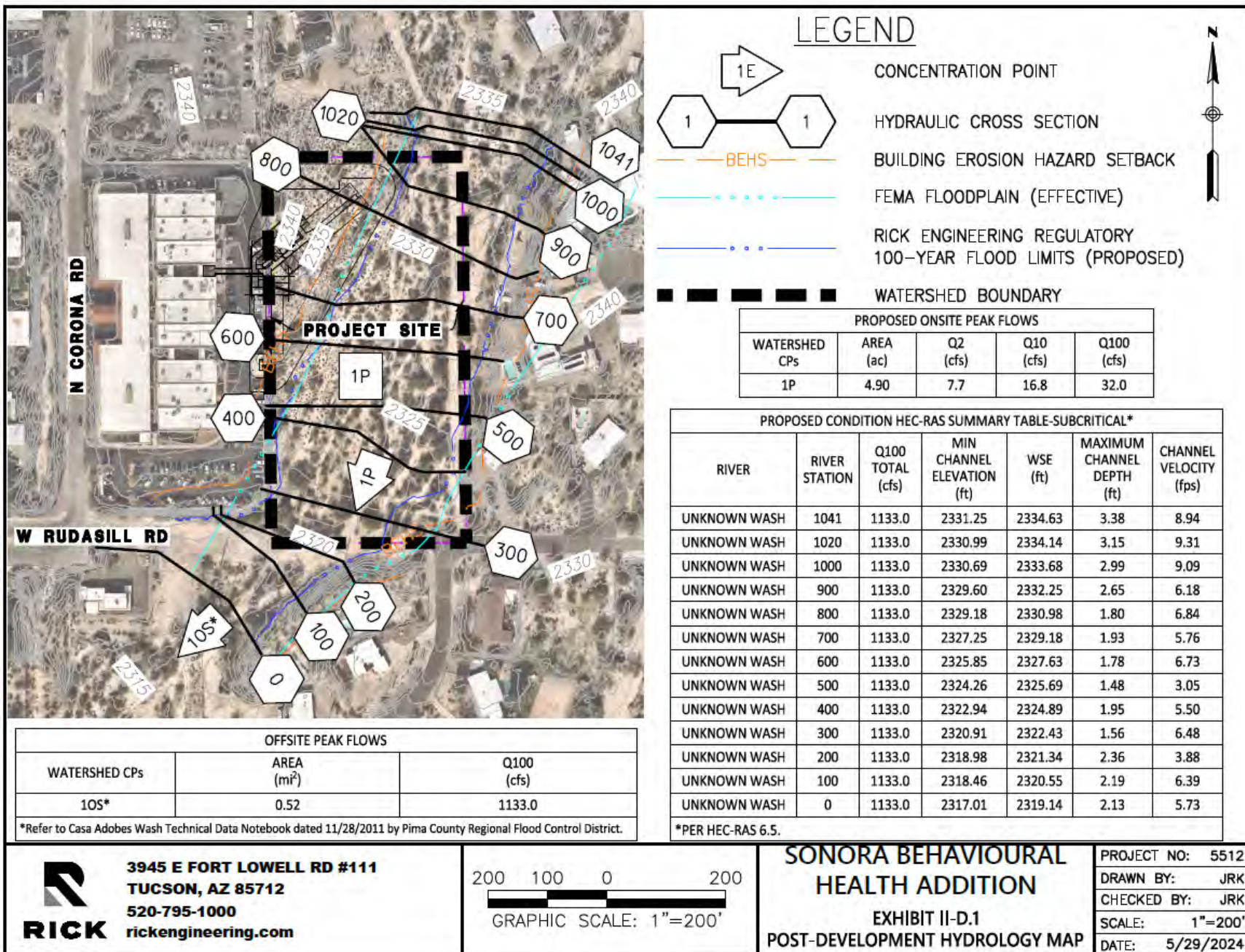
#### d. *Engineering Features*

A combination of cutoff walls along the Expansion building pad toe and riprap- or shotcrete-lined slopes will be used where required to protect against scour caused by the 100-year peak discharge of the unnamed wash. The proximity of the Property to the Rillito River Wash may make it eligible for a detention waiver with the payment of a fee. Above-ground retention is required to accept runoff from the first flush.

#### e. *Impact of Development*

The Project is not anticipated to create any upstream or downstream impacts to offsite land uses. The Property will continue to receive the offsite flows, and discharges exiting the downstream Property boundary will be required to be at or below existing flows.





## E. Impacts to Biological Resources

The Property is located outside of the CLS. The Project has been designed to minimize site disturbance and locate the Expansion on the most developable portion of the Property. As such, 60-70 percent of the Expansion Parcel will remain open space. Disposition of the existing saguaros on the Property will be in accordance with the Native Plant Preservation (“NPP”) requirements of PCZC § 18.72.

## F. Landscape, Bufferyards & Visual Mitigation

### 1. Bufferyards

Required landscape bufferyards will adhere to the standards set forth in PCZC § 18.73 and the current version of the Screening and Bufferyard Design Manual. As shown on the PDP (*Exhibit II.B*), 40-foot-wide natural desert bufferyards will be provided along the south, east, and a portion of the north Property lines. Where proposed development lies within 40 feet of the north Property line, a 10-foot-wide Type C bufferyard will be provided. Screening and plant densities for all bufferyards will be in accordance with the Screening and Bufferyard Design Manual.

### 2. Bufferyard Conflicts

A 30-foot ingress, egress and utility easement exists along the eastern edge of the Expansion Parcel and is the main access point for the property adjacent to the north. As shown on the PDP, the proposed 40-foot natural desert bufferyard will be located adjacent to, and to the west of, the existing easement within the Expansion Parcel.

### 3. Vegetation Transplanting Impacts

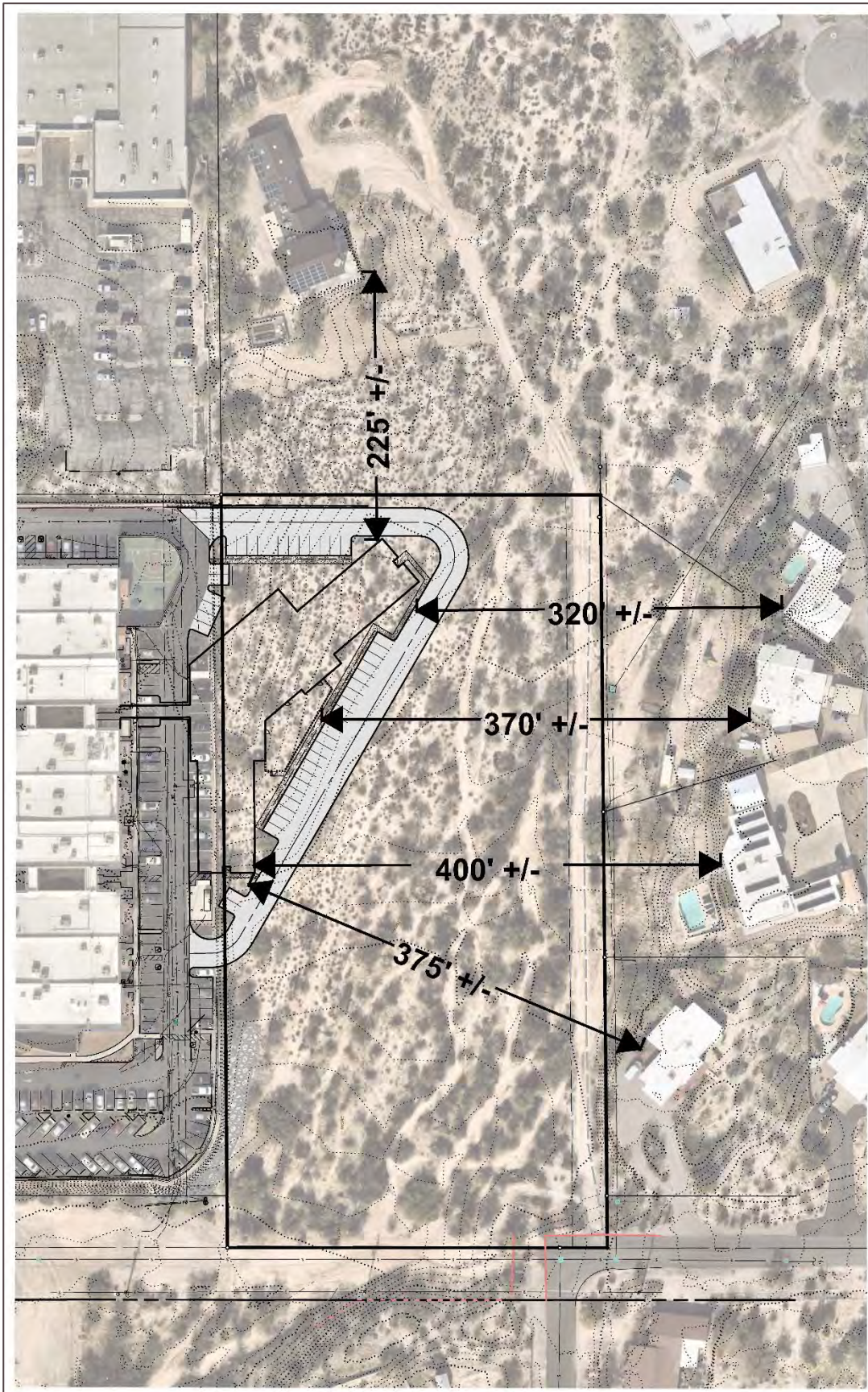
Project common areas and existing vegetated natural open space areas will provide ample space to accommodate transplanted plant specimens, if any, at maturity in terms of size, configuration, location and viability.

