

# ARIZONA RANCH STYLE

ONE-HOUR FIRE-RESISTIVE-RATED WALL ASSEMBLY WITH STUCCO SYSTEM PER ER-0382 (SEE REPORT FOR DETAILS)

**APPLIANCE NOTE:**  
EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE AND LOCATED IN HAZARDOUS LOCATIONS AND PUBLIC GARAGES, PRIVATE GARAGES, REPAIR GARAGES, HAND PARKING GARAGES SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE FLOOR SURFACE ON WHICH THE EQUIPMENT OR APPLIANCE REST. EXCEPTION: ELEVATION OF IGNITION SOURCE IS NOT REQUIRED FOR APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. (IBC 406.2.9.3 and 406.2.9.1)

Item	Description	Construction <sup>1</sup>	Axial Loading (Allowable Stress Design)
1	2x4 wood studs 24-inches on center with 1/2-inch Type X gypsum wallboard	2-by-4 wood studs spaced a maximum 24-inches (610 mm) on center. Interior face has one layer of 1/2-inch (16 mm) thick Type X gypsum wallboard applied vertically with all joints backed by framing and attached with 6d x 1-7/8-inch (48 mm) long coated nails having 1/4 inch diameter heads at 7 inches (178 mm) on-center to studs, plates and blocking. Nail heads and joints of wallboard shall be taped and treated with joint compound in accordance with IBC Section 2508.4, and either ASTM C840 or GA-216. Outside face has one layer of 1/2-inch (16 mm) thick or greater, 48-inch (1219 mm) wide Type X gypsum sheathing board shall be applied vertically with all joints backed by framing and attached with wood studs using No. 11 gauge by 1 1/4-inch (44 mm) long galvanized roofing nails having 7/16-inch (11 mm) or 1/2-inch (12.7 mm) diameter heads spaced 4 inches (102 mm) on-center at edges and 7-inches (178 mm) on-center at intermediate studs and top and bottom plates. The water-resistive barrier, lath, and stucco shall be applied as described in Sections 4.1 and 4.3 of this report.	Lesser of: 1. "For studs with a slenderness ratio, <i>l/d</i> , greater than 33, the design stress shall be reduced to 78 percent of allowable <i>F<sub>c</sub></i> (IBC)" or 2. "For studs with a slenderness ratio, <i>l/d</i> , not exceeding 33, the design stress shall be reduced to 78 percent of the adjusted stress <i>F<sub>c</sub></i> calculated for studs having a slenderness ratio <i>l/d</i> of 33 (IBC)"

**EXTERIOR WALLS**

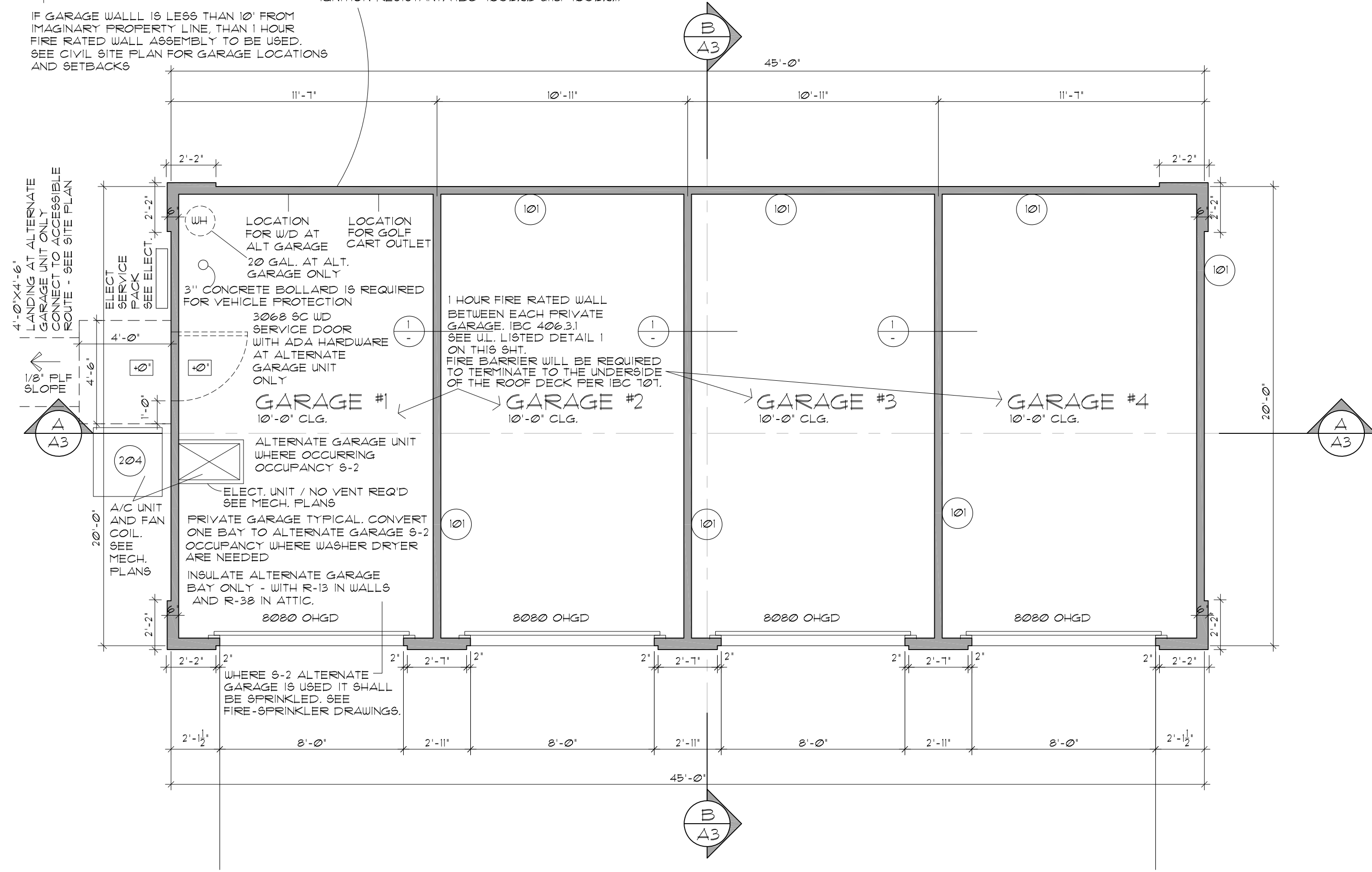
GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE
---------------------	---------	-------------

**GYPSTUM WALLBOARD, GYPSTUM SHEATHING, WOOD STUDS**  
EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads 7" o.c. (LOAD-BEARING)

Thickness: Varies  
Approx. Weight: 7 psf  
Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-65, UL Design U309, UL R1319-129, 7-22-70, UL Design U314)

① - U.L. FIRE RATED WALL



## GARAGE - FLOOR PLAN "C"

SCALE: 1/4" = 1'-0"

**SQUARE FOOTAGE LEGEND**  
900 S.Q. FT. TOTAL UNDER ROOF

NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 1034 S.F.

MASTER KEYNOTES	
WALL SYSTEM	101 2x4 STUD WALL 102 2x6 STUD WALL 103 6" PLUMB WALL 104 INTERIOR BEARING WALL - SEE FRAMING PLANS 105 MIN. 1-3/8" SELF-CLOSING SELF-LATCHING SOLID WOOD W/ GASKETS AND SLEEPER OR 20 MIN. FIRE-RATED DOORS 106 PRESSURE TREATED BOTTOM PLATE 107 DOUBLE TOP PLATE 108 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 #11/AD1 109 PAINT CONCRETE STEM BELOW TO MATCH BLDG. 110 R-13 + R3.8 c1 BATT INSUL. AT 2X4 WALL, R-19 AT 2X6 WALL 111 2X FIRE BLOCKING 112 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILING 113 SLOPE TOP 1/4" PLF 114 STUCCO - EBR-1471 115 SOFFIT 116 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 1/2" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 1/2" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV. 117 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.) 118 NICHE - SEE INTERIOR ELEVATIONS 119 OPENING - SEE INTERIOR ELEVATIONS 120 COLUMN - (SEE FRAMING FOR WOOD, PRE-CAST OR STEEL) 121 CRIPPLE WALL 122 HARDIEPLANK, 4 HARDIEPANEL ICC-ESR-2750
FLOOR SYSTEM	201 WATER HEATER PLATFORM 18" 202 FLOOR MATERIAL CHANGE 203 FLOOR DRAIN 204 A/C PAD - SEE MECHANICAL PLANS 301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION 302 PROVIDE 5/8" TYPE W/STY 30, 4 GARAGE SIDE 303 EXTERIOR GYP BOARD, ICC - ESR-1338 OR EQUAL 304 2X FASCIA WITH TRIM PER ELEVATION 305 ROOF SLOPE - SEE EXT. ELEVATIONS 306 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN) 307 CRIDER TRUSS - SEE ROOF FRAMING 308 2X RAFTERS - SEE FRAMING 309 1/2" OSB SHEATHING 310 BUILT UP ROOF SYSTEM PER SHEET C-1 311 ON 1/2" FLOOR ROOF SHEATHING 312 FURRED CEILING 313 BEAM - SEE FRAMING PLAN 314 2X4 LOOKOUTS AT 48" O.C. 315 R-38 BATT INSULATION 316 CLASS 14 BERAL CONC. TILE ROOF ER 412 OR APPROV'D EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT 317 2X CONVENTIONAL OVERFRAMING 318 STRUCTURAL GABLE END TRUSS 319 WOOD CORBELS W/PAIN PER BLDG SPEC-SEE 3/AD1 320
ROOF SYSTEM	401 STUCCO 402 CONC. SLAB OVER 4" OF ABC O/TERMITE 403 TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS 404 KEPT 5" STY 405 6" DEPRESS 406 SLOPE 1/8" PLF. 407 8" TURNDOWN 408 EXPANSION JOINT 409 PAVERS OR STONE PER BUILDER 410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX. 411 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
FOUNDATION SYSTEM	501 MIRRORS 4 MEDICINE CABINETS PER BUILDER SPEC. 502 CITY / COUNTY APPROVED GAS FIREPLACE 503 BASE CABINET - SEE INTERIOR ELEVATIONS 504 UPPER CABINET - SEE INTERIOR ELEVATIONS 505 STONE VENEER-1598 OR EQUAL 506 PREFAB SHUTTERS 507 SHELVES 4 RODS PER BUILDER SPEC. 508 WATER CLOSET 509 TUB 4 SHOWER WITH ROD 510 GARDEN TUB PER SPEC 511 PREFAB SHOWER - SEE FLR. PLAN FOR SIZE 512 LAVATORY PER BUILDER SPEC. 513 RANGE/OVEN 514 DOUBLE SINK W/DISPOSAL 515 DISHWASHER 516 REFRIGERATOR WITH ICE MAKER 517 WASHER 518 DRYER WITH DRYER VENT-SEE GENERAL NOTES 519 WATER HEATER 520 HOSE BIBS 521 INSTA-HOT WATER HEATER 522 MICROWAVE 523 9 SHELVES 524 SERVICE SINK (OPTIONAL) 525 COOKTOP 526 TOWEL BARS, RINGS, 4 T.P. HOLDERS PER OWNER
CABINET/FIXTURES/APPLIANCES	1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES 4 MATERIAL SPEC'S 2 SEE EXTERIOR ELEVATIONS FOR ALL POROITS AND VENEERS 3 SEE SITE PLAN FOR CONT. OF WALKS 4 DRIVES 4 SEE MECHANICAL FOR A/C OR FAU UNITS 5 SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS 6 SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS 7 SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS. 8 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
CROSS REFERENCE NOTES	20 INSULATION - UNO. R-13 ROOF R-13 BATTs @ EXT. 2X4 WALLS R-19 BATTs @ EXT. 2X6 WALLS 21 ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS 22 MAX. SILL HGT. 44" MIN. 5.7 SQFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS 23 SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR 24 ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS 25 SEE SHEET C-1 FOR GYP. BOARD INSTALLATION. 26 A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL. 27 MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE ICBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0' CLEARANCE FIREPLACE INSTALLATION 28 DRYER VENT - CONFORM TO INC DRYER VENT LIMITATIONS SEE SHEET C-1 29 ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24" OF DOORS SHALL BE SAFETY GLASS 30 SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN TEMPERED GLASS PANEL OR APPROVED EQUAL 31 INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES/HOUR FIRE SEPARATION AT GARAGE WITH UH OR FURNACE NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS. 32 T4P RELIEF VALVE: TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE T4P RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS 33 ALL FLOOR MATERIALS PER OWNER SPEC. 34 DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.
GENERAL FLOOR PLAN NOTES	

