# Kachina Homes REZONING DOCUMENT PIMA COUNTY





## Appendix A: Preliminary Integrated Water Management Plan

## 1. Water Context

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





X

Exhibit A.1: Water Context Map

## 2. Onsite Existing and Historic Water Use

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

## 3. Proposed Water Use

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

## 4. Water Supply and Delivery

- a. Municipal Water Supplier
  - (1) Renewable & Potable Water Supply

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

(2) Water Provider Letter

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

(3) Water System Map

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

#### Exhibit A.4: Water Supply Letter



In Email

April 20, 2017

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

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

Dear Ms. Wellot,

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

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

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

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

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

Sincerely,

Timothy Dinkel, P.E. Civil Engineer

Enclosure

c: Project File Signature File

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



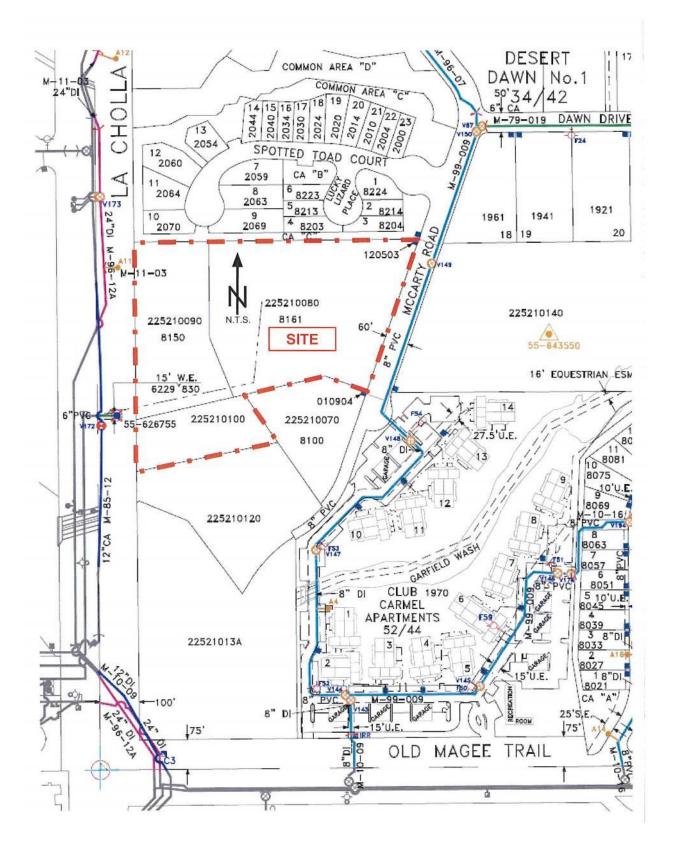


Exhibit A.4: Water Supply Letter (cont.)



## 5. Water Demand Projections

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

## 6. Proximity to Renewable and Potable Water Supplies

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



### Exhibit A.5.c: ADWR Water Calculator

April 4, 2017	PROJECT DEM	AND CALCULATO	)B		
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allie of Proposed Project.		Nacima Homes		-	
NSTRUCTIONS: This spreadsheet is designed	to help you calculate the	water demand for your or	an aged development for p	Images	9
of applying for a Certificate of Assured Water S		and the second			l er information into
the blue boxes as applicable. If you need help		the second s		A REAL PROPERTY AND A REAL	
NOTE: This sheet, when completed, does not					
estimation purposes only. The final, official de	emand estimates will be de	termined by the Departme	nt upon review of your con	nplete applicatio	n. I
Enter the AMA the subdivision is located in*.	TUC	* Enter PHX for Phoenix	TUC for Tucson, PIN for Pir	al. PRE for Press	act or SCR for Santa Cruz
f you are not sure if your are located inside or out	And the second se				
Enter the COUNTY the subdivision is located in:	PIMA	and the second			EENLEE, LA PAZ, MARICOPA,
Residential Usage*	-	MOHAVE, NAVAJO, P	IMA, PINAL, SANTA CRUZ,	YAVAPAI, or YUN	IA.
Category	PPHU	GPCD or per house/day	Demand/HU/YR (af/yr)	No: HU (Lots)	Residential Demand/Yr (a∜yr)
Single Family (int)	2 58	57.00	D.16	27.00	4.4
Multi-Family (int)	2.20	57.00	D.14	24.00 27.00	33
Single Family Landscape (ext) Multi-Family Landscape (ext)	1.00	118.00 21.00	0.13	21.00	2.3
Single family Demand/HU/YR		1	0.30		
Multifamily Demand/HU/YR			0.19		
	-				
		1		NI	
Average Lot Size (sq. ft)**	Square Feet 8000.00	Acres 0.18	Demand Factor (af/yr)	No. HU (Lots)	Large Lot Adjustment Demand/Yr (af/yr)
TMP Model Lot Size (sq. ft)	7,500 - 10,000	0.10			
Large Lot Adjustment	0.00	0.00			
1/2 low water use 1/2 turf	00.0	0.00	1.50	0.00	01
172 TUF1	0.00	0.00	4.00	0.00	0.
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