### 4. Mitigation of Visual Impacts

Visual impact mitigation measures that will be used to minimize visual impacts from structures and other development features include:

- limiting development to northwest corner of Expansion Parcel, adjacent to the existing Hospital building;
- providing significant open space between new development and existing residential uses. (See *Exhibit II.F: Distance to Adjacent Residences*.) To the north, there will be more than 200 feet of separation between the existing residence and the new building. To the south and east, there will be more than 300 feet between the closest residences and the new building; and
- complying with the County’s Outdoor Lighting Code to reduced light spillover from the buildings and constructing screen walls that are a minimum of six feet in height to shield headlights in the parking areas and along the PAAL. The walls may be constructed of CMU with stucco, metal screening or a combination thereof.

Exhibit II.F: Distance to Adjacent Residences



5. Significant Vegetation

The Expansion will be located outside of the wash area and associated floodplain, and over 70 percent of the Expansion Parcel will be preserved and provide ample space for transplanting vegetation. Any disturbance to the floodplain area will be revegetated. Disposition of the existing saguaros on the Property will be in accordance with the County's NPP requirements.

## G. Transportation

1. Proposed Ingress/Egress

All patient, visitor and employee traffic will come from the paved roads west and north of the Hospital, limited to Rudasill Road from the west and Corona Road from the north. No changes to the existing access drives on Corona Road are proposed. All access will be from the Hospital's existing driveways on Corona Road, a private road. The two existing driveways create a looped parking area access lane ("PAAL") around the existing Hospital buildings. The Expansion Parcel will be accessed via this PAAL from the Hospital Parcel. No direct vehicular access is proposed from Rudasill Road, thereby minimizing any potential traffic disruptions related to the Expansion.

2. Distances to Access Points

The distances between existing driveways and intersections along both Rudasill Road and Corona Road are depicted in *Exhibit I.E.2: Distances to Existing Driveways & Intersections*.

3. Offsite Road Improvements

No offsite road improvements are proposed as part of this Project.

4. ADT & LOS

Given the small amount of traffic expected to be generated by this Expansion, no changes to the current LOS are expected on roadways serving this area. The inpatient population of the Hospital does not drive to nor leave the Hospital during stays, so almost all of the traffic generated by the use is the SBHH staff. During the day, the outpatient services do generate vehicle trips, but this is a small percentage of the overall trips coming to and leaving the Hospital.

5. Concurrency

The Project meets the County's concurrency policy. The Project will not significantly contribute directly to an over-capacity road, as the nearby major roads are not over capacity. The existing roadway system adequately accommodates the Hospital traffic, and no changes are proposed to support the Expansion.

6. Bicycle & Pedestrian Pathways

Sidewalks will be provided onsite for pedestrians walking from parking areas to the buildings.

7. Onsite Street System

The existing PAAL will be expanded in a loop around the Expansion building connecting to existing access drives onto Corona Road at both the north and south ends of the Hospital Parcel.

8. Traffic Impact Study

A traffic impact statement will be submitted to the County for review at or before the time of the Project development package submittal.

H. Onsite Wastewater Treatment & Disposal

Not applicable.

I. Sewers

1. Capacity Response Letter

The capacity letter from Pima County Wastewater Reclamation Department dated May 22, 2024, states there is currently capacity in the existing 8-inch public sewer main (G-90-019) in Corona Road. See *Exhibit II.I: Wastewater Capacity Response Letter*.

2. Method of Providing Sewer

Sewer for the Expansion building will be provided via a 4-inch private sewer building connection (BCS) that will extend west from the new building and connect directly into the existing 8-inch public sewer main (G-90-019) in Corona Road between manholes #6291-02 and #6291-03.

3. Sewer Easements

The sewer service to the Expansion building will be a private sewer building connection. As a result, no sewer easement will be required. Note that there is an existing 20-foot public sewer easement (Bk 52, Pg 23) along the north edge of the Hospital Parcel.

4. Mitigation of Site Constraints

There are no site constraints preventing gravity flow sewer service to serve the Project.

J. Water

The Property is within the Metro Water Service Area ("Metro"). The Hospital is currently served by Metro, and the Expansion will connect to existing infrastructure. See *Exhibit II.J: Water Service Letter*

Exhibit II.I: Wastewater Capacity Response Letter



May 22, 2024

Steven Vasquez  
Rick Engineering Company, Inc.  
3945 E Fort Lowell Rd, Suite 111  
Tucson, AZ 85712

**Sewerage Capacity Investigation No. P24WC00143 Type I**

RE: **Sonora Behavioral Health Building Addition Rezoning, Parcel 10212009E  
Estimated Flow 12,480 gpd (ADWF)**

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor.

Capacity is currently available for a project this size in the public sewer G-90-019, downstream from manhole 6291-03.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If you need further information, please feel free to contact me at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner III

Exhibit II.J: Water Service Letter



In Email

May 29, 2024

Steven Vasquez  
Rick Engineering Co., Inc.  
3945 E. Ft. Lowell Rd, Suite 111  
Tucson, Arizona 85712

**Re: Sonora Behavioral Health Building Addition  
(APN 102-12-009E)  
CAP24-04**

Dear Mr. Vasquez,

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

Any onsite or offsite requirements deemed necessary will be determined at the time of improvement plan submittal or whenever application for water service is received, and will be the financial responsibility of the owner or those developing the property. Pipe sizing and system augmentation will be determined per District design criteria at the time of plan submittal.

This property lies within the La Cholla Fire Flow Impact Corridor and is subject to impact fees per MDWID Resolution 1994-8 (\$1,344 per acre for commercial development).

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy Dinkel".

Timothy Dinkel, P.E.  
Development Manager

Enclosure

c: Project File

K. Schools

Not applicable.

L. Recreation

SBHH provides private and secure onsite recreation amenities for its patients. These amenities are not made available to the public, nor are existing offsite recreation facilities accessible to patients during their stay at SBHH. The Project's outdoor recreation areas will feature walls up to 12 feet in height to mitigate noise and ensure no patient elopements occur.

M. Cultural Resources

At time of development plan submittal, and prior to issuance of site construction permits, cultural resources documentation will be provided to the County Office of Sustainability and Conservation, Cultural Resources and Historic Preservation Division. Upon review, Cultural Resources staff will determine the appropriate cultural resources requirements for the Project.

N. Environmental Quality

Acadia will obtain a Construction General Permit ("CGP") from the Arizona Department of Environmental Quality ("ADEQ") before construction activity begins. Part of obtaining the CGP requires the preparation of a Storm Water Pollution Prevention Plan ("SWPPP"), which will detail the methods used to control dust, erosion, sediment and other pollutants during construction.

When the Project is complete, the operator will close the CGP by submitting a Notice of Termination ("NOT"), which certifies the following:

- Final stabilization is complete, and
- Temporary erosion and sediment controls have been removed.

In addition to following the SWPPP, operators will follow County ordinances and geotechnical report recommendations regarding requirements for permanent stabilization measures for dust and erosion control.