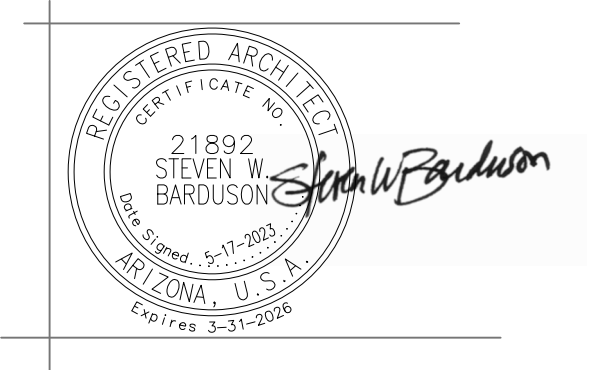
revisions

1	
2	
3	

**VLUX**  
**HUNT HIGHWAY SOUTH**  
**PINAL COUNTY**

## GARAGE

The Barduson Architects, Inc. © 2023  
All Rights reserved, no duplication of documents without written authorization



**barduson architects**  
practicing design community

3702 east kachina drive  
phoenix  
arizona 85044  
T 480 233 7777  
F 480 460 2263

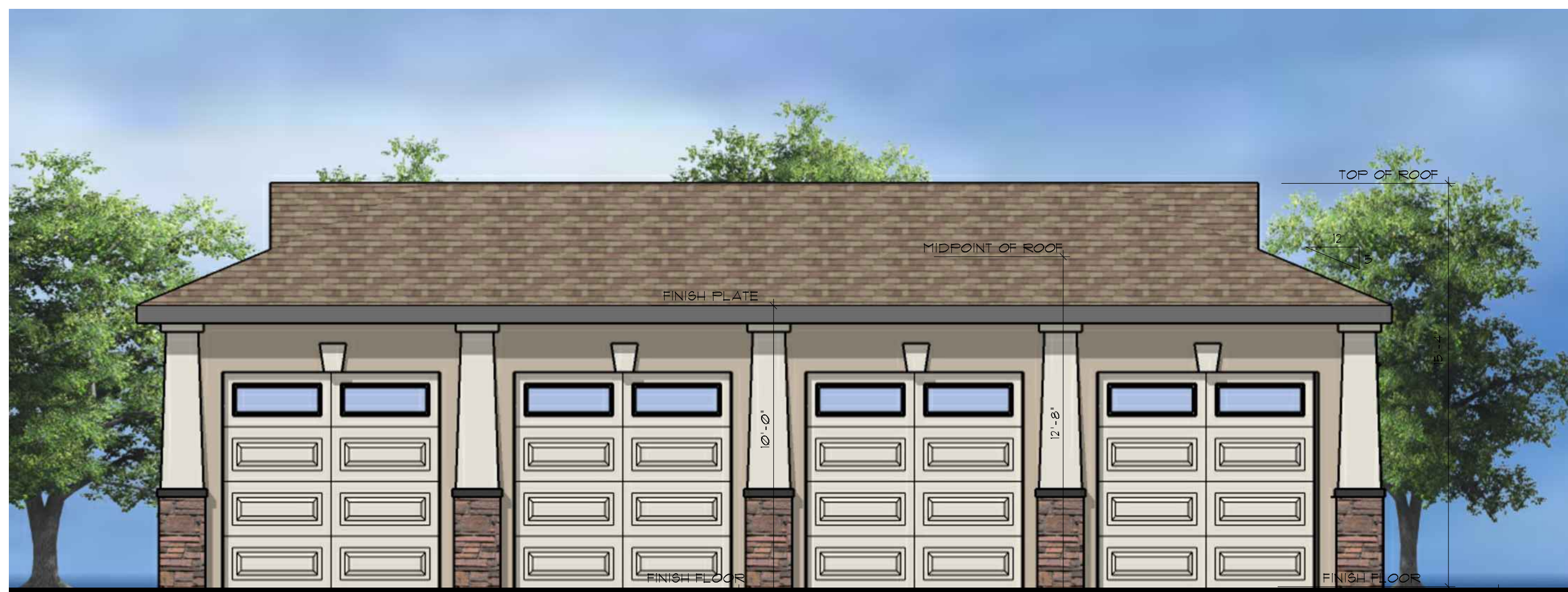
date: 5-17-2023  
project no:

## DR13

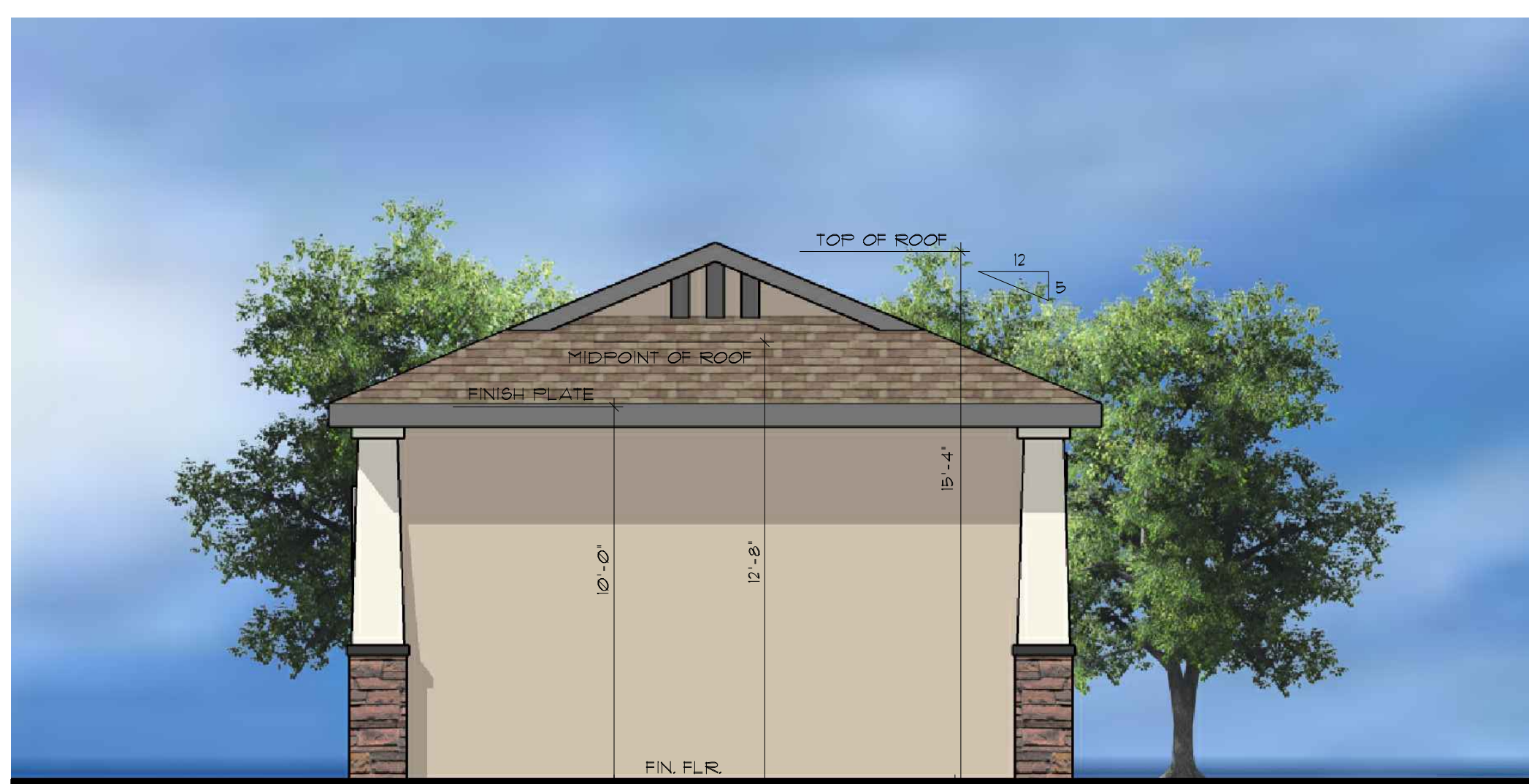
FLOOR PLAN / ARIZONA RANCH

# ARIZONA RANCH STYLE SCHEME 3

# GARAGE



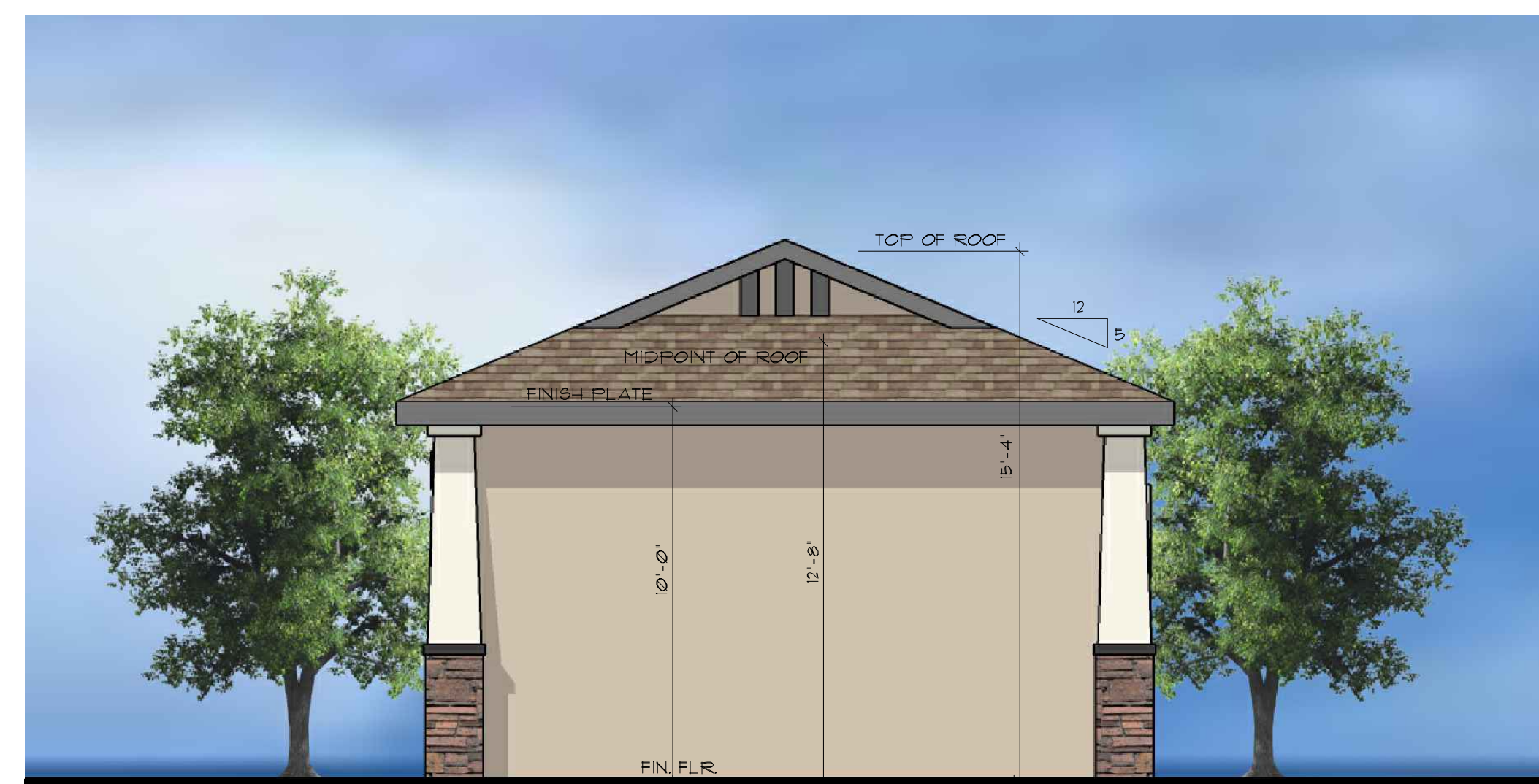
## FRONT



## LEFT



## PERSPECTIVE



## RIGHT



## REAR

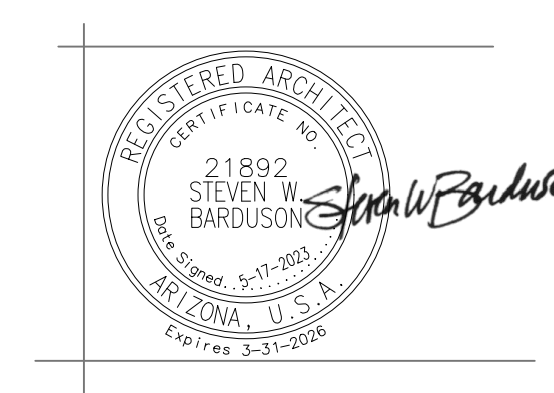
revisions

1	
2	
3	

**VLUX**  
HUNT HIGHWAY SOUTH  
PINAL COUNTY

## GARAGE

The Barduson Architects, Inc. © 2023  
All Rights reserved, no duplication of documents without written authorization.



3702 east kachina drive  
phoEnix  
arizona 85044  
T 480 233 7777  
F 480 460 2263

date: 5-17-2023  
project no:

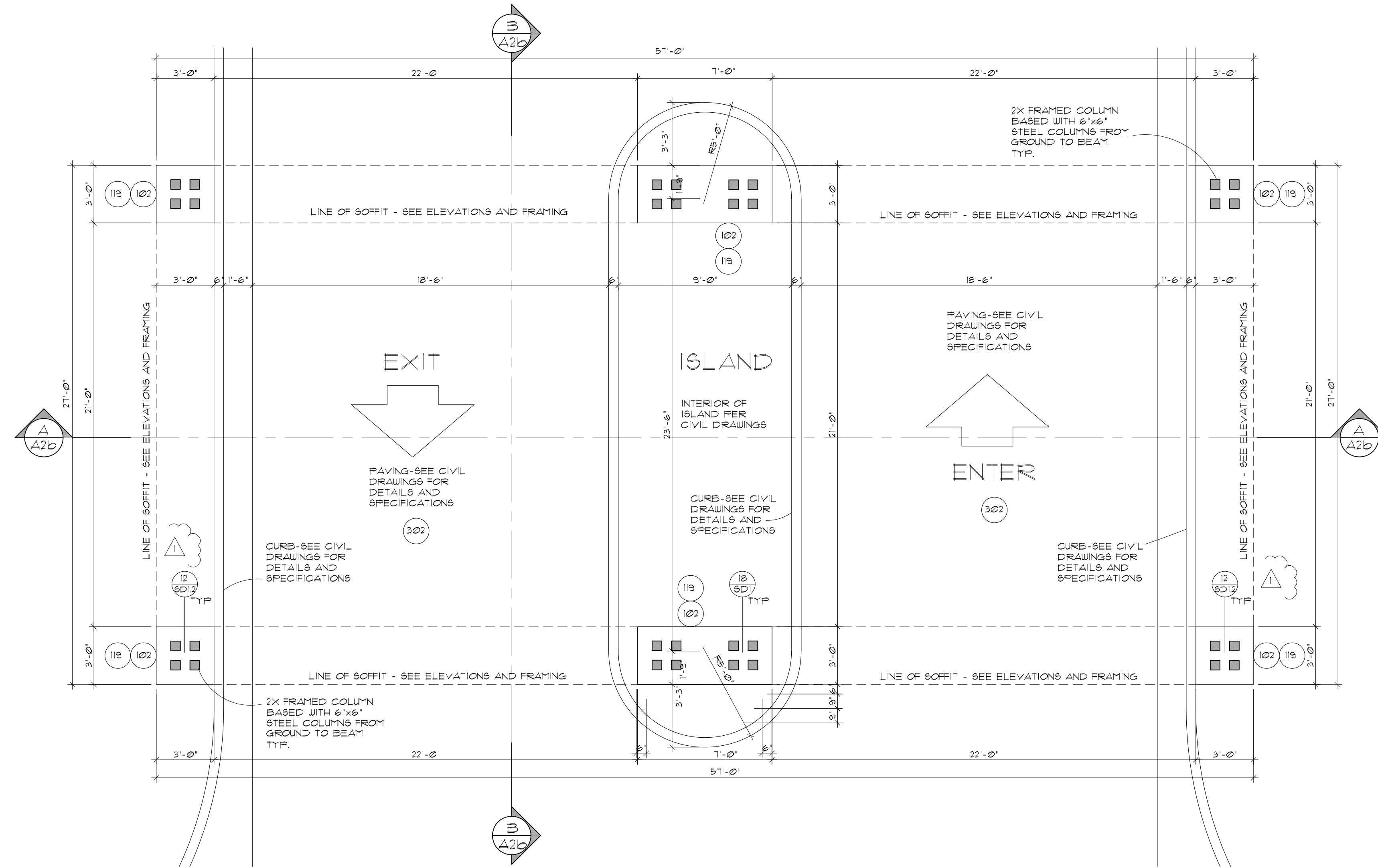
**DR14**

4 BAY GARAGE-ALL SIDES-ARIZONA RANCH

# PRAIRIE STYLE

MASTER KEYNOTES	
102	2x6 STUD WALL
107	DOUBLE TOP PLATE
113	STUCCO - E9R-1471
119	COLUMN - (SEE FRMS FOR WOOD, PRE-CAST, OR STEEL)
302	EXTERIOR GYP BOARD, ICC - E9R-1338 OR EQUAL
303	2X FASCIA WITH IX TRIM
304	ROOF SLOPE - SEE EXT. ELEVATIONS
305	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306	GIRDER TRUSS - SEE ROOF FRAMING
308	1/2" OSB SHEATHING
311	BEAM - SEE FRAMING PLAN
314	BORAL CONC. TILE ROOF E9R-412 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315	2X CONVENTIONAL OVERFRAMING
316	STRUCTURAL GABLE END TRUSS
505	STONE VENEER-E9R-2598 OR EQUAL

FLOOR PLAN NOTES	
1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES 4 MATERIAL SPEC'S SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS
2	SEE SITE PLAN FOR CONT. OF WALKS 4 DRIVES
3	SEE MECHANICAL FOR A/C OR FAU UNITS
4	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
5	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
6	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
7	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
8	



## FLOOR PLAN "B"

SCALE: 1/4" = 1'-0"

### PORTICO NOTES

1) Gates shall be designed and installed so that the turning radius (SU-40) of the roadway shall not interfere or obstructed the operation of the gate. Minimum set back from the public streets shall be a distance determined by the City Engineering Department and allow the emergency vehicle the ability to safely operate the lock box or panel. Turning radius from the right-of-way onto a public or private access roadway, shall be designed utilizing the SU-40 standard.

2) The control pedestal shall be located on the approach (ingress) side of the gate and be located and designed for easy activation by the operator without leaving the vehicle. The maximum height of the control box shall be 66 inches 5 FEET 6 INCHES (1676 MM) measured from the finished grade.