O. Project Mitigation Commitments

The Project Team met with neighbors on May 14, 2024. In response to neighbor feedback, the following commitments were made with certain features incorporated into the Project, as appropriate:

1. Lighting

- Screen walls will be provided around the eastern edge of the facility, including the Expansion area and the existing southeast corner of the parking lot, to shield headlights.
- The walls will be at least six feet tall and taller in areas where additional mitigation is necessary. Screen walls may consist of CMU with stucco, metal fencing/screens or a combination of the two.



2. Noise

- Outdoor recreation areas will be surrounded by taller walls (up to 12 feet high) to mitigate sound.
- The screen wall next to the existing generator will be raised to provide additional noise mitigation. Alternatively, and in lieu of raising the wall, sound reduction/mitigation features may be installed on the generator to reduce noise impacts on the neighbors to the east of the Property.

3. Safety & Security

- Increasing the height of the screen walls will provide security and discourage the few patients who elope from traveling east (patient elopements are rare but can occur one or two times a year).
- The Expansion building will contain the most current versions of the facility's security features. SBHH security measures include:
  - 24-hour surveillance in admissions and at entrance.
  - Front entry and exit doors are monitored during business hours. During non-business hours, a fob is required for entry and both a fob and key are required for exit.
  - Windows have heat-strengthened tempered glass, which is both shatter- and tamper-proof.
  - Controlled access in and out of the facility and between nursing units.
  - Electromagnetic locks (or maglocks) are installed on all units and building exits. They are 1200-lb force-rated and electronically operable.
  - Regular patient checks (minimum every 15 minutes)

4. Construction

- Pre-Construction Notice and Meeting: Approximately 30 days prior to the beginning of the Project's grading, Acadia will notify the immediate neighbors of the start of construction activity and offer to meet with any neighbors regarding such construction activity. For purposes of this "Pre-Con Meeting" notice, immediate neighbors are those property owners within 250 feet of the Expansion Parcel.
- Contractor Liaison: The Project will make available to the immediate neighbors a Project Liaison that is part of the construction team, to provide a point of contact for neighbors to ask questions and raise concerns about construction activities. Notice of the Project Liaison will occur at the Pre-Construction meeting.
- Construction Traffic: The Project's contractors will access the Property only from the west on Rudasill Road and from the north on Corona Road. No construction traffic will access the Property from Rudasill Rd. to the east. The Project may work with the County to obtain temporary easement rights to use a portion of the unpaved Rudasill Road that is directly south of the Property for construction parking and staging, as approved by the County.
- Night Concrete Pours: Depending on the Project schedule, night or early morning concrete pours may be necessary. SBHH will try to avoid this, but Tucson's high temperatures in the summer make these concrete pours necessary for employee safety and material integrity. If these night pours are necessary, SBHH agrees to do the following:

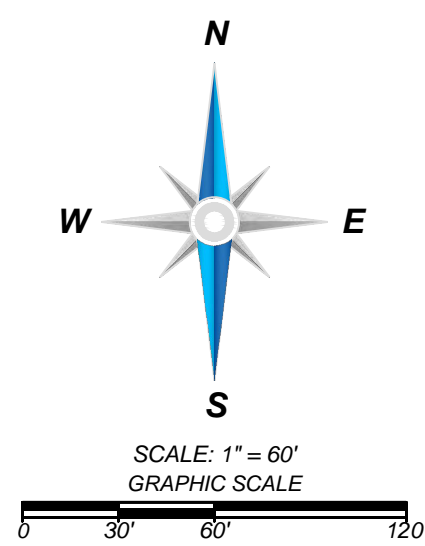
- The Project Liaison will provide advanced notice of these pours to the immediate neighbors.
  - If allowed by OSHA regulations, the contractor will disable warning devices (e.g., back-up beepers on concrete trucks) and use an alternate safety method.
- Closure Notifications: SBHH does not anticipate the Project will create any interruption in utility service or access. If these do occur, the Project Liaison will provide advanced notification to the immediate neighbors of any interruptions in utility services and/or road closures. If unexpected interruptions in service occur, the Project Liaison will provide notice as soon as reasonably possible.

# Appendix A: ALTA Survey

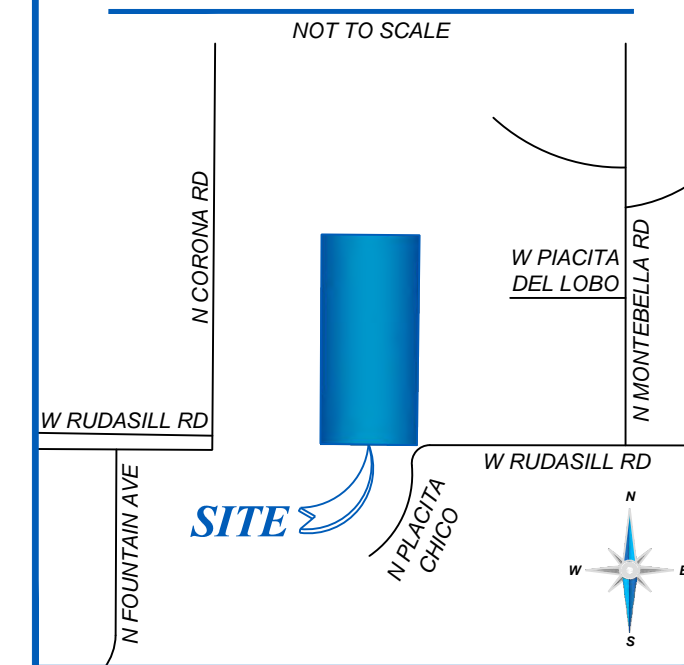
# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN: SECTION 10, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN  
TUCSON, PIMA COUNTY, ARIZONA 85743

## BOUNDARY & EASEMENT DETAIL



### VICINITY MAP



### LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 00°38'35" E	24.16'

### TEMPORARY BENCHMARK INFORMATION

TBM#	DESCRIPTION	EASTING	NORTHING	ELEVATION
TBM#1	FOUND 2" BRASS DISC RLS 46278	981348.83	479770.04	2327.97'
TBM#2	FOUND 1/2" REBAR W WASHER - ILLEGIBLE	981054.69	479770.04	2346.00'

### SITE INFORMATION

NF: LJJ HOLDINGS LLLP 1/2 & BAKER ROBERT L TR 1/2  
ADDRESS NOT AVAILABLE AT THE TIME OF SURVEY  
TOTAL AREA:  
213,404 ± SQUARE FEET, OR 4.899 ± ACRES

### TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. FPS1240056 AMENDMENT 1-DOC, WITH A COMMITMENT DATE OF JANUARY 26, 2024 AT 12:00 A.M.

### SCHEDULE A DESCRIPTION

FOR APN/PARCEL ID(S): 102-12-009E  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:  
THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

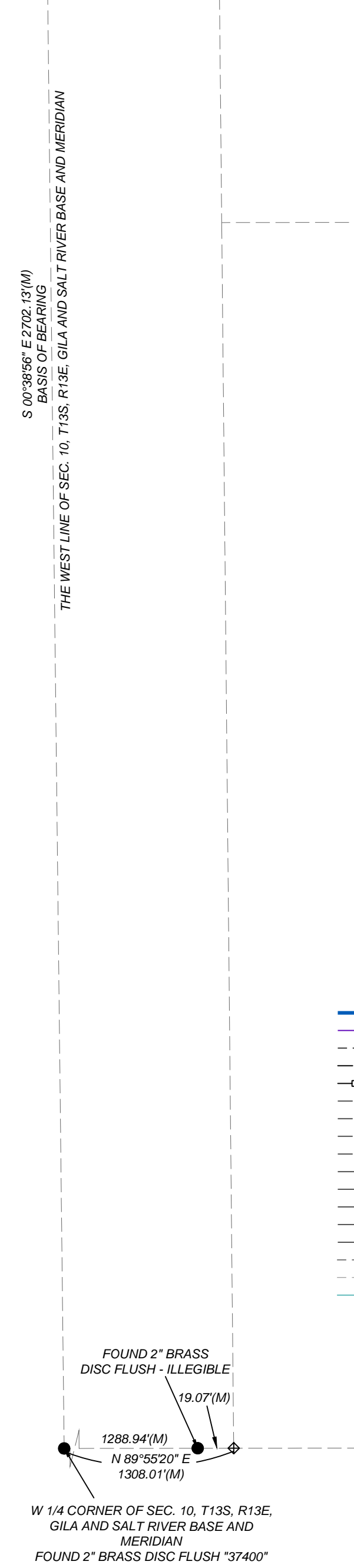
### NOTES CORRESPONDING TO SCHEDULE B

- RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDING DATE: AUGUST 10, 1931 RECORDING NO. BOOK 154 OF DEEDS, PAGE 545
- WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:  
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (AFFECTS, CONTAINS NO FLOTTABLE EASEMENT ITEMS)
- INTENTIONALLY DELETED
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: ENTITLED: RELOCATION OF EASEMENT RECORDING DATE: SEPTEMBER 24, 1986 RECORDING NO. DOCKET 10386, PAGE 2659

THE S 1/2 OF THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECT. 10, T13S, R13E, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA. TOTAL AREA: 213,404 SQ. FEET ± 4.899 ACRES ± APN: 10212009E VACANT LAND

### LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- COMPUTED POINT
- FIRE HYDRANT
- SANITARY MANHOLE (SMH)
- DRAINAGE OUTLET AS-NOTED
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- CLEANOUT
- POWER POLE
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC CABINET
- LIGHT
- TELEPHONE PEDESTAL
- ELECTRIC VAULT
- TELEPHONE MANHOLE
- GENERATOR
- GAS METER
- GREASE TRAP
- BOLLARD
- SIGN
- FIBER OPTIC VAULT
- MANHOLE
- BB BOTTOM OF BANK
- BOC BACK OF CURB
- FL FLOW LINE
- EC EDGE OF CONCRETE
- EG EDGE OF GRAVEL
- NG NATURAL GROUND
- TA TOP OF ASPHALT
- TB TOP OF BANK
- DT DIESEL FUEL TANK
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- NF NOW OR FORMERLY
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- GUARDRAIL
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- UNKNOWN UNDERGROUND LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- LIMITS OF WETLANDS
- FLOOD ZONE "A"



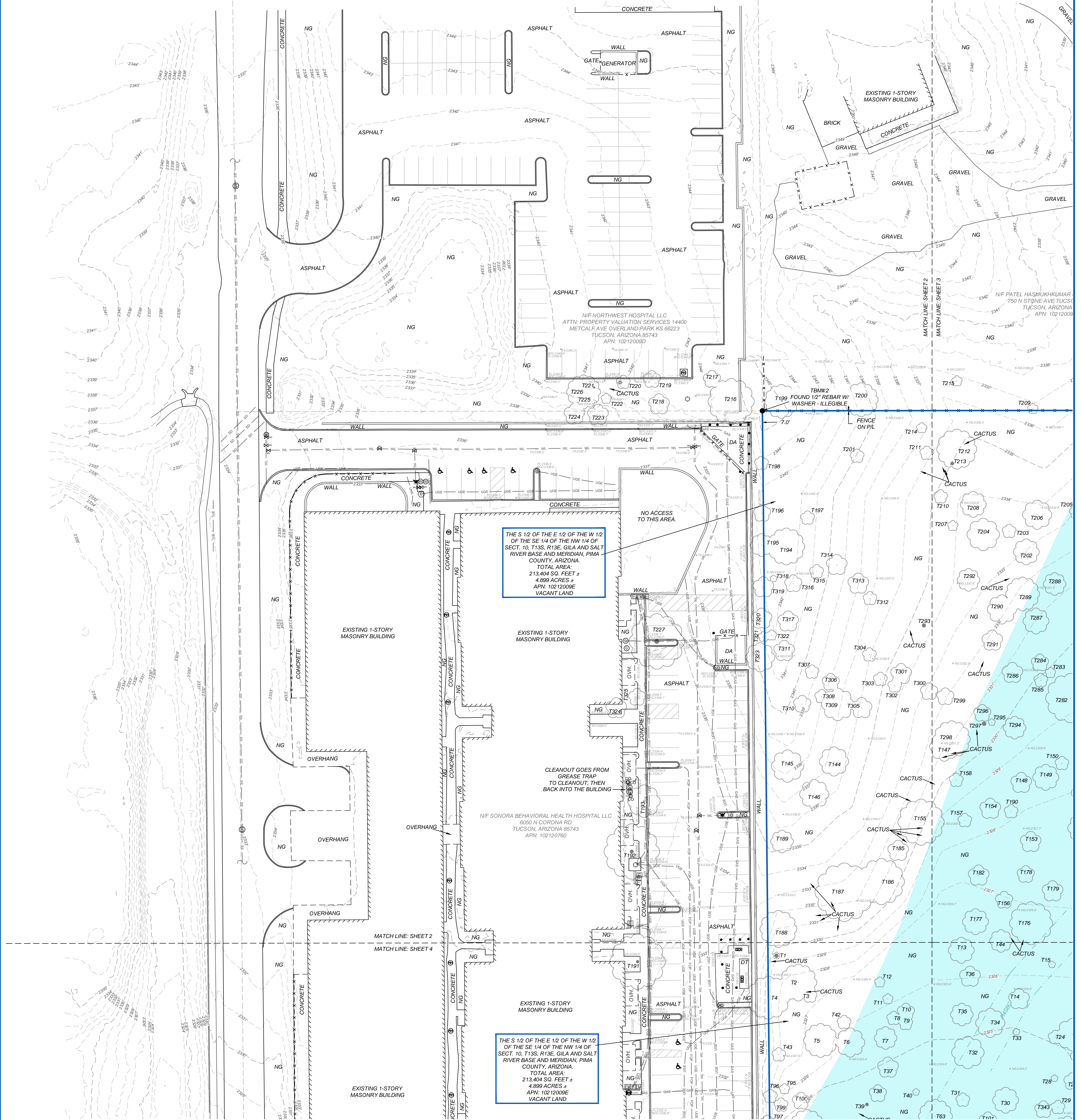
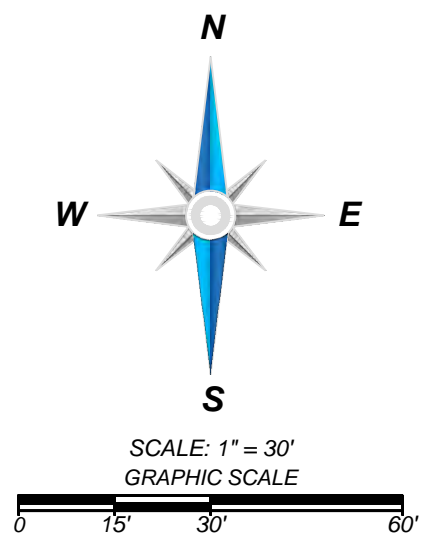
### TREE TABLE