3) The control pedestal must be identified by a metal sign 6 inches X 10 inches (15 cm X 25 cm) with red background-white letters. The sign must be securely fastened to the pedestal and legible from the approaching vehicle. Fire apparatus access gates shall fail-safe to the open position in the event of a power failure.

4) Gates must fully open within 15 seconds of activation and remain open until closed by operation of the control device.

5) Gates at entry points into gated communities shall be electric with battery backup, and shall be provided with electronic preemption equipment, controls, electronic knock key switch and manual release mechanism approved by the fire chief.

### revisions

1	
2	
3	

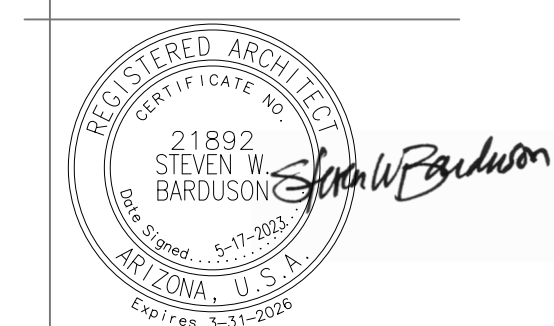
# VLUX

## HUNT HIGHWAY SOUTH

PINAL COUNTY

# PORTICO

The Barduson Architects, Inc. © 2023  
All Rights reserved, no duplication of documents without written authorization.



**barduson architects**

practicing design community

3702 east kachina drive  
phoenix  
arizona 85044

T 480 233 7277  
F 480 460 2263

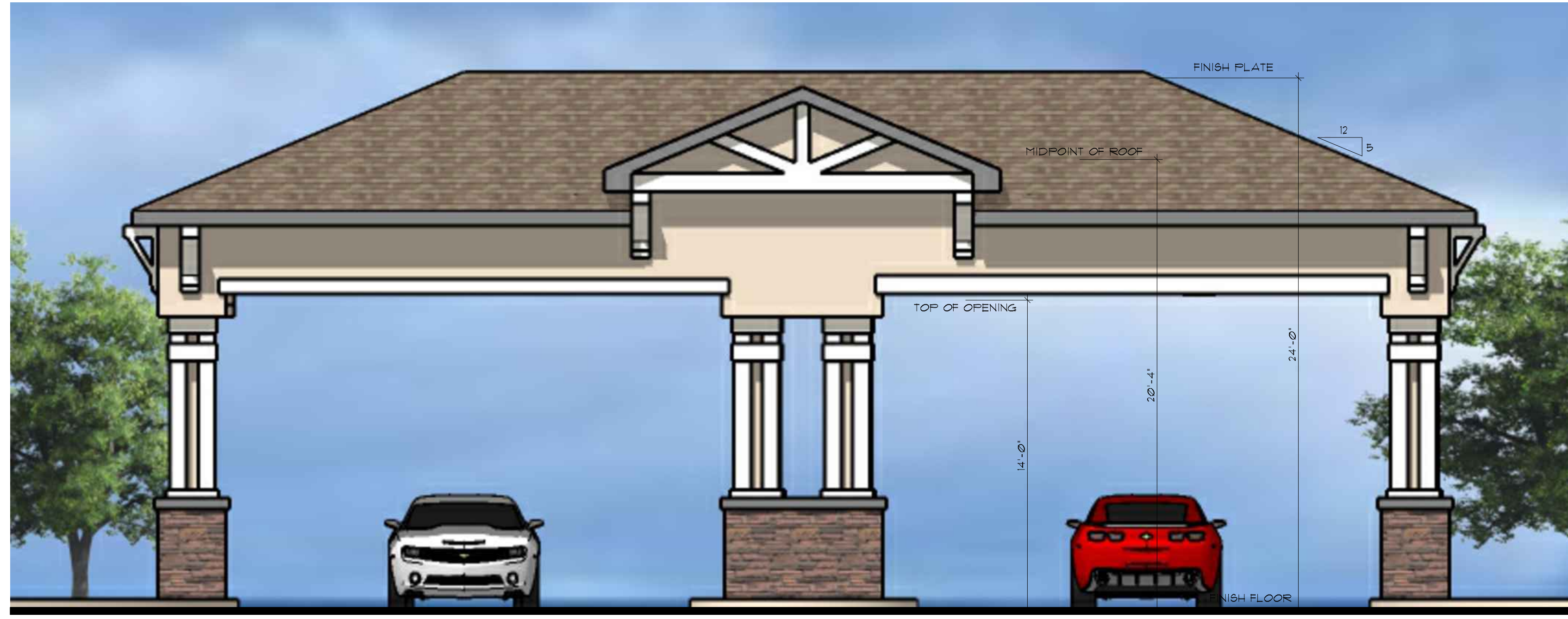
date: 5-17-2023

project no:

# DR15

ENTRY PORTICO / PRAIRIE

# PRAIRIE STYLE SCHEME 3



**FRONT**



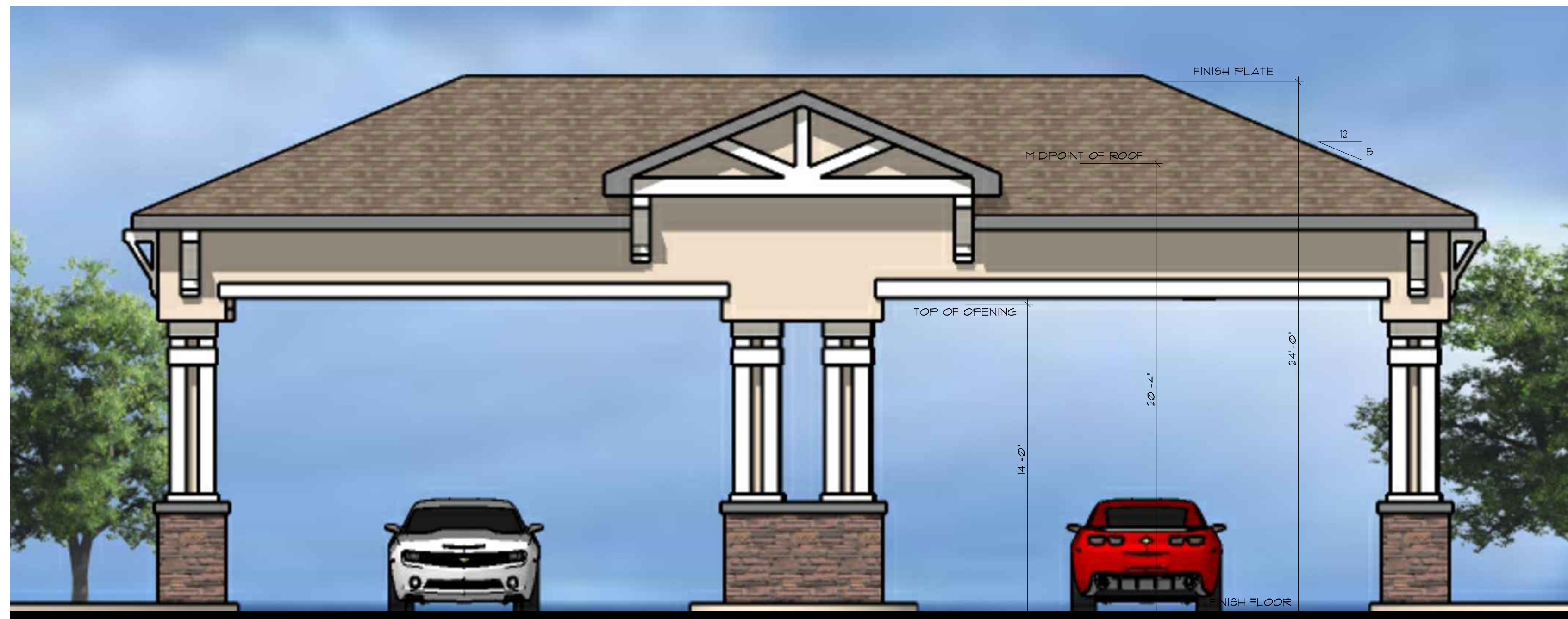
**LEFT**



**PERSPECTIVE**



**RIGHT**



**REAR**

# PORTICO

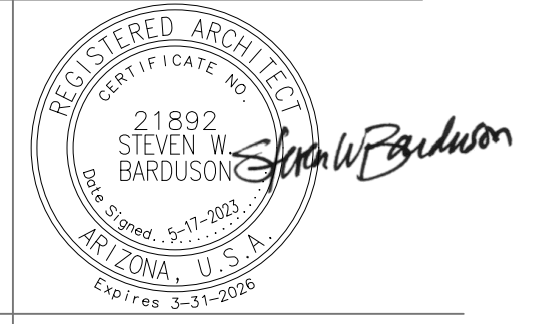
revisions

1	
2	
3	

**VLUX**  
**HUNT HIGHWAY SOUTH**  
**PINAL COUNTY**

## PORTICO

The Barduson Architects, Inc. © 2023  
 All Rights reserved, no duplication of documents without written authorization.