TAG	TRUNK	TREE TYPE	DRIP	TAG	TRUNK	TREE TYPE	DRIP	TAG	TRUNK	TREE TYPE	DRIP	TAG	TRUNK	TREE TYPE	DRIP		
T1	30"	SHRUB	2'	T101	1"	SHRUB	5'	T201	1"	SHRUB	4'	T301	1"	SHRUB	9'		
T2	1"	SHRUB	12'	T102	1"	SHRUB	3'	T202	1"	SHRUB	8'	T302	1"	SHRUB	4'		
T3	1"	SHRUB	4'	T103	1"	SHRUB	4'	T203	1"	SHRUB	4'	T303	1"	SHRUB	10'		
T4	1"	SHRUB	14'	T104	1"	SHRUB	5'	T204	1"	SHRUB	10'	T304	1"	SHRUB	29'		
T5	1"	SHRUB	11'	T105	1"	SHRUB	4'	T205	1"	SHRUB	4'	T305	1"	SHRUB	9'		
T6	1"	SHRUB	9'	T106	1"	SHRUB	6'	T206	1"	SHRUB	9'	T306	1"	SHRUB	10'		
T7	1"	SHRUB	7'	T107	1"	SHRUB	3'	T207	1"	SHRUB	3'	T307	1"	SHRUB	11'		
T8	1"	SHRUB	4'	T108	1"	SHRUB	7'	T208	1"	SHRUB	8'	T308	1"	SHRUB	11'		
T9	1"	SHRUB	6'	T109	1"	SHRUB	8'	T209	1"	SHRUB	3'	T309	1"	SHRUB	11'		
T10	1"	SHRUB	5'	T110	1"	SHRUB	5'	T210	1"	SHRUB	4'	T310	1"	SHRUB	6'		
T11	1"	SHRUB	3'	T111	1"	SHRUB	4'	T211	1"	SHRUB	4'	T311	1"	SHRUB	9'		
T12	1"	SHRUB	3'	T112	1"	SHRUB	5'	T212	1"	SHRUB	13'	T312	1"	SHRUB	4'		
T13	1"	SHRUB	8'	T113	1"	SHRUB	3'	T213	25"	CACTUS	7'	T313	1"	SHRUB	6'		
T14	1"	SHRUB	6'	T114	1"	SHRUB	2'	T214	1"	SHRUB	3'	T314	1"	SHRUB	6'		
T15	1"	SHRUB	2'	T115	1"	SHRUB	5'	T215	1"	SHRUB	3'	T315	1"	SHRUB	14'		
T16	1"	SHRUB	6'	T116	1"	SHRUB	4'	T216	1"	SHRUB	15'	T316	1"	SHRUB	7'		
T17	1"	SHRUB	4'	T117	1"	SHRUB	4'	T217	1"	SHRUB	5'	T317	1"	SHRUB	7'		
T18	1"	SHRUB	5'	T118	1"	SHRUB	4'	T218	1"	SHRUB	6'	T318	1"	SHRUB	16'		
T19	1"	SHRUB	7'	T119	1"	SHRUB	8'	T219	23"	CACTUS	9'	T319	1"	SHRUB	14'		
T20	1"	SHRUB	6'	T120	1"	SHRUB	4'	T220	1"	SHRUB	4'	T320	1"	SHRUB	9'		
T21	1"	SHRUB	3'	T121	1"	SHRUB	3'	T221	25"	CACTUS	3'	T321	1"	SHRUB	3'		
T22	1"	SHRUB	3'	T122	1"	SHRUB	2'	T222	1"	SHRUB	3'	T322	1"	SHRUB	3'		
T23	1"	SHRUB	6'	T123	1"	SHRUB	5'	T223	1"	SHRUB	6'	T323	1"	SHRUB	4'		
T24	1"	SHRUB	4'	T124	1"	SHRUB	6'	T224	1"	SHRUB	11'	T324	1"	SHRUB	5'		
T25	1"	SHRUB	10'	T125	1"	SHRUB	2'	T225	1"	SHRUB	11'	T325	1"	SHRUB	3'		
T26	1"	SHRUB	6'	T126	1"	SHRUB	5'	T226	14"	CACTUS	126"	T326	24"	CACTUS	1426"		
T27	1"	SHRUB	5'	T127	1"	SHRUB	6'	T227	33"	TREE	18'	T327	1"	SHRUB	1427"		
T28	1"	SHRUB	2'	T128	1"	SHRUB	5'	T228	24"	CACTUS	7'	T328	1"	SHRUB	7'		
T29	24"	CACTUS	1'	T129	1"	SHRUB	2'	T229	1"	SHRUB	8'	T329	1"	SHRUB	4'		
T30	1"	SHRUB	6'	T130	1"	SHRUB	2'	T230	23"	CACTUS	1330	TREE	12'	T330	1"	SHRUB	12'
T31	1"	SHRUB	4'	T131	1"	SHRUB	6'	T231	24"	CACTUS	1331	TREE	12'	T331	1"	SHRUB	12'
T32	1"	SHRUB	10'	T132	1"	SHRUB	6'	T232	24"	CACTUS	1332	TREE	12'	T332	1"	SHRUB	10'
T33	1"	SHRUB	2'	T133	1"	SHRUB	3'	T233	1"	SHRUB	10'	T333	1"	SHRUB	7'		
T34	1"	SHRUB	7'	T134	1"	SHRUB	6'	T234	1"	SHRUB	10'	T334	1"	SHRUB	11'		
T35	1"	SHRUB	7'	T135	1"	SHRUB	5'	T235	24"	CACTUS	1335	TREE	12'	T335	1"	SHRUB	7'
T36	1"	SHRUB	6'	T136	1"	SHRUB	2'	T236	22"	CACTUS	1336	TREE	14"	TREE	8"		
T37	1"	SHRUB	6'	T137	1"	SHRUB	5'	T237	9"	CACTUS	1337	TREE	1"	SHRUB	8"		
T38	1"	SHRUB	5'	T138	1"	SHRUB	3'	T238	19"	CACTUS	1338	TREE	1"	SHRUB	6"		
T39	24"	CACTUS	1'	T139	1"	SHRUB	2'	T239	1"	SHRUB	8'	T339	1"	SHRUB	4"		
T40	1"	SHRUB	2'	T140	1"	SHRUB	3'	T240	1"	SHRUB	7'	T340	1"	SHRUB	4"		
T41	1"	SHRUB	12'	T141	1"	SHRUB	7'	T241	1"	SHRUB	5'	T341	1"	SHRUB	6"		
T42	1"	SHRUB	4'	T142	1"	SHRUB	3'	T242	1"	SHRUB	13'	T342	1"	SHRUB	6"		
T43	1"	SHRUB	4'	T143	1"	SHRUB	5'	T243	1"	SHRUB	6'	T343	1"	SHRUB	5"		
T44	1"	SHRUB	7'	T144	1"	SHRUB	8'	T244	1"	SHRUB	11'	T344	1"	SHRUB	11"		
T45	1"	SHRUB	4'	T145	1"	SHRUB	10'	T245	1"	SHRUB	5'	T345	1"	SHRUB	9"		
T46	1"	SHRUB	3'	T146	1"	SHRUB	9'	T246	1"	SHRUB	6'	T346	1"	SHRUB	5"		
T47	1"	SHRUB	8'	T147	1"	SHRUB	9'	T247	1"	SHRUB	2'	T347	1"	SHRUB	19"		
T48	1"	SHRUB	6'	T148	1"	SHRUB	6'	T248	1"	SHRUB	9'	T348	1"	SHRUB	7"		
T49	1"	SHRUB	6'	T149	1"	SHRUB	6'	T249	1"	SHRUB	11'	T349	1"	SHRUB	2"		
T50	1"	SHRUB	2'	T150	1"	SHRUB	4'	T250	1"	SHRUB	4'	T350	1"	SHRUB	4"		
T51	1"	SHRUB	4'	T151	1"	SHRUB	9'	T251	1"	SHRUB	5'	T351	1"	SHRUB	5"		
T52	1"	SHRUB	3'	T152	1"	SHRUB	9'	T252	1"	SHRUB	8'	T352	1"	SHRUB	5"		
T53	1"	SHRUB	9'	T153	1"	SHRUB	6'	T253	1"	SHRUB	7'	T353	1"	SHRUB	6"		
T54	1"	SHRUB	15'	T154	1"	SHRUB	6'	T254	1"	SHRUB	19'	T354	1"	SHRUB	5"		
T55	1"	SHRUB	4'	T155	1"	SHRUB	15'	T255	22"	CACTUS	1355	TREE	1"	SHRUB	4"		
T56	1"	SHRUB	4'	T156	1"	SHRUB	5'	T256	13"	CACTUS	1356	TREE	1"	SHRUB	4"		
T57	1"	SHRUB	4'	T157	1"	SHRUB	4'	T257	1"	SHRUB	5'	T357	1"	SHRUB	3"		
T58	1"	SHRUB	4'	T158	1"	SHRUB	4'	T258	1"	SHRUB	5'	T358	1"	SHRUB	7"		
T59	1"	SHRUB	15'	T159	1"	SHRUB	6'	T259	26"	TREE	15'	T359	1"	SHRUB	3"		
T60	1"	SHRUB	4'	T160	1"	SHRUB	4'	T260	12"	TREE	14'	T360	1"	SHRUB	2"		
T61	1"	SHRUB	5'	T161	1"	SHRUB	6'	T261	1"	SHRUB	5'	T361	1"	SHRUB	4"		
T62	1"	SHRUB	16'	T162	1"	SHRUB	7'	T262	20"	CACTUS	1362	TREE	1"	SHRUB	3"		
T63	1"	SHRUB	11'	T163	1"	SHRUB	6'	T263	1"	SHRUB	3'	T363	1"	SHRUB	4"		
T64	1"	SHRUB	2'	T164	1"	SHRUB	20'	T264	1"	SHRUB	4'	T364	1"	SHRUB	4"		
T65	1"	SHRUB	3'	T165	1"	SHRUB	8'	T265	1"	SHRUB	18'	T365	1"	SHRUB	2"		
T66	1"	SHRUB	2'	T166	1"	SHRUB	9'	T266	1"	SHRUB	9'	T366	1"	SHRUB	3"		
T67	1"	SHRUB	3'	T167	1"	SHRUB	8'	T267	1"	SHRUB	10'	T367	1"	SHRUB	5"		
T68	1"	SHRUB	3'	T168	1"	SHRUB	13'	T268	1"	SHRUB	11'	T368	1"	SHRUB	4"		
T69	1"	SHRUB	5'	T169	1"	SHRUB	14'	T269	20"	TREE	17'	T369	1"	SHRUB	3"		
T70	1"	SHRUB	4'	T170	1"	SHRUB	5'	T270	1"	SHRUB	5'	T370	1"	SHRUB	2"		
T71	1"	SHRUB	4'	T171	1"	SHRUB	4'	T271	1"	SHRUB	3'	T371	1"	SHRUB	14"		
T72	1"	SHRUB	5'	T172	1"	SHRUB	8'	T272	1"	SHRUB	3'	T372	1"	SHRUB	14"		
T73	1"	SHRUB	4'	T173	1"	SHRUB	9'	T273	1"	SHRUB	4'	T373	1"	SHRUB	7"		
T74	1"	SHRUB	6'	T174	1"	SHRUB	7'	T274	1"	SHRUB	5'	T374	1"	SHRUB	6"		
T75	1"	SHRUB	12'	T175	1"	SHRUB	14'	T275	1"	SHRUB	9'	T375	1"	SHRUB	6"		
T76	1"	SHRUB	6'	T176	1"	SHRUB	14'	T276	1"	SHRUB	7'	T376	1"	SHRUB	7"		
T77	1"	SHRUB	5'	T177	1"	SHRUB	8'	T277	1"	SHRUB	4'	T377	1"	SHRUB	8"		
T78	1"	SHRUB	7'	T178	1"	SHRUB	5'	T278	1"	SHRUB	4'	T378	1"	SHRUB	9"		
T79	1"	SHRUB	9'	T179	1"	SHRUB	6'	T279	1"	SHRUB	7'	T379	1"	SHRUB	11"		
T80	1"	SHRUB	12'	T180	1"	SHRUB	6'	T280	1"	SHRUB	2'	T380	1"	SHRUB	10"		
T81	1"	SHRUB	8'	T181	1"	SHRUB	7'	T281	1"	SHRUB	1'	T381	1"	SHRUB	22"		
T82	1"	SHRUB	4'	T182	1"	SHRUB	6'	T282	1"	SHRUB	16'	T382	1"	SHRUB	6"		
T83	1"	SHRUB	4'	T183	1"	SHRUB	10'	T283	1"	SHRUB	3'	T383	1"	SHRUB	7"		
T84	1"	SHRUB	12'	T184													

# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN: SECTION 10, TOWNSHIP 13 SOUTH, RANGE  
13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN  
TUCSON, PIMA COUNTY, ARIZONA 85743

SEE SHEET 1 OF 5 FOR TREE TABLE



## INVERT INFORMATION

SMH-1 SANITARY MANHOLE RIM ELEVATION: 2327.92' 8" PVC INVERT N: 2312.1' 12" CLAY INVERT E: 2311.9' 12" CLAY INVERT W: 2311.8'	SMH-5 SANITARY MANHOLE RIM ELEVATION: 2329.70' 8" CLAY INVERT NE: 2321.3' 8" CLAY INVERT S: 2321.3'
SMH-2 SANITARY MANHOLE RIM ELEVATION: 2328.06' 8" CLAY INVERT S: 2315.0' 12" CLAY INVERT E: 2314.7' 12" CLAY INVERT W: 2314.7'	SMH-7 SANITARY MANHOLE RIM ELEVATION: 2332.08' 12" CLAY INVERT E: 2320.9' 12" CLAY INVERT S: 2320.8'
SMH-3 SANITARY MANHOLE RIM ELEVATION: 2330.12' 12" CLAY INVERT N: 2315.2' 12" CLAY INVERT E: 2315.3' 12" CLAY INVERT W: 2315.0'	SMH-8 SANITARY MANHOLE RIM ELEVATION: 2336.23' 10" CLAY INVERT E: 2325.8' 10" CLAY INVERT W: 2325.7'
SMH-4 SANITARY MANHOLE RIM ELEVATION: 2326.85' 10" CLAY INVERT N: 2319.6' 10" CLAY INVERT E: 2319.8' 12" CLAY INVERT S: 2318.6'	

## LEGEND & SYMBOLS

● FOUND MONUMENT AS NOTED	BB BOTTOM OF BANK	— BOUNDARY LINE
⊕ COMPUTED POINT	BOC BACK OF CURB	- - - EASEMENT LINE
⊕ FIRE HYDRANT	FL FLOW LINE	- - - RIGHT-OF-WAY LINE
⊕ SANITARY MANHOLE (SMH)	EC EDGE OF CONCRETE	- - - FENCE LINE
⊕ DRAINAGE OUTLET AS-NOTED	EG EDGE OF GRAVEL	— GUARDRAIL
⊕ WATER METER	NG NATURAL GROUND	— OVERHEAD POWER LINE
⊕ WATER VALVE	TA TOP OF ASPHALT	— UNDERGROUND WATER LINE
⊕ IRRIGATION CONTROL VALVE	TB TOP OF BANK	— UNDERGROUND SANITARY SEWER LINE
⊕ CLEANOUT	DT DIESEL FUEL TANK	— UNDERGROUND STORM LINE
⊕ POWER POLE	(M) MEASURED/CALCULATED DIMENSION	— UNDERGROUND GAS LINE
⊕ ELECTRIC METER	(R) RECORD DIMENSION	— UNDERGROUND ELECTRIC LINE
⊕ ELECTRIC BOX	N/F NOW OR FORMERLY	— UNDERGROUND FIBER OPTIC LINE
⊕ ELECTRIC CABINET		— UNDERGROUND TELEPHONE LINE
⊕ LIGHT		— UNKNOWN UNDERGROUND LINE
⊕ TELEPHONE PEDESTAL		— MAJOR CONTOUR
⊕ ELECTRIC VAULT		— MINOR CONTOUR
⊕ TELEPHONE MANHOLE		— LIMITS OF WETLANDS
⊕ GENERATOR		— FLOOD ZONE "A"
⊕ GAS METER		
⊕ GREASE TRAP		
⊕ BOLLARD		
⊕ SIGN		
⊕ FIBER OPTIC VAULT		
⊕ MANHOLE		
		— RIP-RAP

## TEMPORARY BENCHMARK INFORMATION

TBM#1 FOUND 1" BRASS DISC "R/S 46728 NORTHING: 479770.04 EASTING: 981346.83 ELEVATION: 2327.97'	TBM#2 FOUND 1/2" REBAR W/ WASHER - ILLEGIBLE NORTHING: 480419.89 EASTING: 981054.69 ELEVATION: 2346.00'
--	--