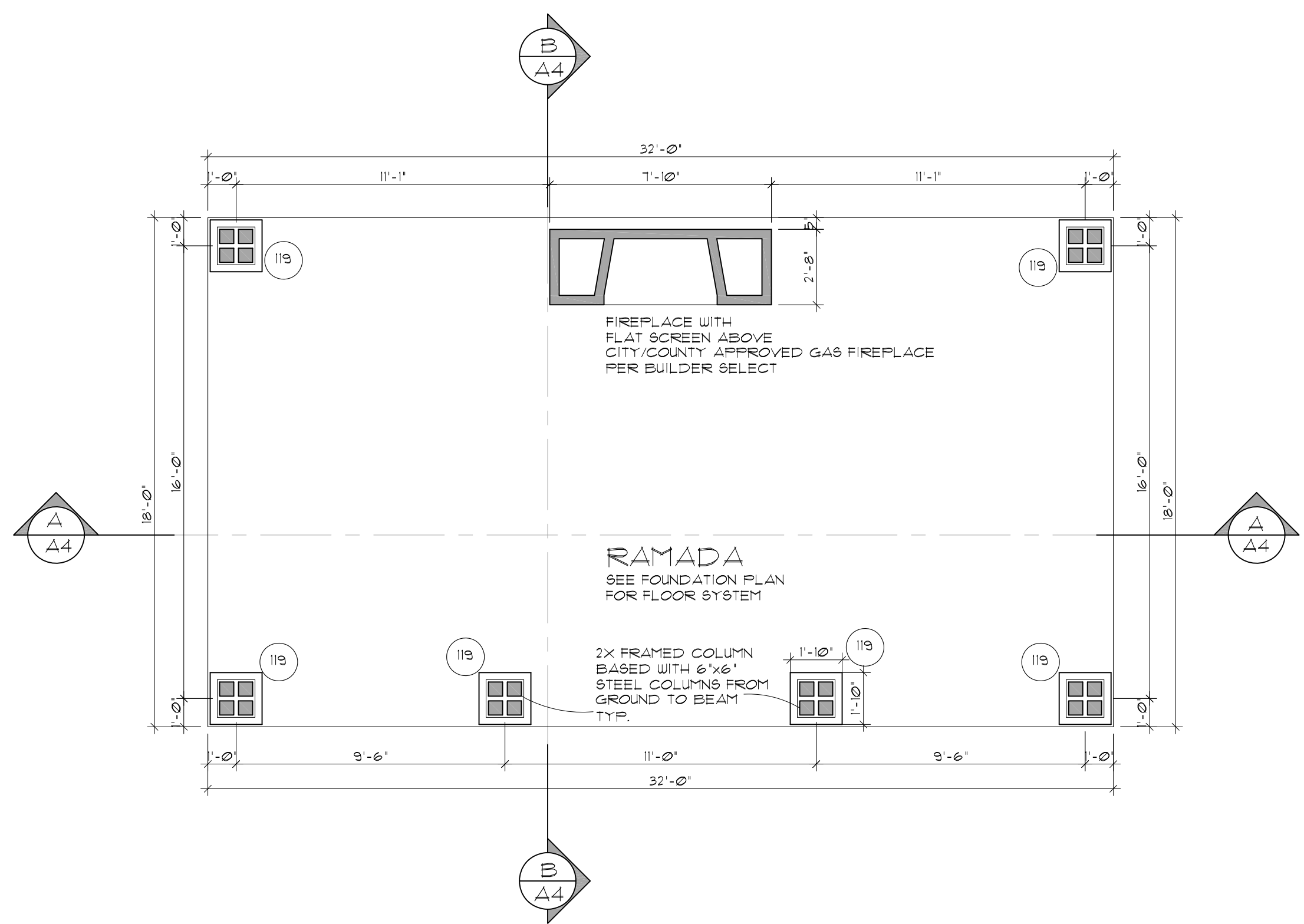
3702 east kachina drive  
 phoenix  
 arizona 85044  
 T 480 233 7777  
 F 480 460 2263

date: 5-17-2023  
 project no:

**DR16**

**PORTICO-ALL SIDES-PRAIRIE**

# PRAIRIE STYLE



## RAMADA - FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE LEGEND	
516	SQ. FT. RAMADA

NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 501 SF.

MASTER KEYNOTES	
101	2x4 STUD WALL
102	2x6 STUD WALL
103	6" PLUMBWALL
104	INTERIOR BEARING WALL - SEE FRAMING PLANS
105	MIN. 1-3/8" SELF-CLOSING SELF-LATCHING SOLID WOOD W/ GASKETS AND SLEEP OR 20 MIN. FIRE-RATED DOORS
106	PRESSURE TREATED BOTTOM PLATE
107	DOUBLE TOP PLATE
108	DEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 #11/AD1
109	PAINT CONCRETE STEM BELOW TO MATCH BLDG.
110	R-13 + R3.8 c1 BATT INSUL. AT 2X4 WALL, R-19 AT 2X6 WALL
111	2X FIRE BLOCKING
112	1/2" GYPSUM BOARD, SAG RESISTANT ON CEILING
113	SLOPE TOP 1/4" PLF
114	STUCCO - EBR-14T1
115	SOFFIT
116	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" GYPSUM BOARD OR EQUIV.
117	CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER 'GENERAL FLOOR PLAN NOTES' ON THIS SHEET.)
118	NICHE - SEE INTERIOR ELEVATIONS
119	OPENING - SEE INTERIOR ELEVATIONS
120	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST OR STEEL)
121	CRIPPLE WALL
122	HARDIEPLANK + HARDIEPANEL ICC-ESR-2250
201	WATER HEATER PLATFORM 48"
202	FLOOR MATERIAL CHANGE
203	FLOOR DRAIN
204	A/C PAD - SEE MECHANICAL PLANS
301	30/22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
302	PROVIDE 3/8" TYPE W/STYF. 2D, 6 GARAGE SIDE
303	EXTERIOR GYP. BOARD, ICC - ESR-1538 OR EQUAL
304	2X FASCIA WITH TRIM PER ELEVATION
305	ROOF SLOPE - SEE EXT. ELEVATIONS
306	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
307	6" RIBBER TRUSSES - SEE ROOF FRAMING
308	2X RAFTERS - SEE FRAMING
309	1/2" O.S.B. SHEATHING
310	BUILT UP ROOF SYSTEM PER SHEET C-1
311	ON 1/2" PLYWOOD ROOF SHEATHING
312	FURRED CEILING
313	BEAM - SEE FRAMING PLAN
314	2X4 LOOKOUTS AT 48" O.C.
315	R-38 BATT INSULATION
316	CLASS 1A BERAL CONC. TILE ROOF ER 412 OR APPROVD
317	EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
318	2X CONVENTIONAL OVERFRAMING
319	STRUCTURAL GABLE END TRUSS
320	WOOD CORBELS W/PAIN PER BLDG SPEC-SEE 3/AD1
401	STOOP
402	CONC. SLAB OVER 4" OF ABC O/TERMITE
403	TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
404	KEYED STEP
405	6" DEPRESS
406	SLOPE 1/8" PLF.
407	8" TURNDOWN
408	EXPANSION JOINT
409	PAVERS OR STONE PER BUILDER
410	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.
501	MIRRORS + MEDICINE CABINETS PER BUILDER SPEC.
502	CITY / COUNTY APPROVED GAS FIREPLACE
503	BASE CABINET - SEE INTERIOR ELEVATIONS
504	UPPER CABINET - SEE INTERIOR ELEVATIONS
505	STONE VENEER-ESR-1598 OR EQUAL
506	PREFAB SHUTTERS
507	SHELVES + RODS PER BUILDER SPEC.
508	WATER CLOSET
509	TUB + SHOWER WITH ROD
510	GARDEN TUB PER SPEC
511	PREFAB SHOWER - SEE FLR. PLAN FOR SIZE
512	LAVATORY PER BUILDER SPEC.
513	RANGE/OVEN
514	DOUBLE SINK W/DISPOSAL
515	DISHWASHER
516	REFRIGERATOR WITH ICE MAKER
517	WASHER
518	DRYER WITH DRYER VENT-SEE GENERAL NOTES
519	WATER HEATER
520	HOSE BIB
521	INSTA-HOT WATER HEATER
522	MICROWAVE
523	5 SHELVES
524	SERVICE SINK (OPTIONAL)
525	COOKTOP
526	TOWEL BARS, RINGS, 4 T.P. HOLDERS PER OWNER
1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES + MATERIAL SPEC'S
2	SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
3	SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
4	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
5	
20	SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
21	FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
22	VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMMATIC PURPOSES ONLY.
23	4" + STANDARD 1" FOAM STUCCO ON FRAME - 4" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
24	VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MFR.
25	NOTE: ALL OF THE FOLLOWING SHALL BE BUILDER SPECIFIED + CITY/CODE APPROVED
26	CORBEL
27	PREFAB ORNAMENTAL METAL RAILING
28	PREFAB METAL ORNAMENT
29	FRAM'D LIGHT WITH W/ ORNAMENT
30	FOAM WITH STUCCO
31	FOAM CORBEL
32	GARAGE DOOR PER OWNER/BUILDER SPEC
33	W/ PORTICO GATE
34	6x6 MIN. SQUIPPER - SELECT PER BUILDER SEE DETAIL 18/AD1 FOR TYPICAL CONDITION. PROVIDE CRICKET/DRAINAGE PER CODE
38	STEEL GUARDRAILS 34-38" MIN. STYLE/FINISH PER BLDG. SEE ELEVATIONS
39	CMU BLOCK W/STUCCO + PAINT - PER BUILDER SPEC.
40	LIGHT FIXTURE - PER BUILDER SPEC.
41	TILE VENT - PER BUILDER SELECT, CITY APPROVED.
CITY ADDRESS NOTE: PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R319.	
NOTE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.	

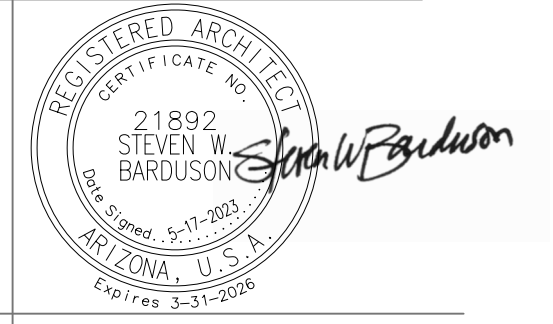
revisions

1	
2	
3	

**VLUX**  
**HUNT HIGHWAY SOUTH**  
**PINAL COUNTY**

**RAMADA**

The Barduson Architects, Inc. © 2023  
All Rights reserved, no duplication of documents without written authorization



**barduson architects**  
practicing design community

3702 east kachina drive  
phoenix  
arizona 85044  
T 480 233 7777  
F 480 460 2263

date: 5-17-2023  
project no:

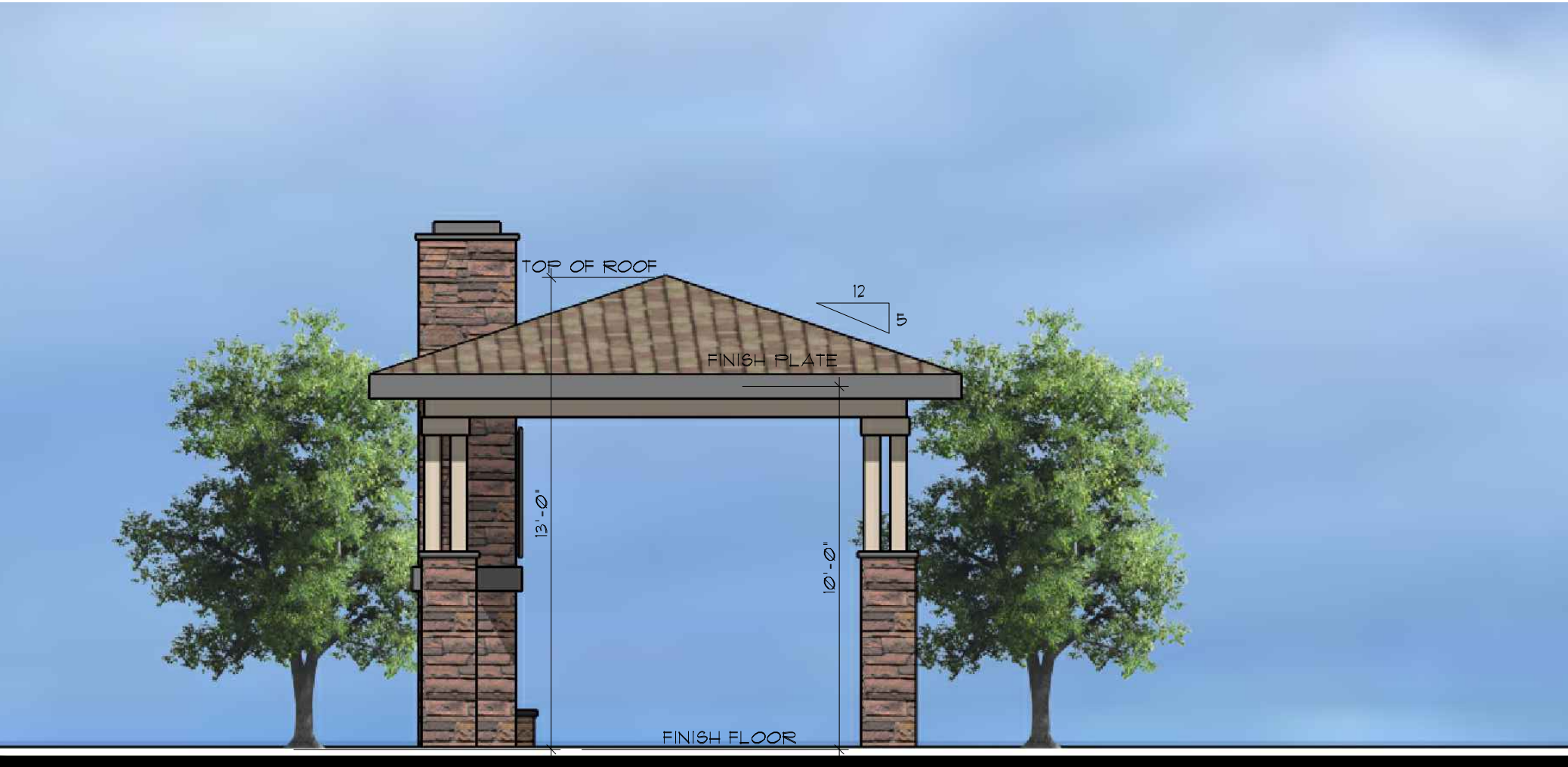
**DR17**

FLOOR PLAN - PRAIRIE

# PRAIRIE STYLE SCHEME 3



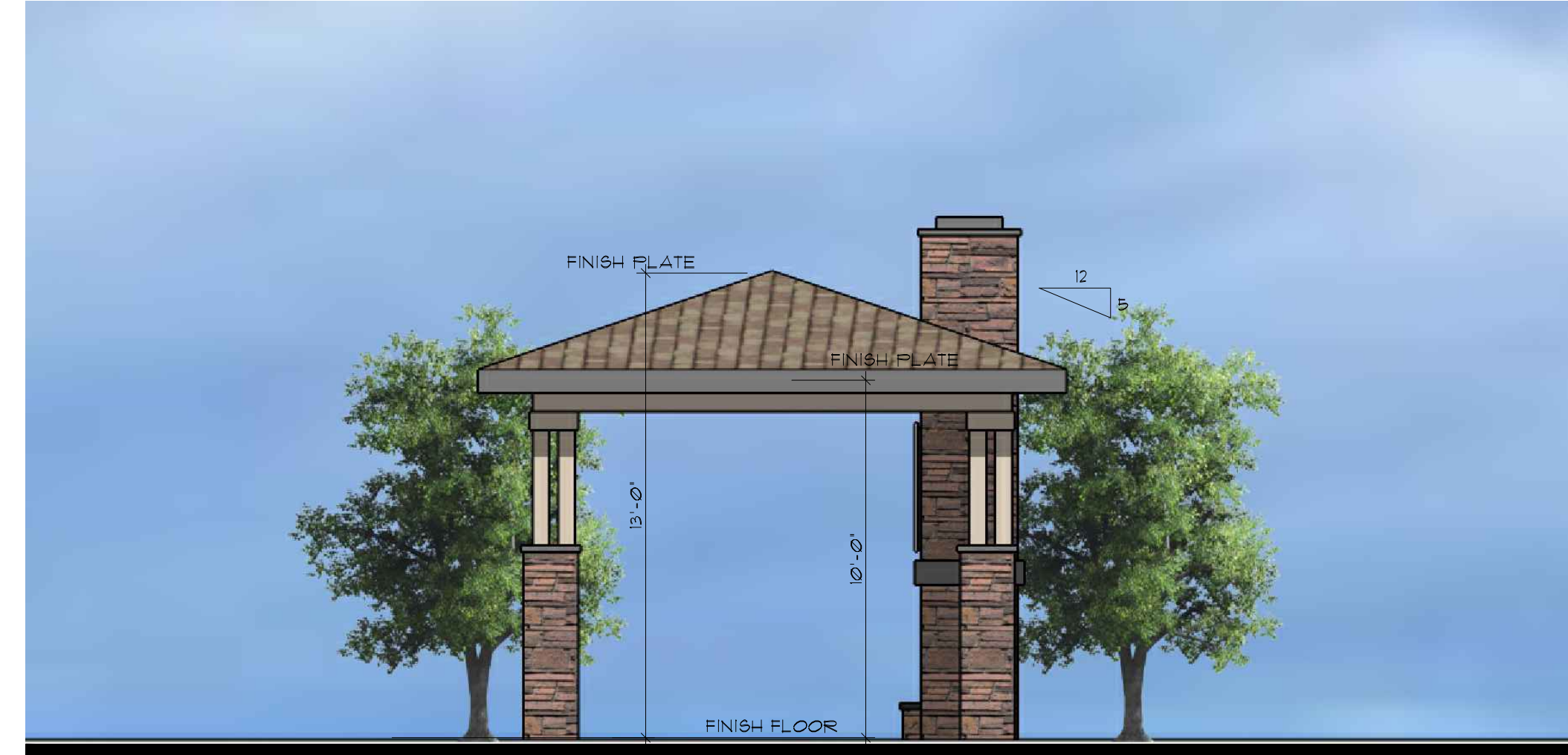
**FRONT**



**LEFT**



**PERSPECTIVE**



**RIGHT**



**REAR**

# RAMADA

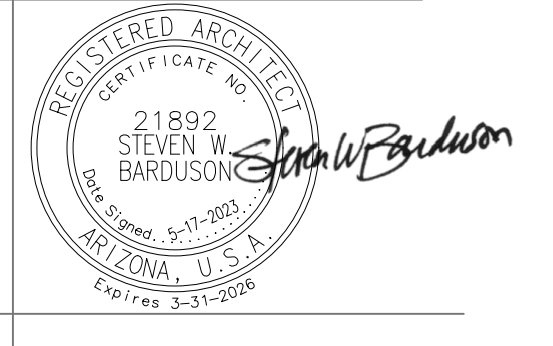
revisions

1	
2	
3	

**VLUX**  
**HUNT HIGHWAY SOUTH**  
**PINAL COUNTY**

**RAMADA**

The Barduson Architects, Inc. © 2023  
All Rights reserved, no duplication of documents without written authorization.



**barduson architects**  
practicing design community

3702 east kachina drive  
phoenix  
arizona 85044  
T 480 233 7777  
F 480 460 2263  
date: 5-17-2023  
project no:

**DR18**

**RAMADA-ALL SIDES-PRAIRIE**

# PRAIRIE STYLE

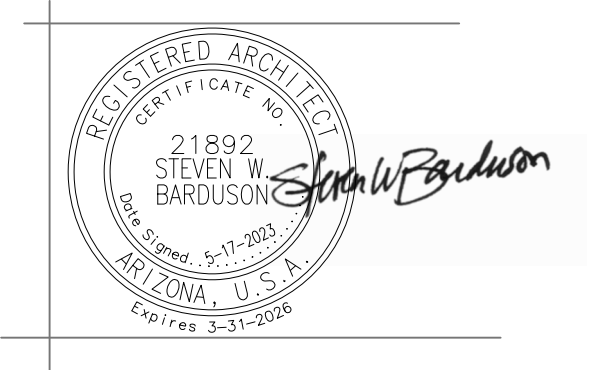
revisions

1
2
3

## VLUX HUNT HIGHWAY SOUTH PINAL COUNTY

### RESTROOM

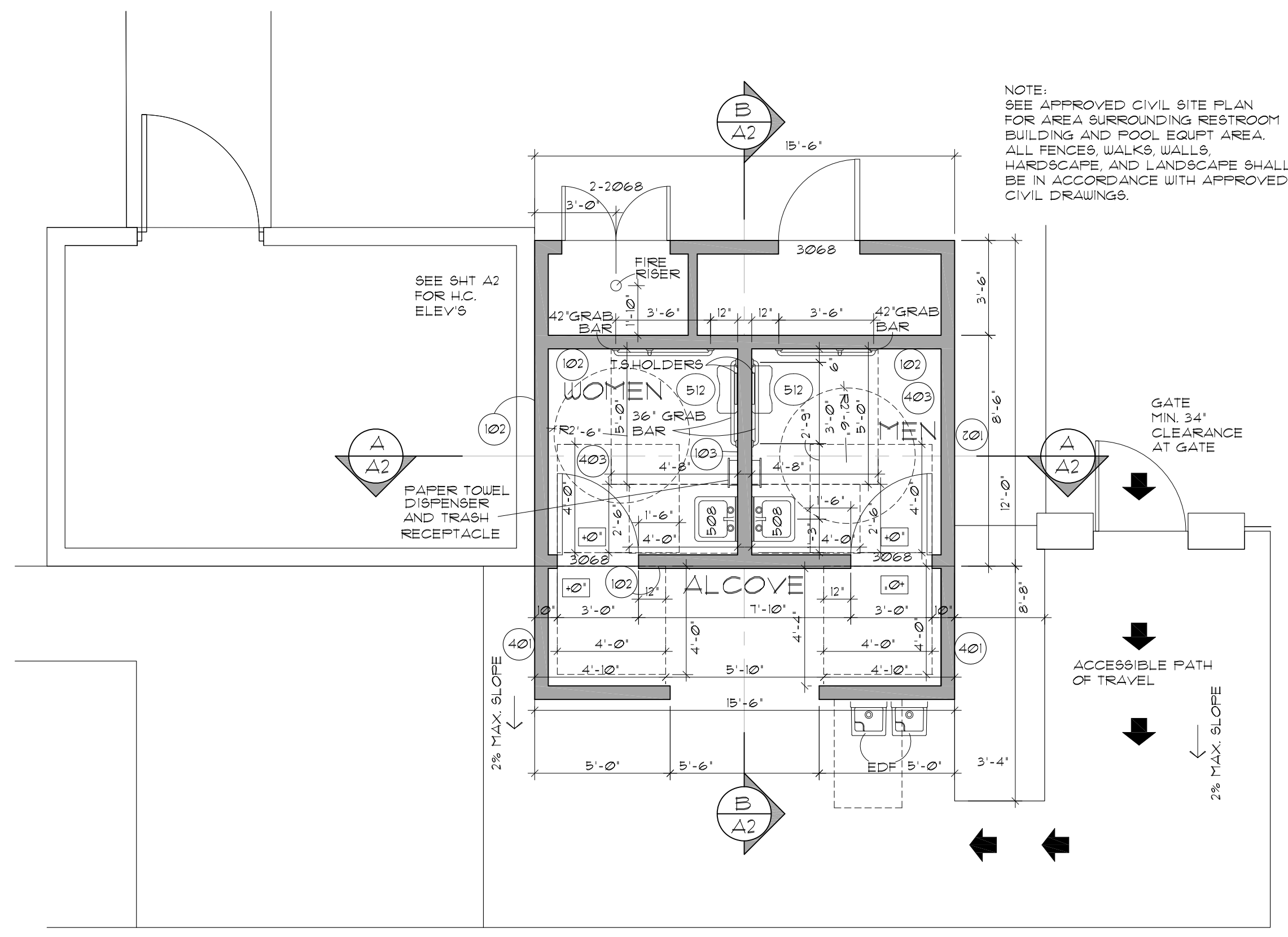
The Barduson Architects, Inc. © 2023  
All Rights reserved, no duplication of documents without written authorization



3702 east kachina drive  
phoenix  
arizona 85044  
T 480 233 7777  
F 480 460 2263  
date: 5-17-2023  
project no:

# DR19

RESTROOM-FLOOR PLAN-PRAIRIE



NOTE:  
SEE APPROVED CIVIL SITE PLAN  
FOR AREA SURROUNDING RESTROOM  
BUILDING AND POOL EQUIP AREA.  
ALL FENCES, WALKS, WALLS,  
HARDSCAPE AND LANDSCAPE SHALL  
BE IN ACCORDANCE WITH APPROVED  
CIVIL DRAWINGS.

SQUARE FOOTAGE LEGEND

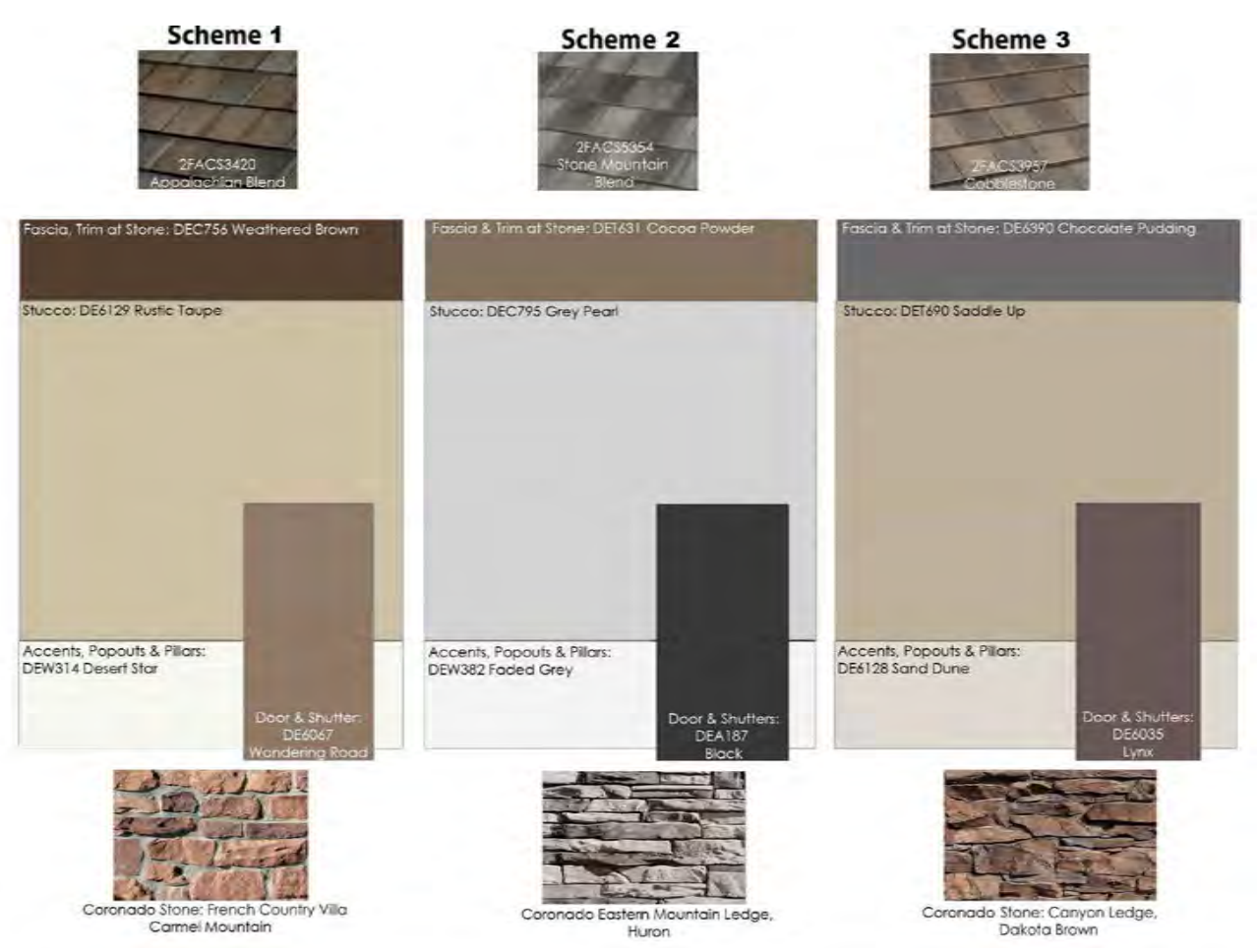
262 SQ. FT. RESTROOMS
-----------------------

NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 331 SF.

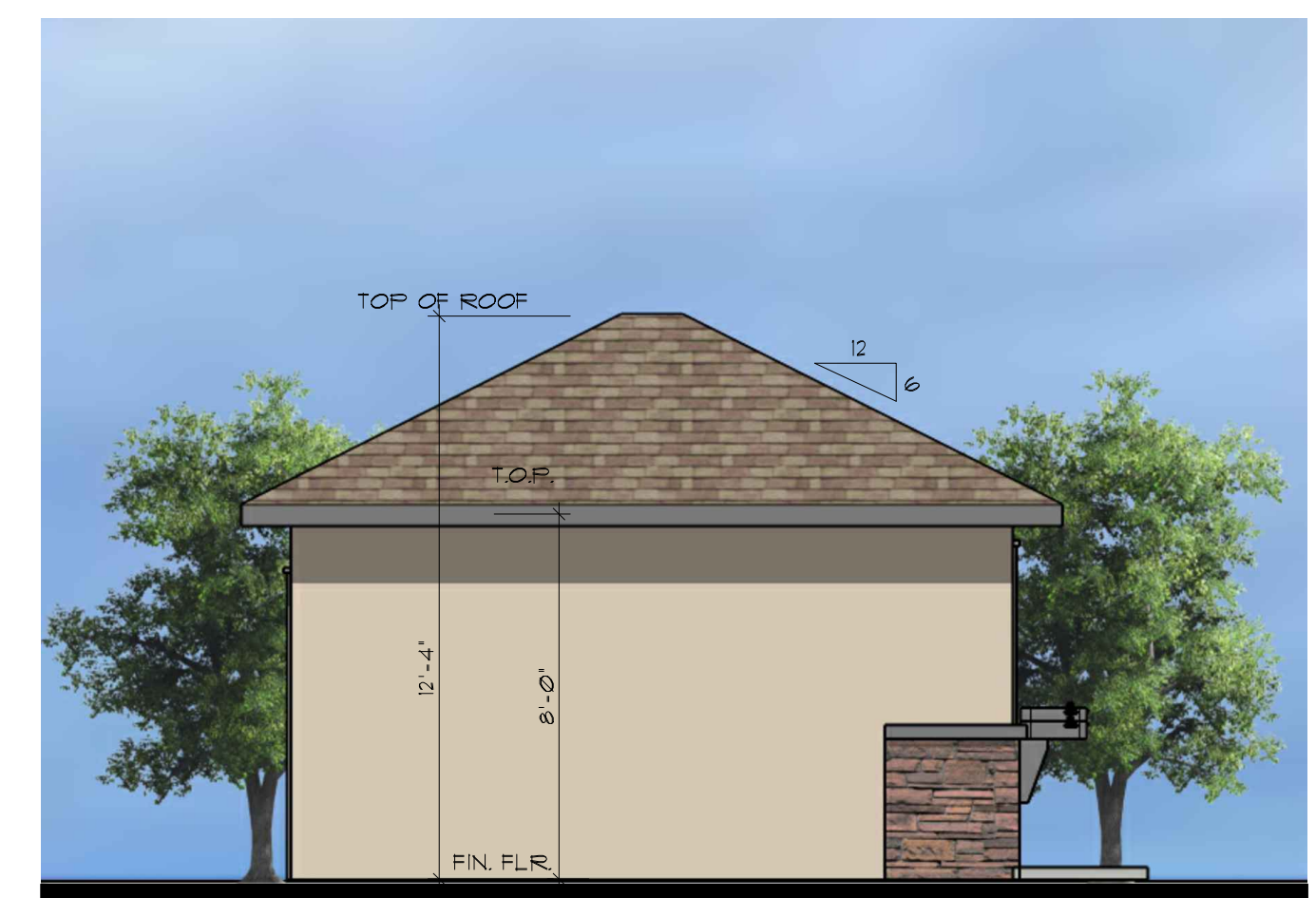
## FLOOR PLAN

SCALE: 1/4" = 1'-0"