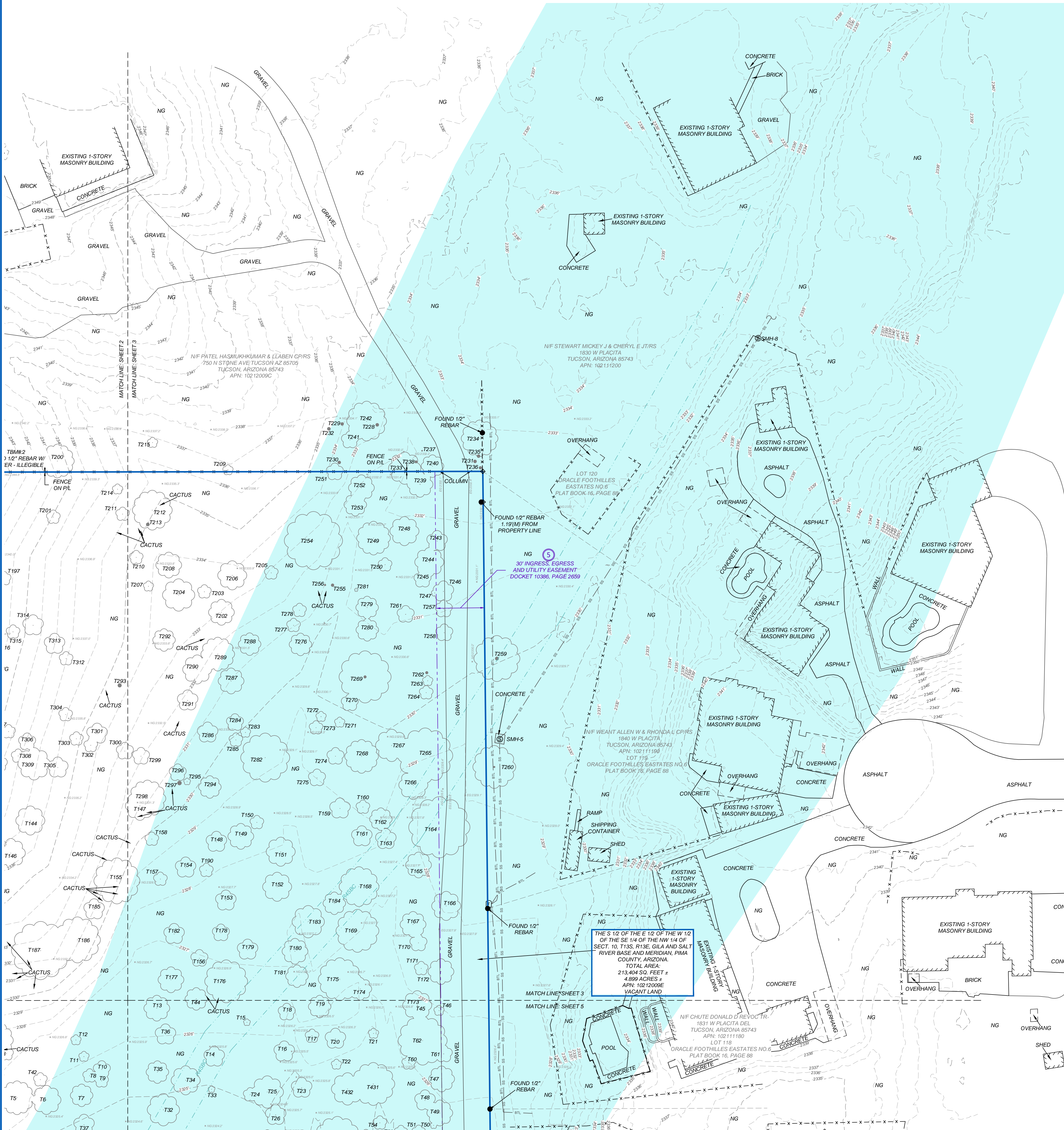
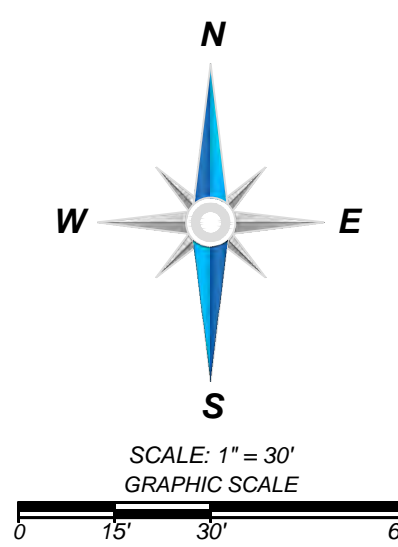
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-0493.03	SURVEY DRAWN BY: TJB - 03/06/2024
SURVEY REVIEWED BY: KLR	SHEET: 2 OF 5

# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN: SECTION 10, TOWNSHIP 13 SOUTH, RANGE  
13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN  
TUCSON, PIMA COUNTY, ARIZONA 85743

SEE SHEET 1 OF 5 FOR TREE TABLE



### INVERT INFORMATION

SMH-1 SANITARY MANHOLE RIM ELEVATION: 2327.92' 8" PVC INVERT N: 2312.1' 12" CLAY INVERT E: 2311.9' 12" CLAY INVERT W: 2311.8'	SMH-2 SANITARY MANHOLE RIM ELEVATION: 2328.06' 8" CLAY INVERT S: 2315.0' 12" CLAY INVERT E: 2314.7' 12" CLAY INVERT W: 2314.7'	SMH-3 SANITARY MANHOLE RIM ELEVATION: 2330.12' 12" CLAY INVERT N: 2315.2' 12" CLAY INVERT E: 2315.3' 12" CLAY INVERT W: 2315.0'	SMH-4 SANITARY MANHOLE RIM ELEVATION: 2326.85' 10" CLAY INVERT N: 2319.6' 10" CLAY INVERT E: 2319.8' 12" CLAY INVERT S: 2318.6'	SMH-5 SANITARY MANHOLE RIM ELEVATION: 2329.70' 8" CLAY INVERT S: 2321.3' 8" CLAY INVERT E: 2321.3'	SMH-6 BURIED	SMH-7 SANITARY MANHOLE RIM ELEVATION: 2332.08' 12" CLAY INVERT E: 2320.9' 12" CLAY INVERT W: 2320.8'	SMH-8 SANITARY MANHOLE RIM ELEVATION: 2336.23' 10" CLAY INVERT E: 2325.8' 10" CLAY INVERT W: 2325.7'
--	---	--	--	--	-----------------	--	--

### LEGEND & SYMBOLS

● FOUND MONUMENT AS NOTED	BB BOTTOM OF BANK	— BOUNDARY LINE
⊕ COMPUTED POINT	BC BACK OF CURB	- - - EASEMENT LINE
⊕ FIRE HYDRANT	FL FLOW LINE	- - - RIGHT-OF-WAY LINE
⊕ SANITARY MANHOLE (SMH)	EC EDGE OF CONCRETE	- - - FENCE LINE
⊕ DRAINAGE OUTLET AS-NOTED	EG EDGE OF GRAVEL	— GUARDRAIL
⊕ WATER METER	NG NATURAL GROUND	— OVERHEAD POWER LINE
⊕ WATER VALVE	TA TOP OF ASPHALT	— UNDERGROUND WATER LINE
⊕ IRRIGATION CONTROL VALVE	TB TOP OF BANK	— UNDERGROUND SANITARY SEWER LINE
⊕ CLEANOUT	DT DIESEL FUEL TANK	— UNDERGROUND STORM LINE
⊕ POWER POLE	(M) MEASURED/CALCULATED DIMENSION	— UNDERGROUND GAS LINE
⊕ ELECTRIC METER	(R) RECORD DIMENSION	— UNDERGROUND ELECTRIC LINE
⊕ ELECTRIC BOX	N/F NOW OR FORMERLY	— UNDERGROUND FIBER OPTIC LINE
⊕ ELECTRIC CABINET		— UNDERGROUND TELEPHONE LINE
⊕ LIGHT		— UNKNOWN UNDERGROUND LINE
⊕ TELEPHONE PEDESTAL		— MAJOR CONTOUR
⊕ ELECTRIC VAULT		— MINOR CONTOUR
⊕ TELEPHONE MANHOLE		— LIMITS OF WETLANDS
⊕ GENERATOR		— FLOOD ZONE "A"
⊕ GAS METER		
⊕ GREASE TRAP		
⊕ BOLLARD		
⊕ SIGN		
⊕ FIBER OPTIC VAULT		
⊕ MANHOLE		
		— RIP-RAP

### TEMPORARY BENCHMARK INFORMATION

TBM#1 FOUND 1" BRASS DISC RLS 46728 NORTHING: 479770.04 EASTING: 981346.83 ELEVATION: 2327.97'	TBM#2 FOUND 1/2" REBAR W/ WASHER - ILLEGIBLE NORTHING: 480419.89 EASTING: 981054.69 ELEVATION: 2346.00'
---	--

**BLEW & ASSOCIATES, P.A.**

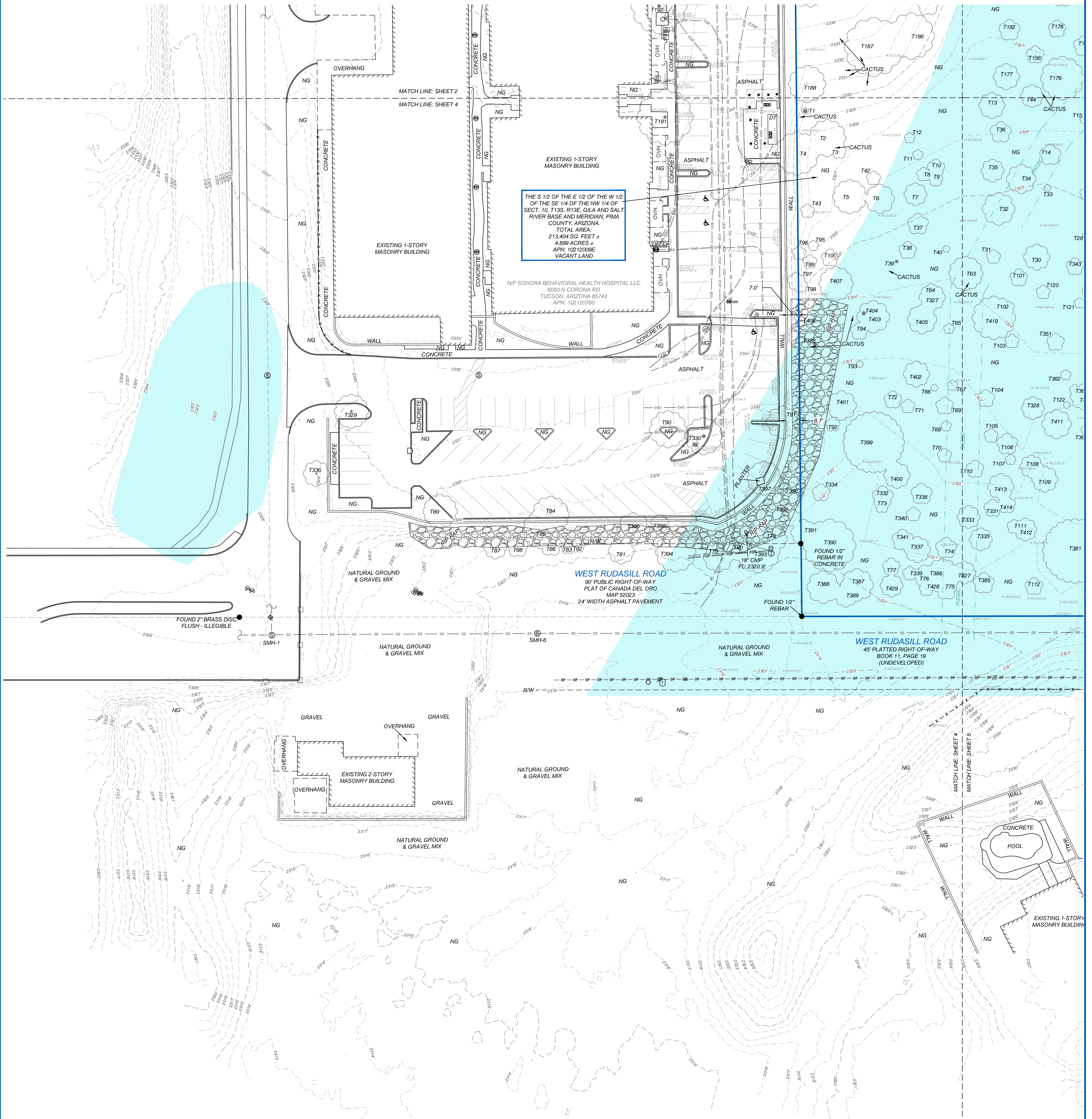
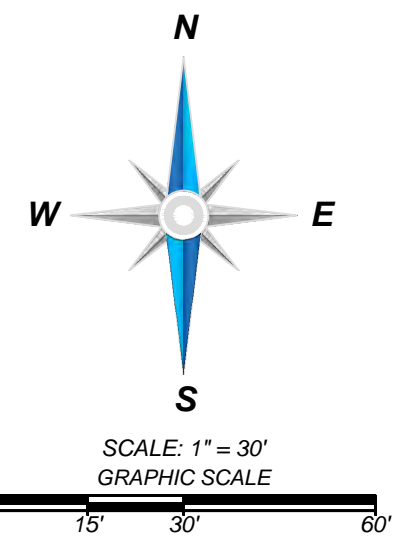
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-0493.03	SURVEY DRAWN BY: TJB - 03/06/2024
SURVEY REVIEWED BY: KLR	SHEET: 3 OF 5

# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN: SECTION 10, TOWNSHIP 13 SOUTH, RANGE  
13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN  
TUCSON, PIMA COUNTY, ARIZONA 85743

SEE SHEET 1 OF 5 FOR TREE TABLE



## INVERT INFORMATION

SMH-1 SANITARY MANHOLE RIM ELEVATION: 2327.92' 8" PVC INVERT N: 2312.1' 12" CLAY INVERT E: 2311.9' 12" CLAY INVERT W: 2311.8'	SMH-5 SANITARY MANHOLE RIM ELEVATION: 2329.70' 8" CLAY INVERT NE: 2321.3' 8" CLAY INVERT S: 2321.3'
SMH-2 SANITARY MANHOLE RIM ELEVATION: 2328.06' 8" CLAY INVERT S: 2315.0' 12" CLAY INVERT E: 2314.7' 12" CLAY INVERT W: 2314.7'	SMH-7 SANITARY MANHOLE RIM ELEVATION: 2332.08' 12" CLAY INVERT E: 2320.9' 12" CLAY INVERT W: 2320.8'
SMH-3 SANITARY MANHOLE RIM ELEVATION: 2330.12' 12" CLAY INVERT N: 2315.2' 12" CLAY INVERT E: 2315.3' 12" CLAY INVERT W: 2315.0'	SMH-8 SANITARY MANHOLE RIM ELEVATION: 2336.23' 10" CLAY INVERT E: 2325.8' 10" CLAY INVERT W: 2325.7'
SMH-4 SANITARY MANHOLE RIM ELEVATION: 2326.85' 10" CLAY INVERT N: 2319.6' 12" CLAY INVERT E: 2319.8' 12" CLAY INVERT S: 2318.6'	

## LEGEND & SYMBOLS

● FOUND MONUMENT AS NOTED	BB BOTTOM OF BANK	— BOUNDARY LINE
⊕ COMPUTED POINT	BOC BACK OF CURB	- - - EASEMENT LINE
⊕ FIRE HYDRANT	FL FLOW LINE	- - - RIGHT-OF-WAY LINE
⊕ SANITARY MANHOLE (SMH)	EC EDGE OF CONCRETE	- - - X - - - FENCE LINE
⊕ DRAINAGE OUTLET AS NOTED	EG EDGE OF GRAVEL	— O — GUARDRAIL
⊕ WATER METER	NG NATURAL GROUND	— OP — OP — OVERHEAD POWER LINE
⊕ WATER VALVE	TA TOP OF ASPHALT	— WL — WL — UNDERGROUND WATER LINE
⊕ IRRIGATION CONTROL VALVE	TB TOP OF BANK	— US — US — UNDERGROUND SANITARY SEWER LINE
⊕ CLEANOUT	DT DIESEL FUEL TANK	— US — US — UNDERGROUND STORM LINE
⊕ POWER POLE	(M) MEASURED/CALCULATED DIMENSION	— GAS — GAS — UNDERGROUND GAS LINE
⊕ ELECTRIC METER	(R) RECORD DIMENSION	— USE — USE — UNDERGROUND ELECTRIC LINE
⊕ ELECTRIC BOX	N/F NOW OR FORMERLY	— FOP — FOP — UNDERGROUND FIBER OPTIC LINE
⊕ ELECTRIC CABINET		— BTLL — BTLL — UNDERGROUND TELEPHONE LINE
⊕ LIGHT		— UNK — UNK — UNKNOWN UNDERGROUND LINE
⊕ TELEPHONE PEDESTAL		— MAJ — MAJ — MAJOR CONTOUR
⊕ ELECTRIC VAULT		— MIN — MIN — MINOR CONTOUR
⊕ TELEPHONE MANHOLE		— WET — WET — LIMITS OF WETLANDS
⊕ GENERATOR		— FZ — FZ — FLOOD ZONE "A"
⊕ GAS METER		— RIP — RIP — RIP-RAP
⊕ GREASE TRAP		
⊕ BOLLARD		
⊕ SIGN		
⊕ FIBER OPTIC VAULT		
⊕ MANHOLE		

## TEMPORARY BENCHMARK INFORMATION

TBM#1 FOUND 2" BRASS DISC RLS 46728 NORTHING: 479770.04 EASTING: 981340.83 ELEVATION: 2327.97'	TBM#2 FOUND 12" REBAR W/ WASHER - ILLEGIBLE NORTHING: 480419.89 EASTING: 981054.69 ELEVATION: 2346.00'
---	---



SURVEYOR JOB NUMBER: 24-0493.03	SURVEY DRAWN BY: TJB - 03/06/2024
SURVEY REVIEWED BY: KLR	SHEET: 4 OF 5