# PRAIRIE STYLE SCHEME 3



**FRONT**



**LEFT**



**PERSPECTIVE**



**RIGHT**



**REAR**

# RESTROOM

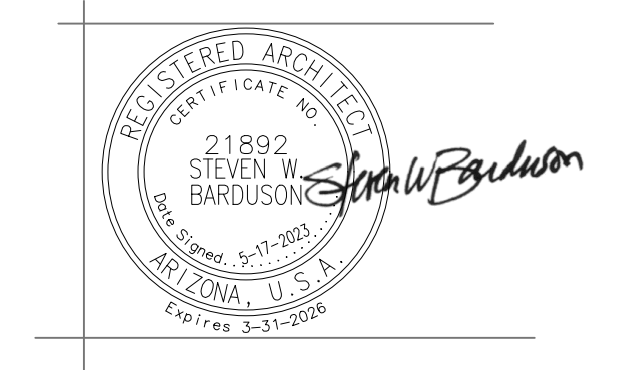
revisions

1	
2	
3	

**VLUX**  
**HUNT HIGHWAY SOUTH**  
**PINAL COUNTY**

**RESTROOM**

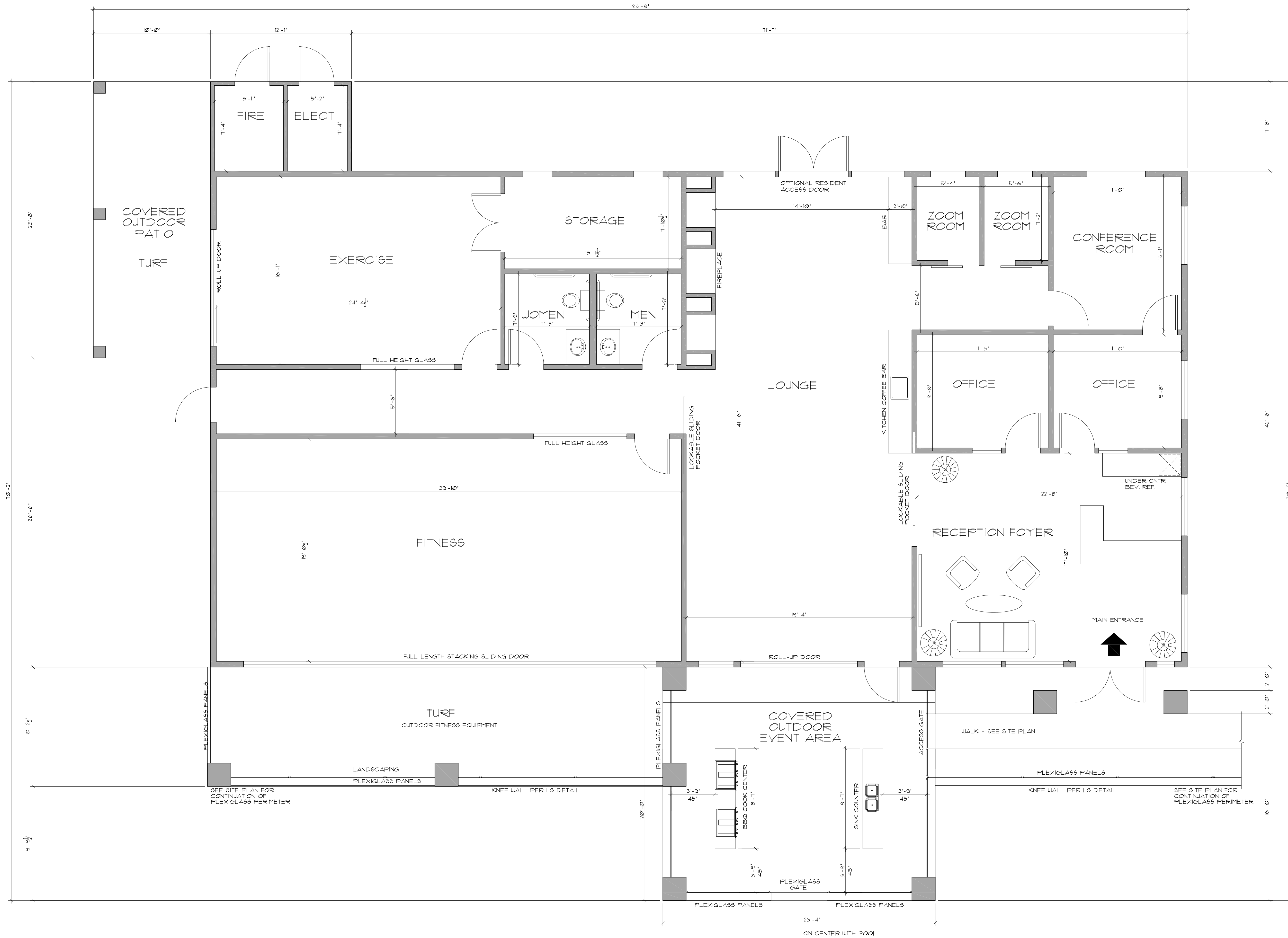
The Barduson Architects, Inc. © 2023  
 All Rights reserved, no duplication of documents without written authorization



3702 east kachina drive  
 phoenix  
 arizona 85044  
 T 480 233 7777  
 F 480 460 2263  
 date: 5-17-2023  
 project no:

**DR20**

**RESTROOM-ALL SIDES-PRAIRIE**



# CLUBHOUSE

SCALE: 1/4" = 1'-0"

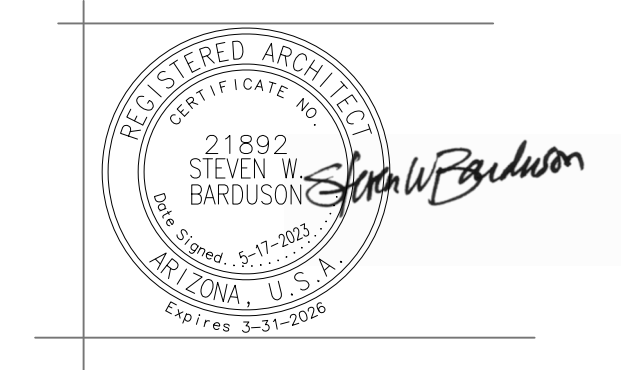
SQUARE FOOTAGE LEGEND	
3,555 SQ. FT.	LIVABLE AIR CONDITIONED
466 SQ. FT.	COVERED OUTDOOR EVENT AREA
236 SQ. FT.	COVERED OUTDOOR PATIO
93 SQ. FT.	ELECTRIC AND FIRE
53 SQ. FT.	COVERED ENTRY
398 SQ. FT.	COVERED OUTDOOR FITNESS
4,801 SQ. FT.	TOTAL UNDER ROOF

revisions	
1	
2	
3	

**VLUX**  
**HUNT HIGHWAY SOUTH**  
**PINAL COUNTY**

## CLUBHOUSE

The Barduson Architects, Inc. © 2023  
 All Rights reserved, no duplication of documents without written authorization



3702 east kachina drive  
 phoenix  
 arizona 85044  
 T 480 233 7777  
 F 480 460 2263

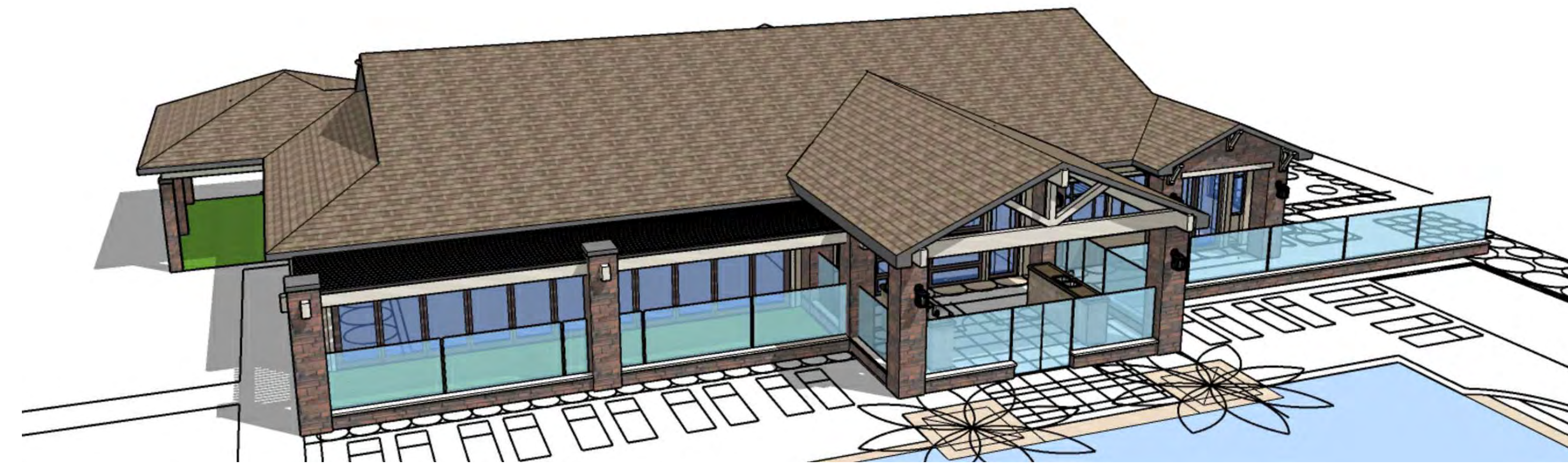
date: 5-17-2023  
 project no:

**DR21**

**CLUBHOUSE**

# PRAIRIE STYLE SCHEME 3

# CLUBHOUSE



**PERSPECTIVE**



**FRONT**



**LEFT**



**RIGHT**



**REAR**

revisions

1	
2	
3	

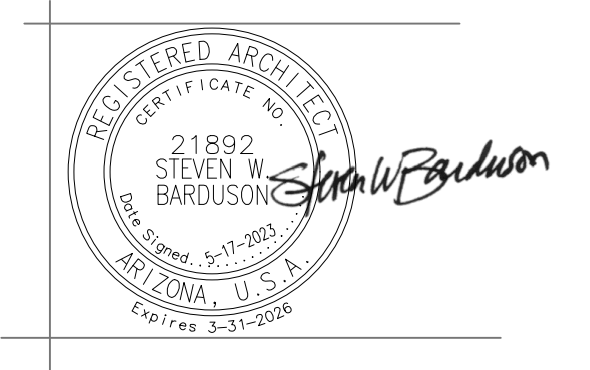
**VLUX**

**HUNT  
HIGHWAY  
SOUTH**

**PINAL COUNTY**

**CLUBHOUSE**

The Barduson Architects, Inc. © 2023  
All Rights reserved, no duplication of  
documents without written authorization.

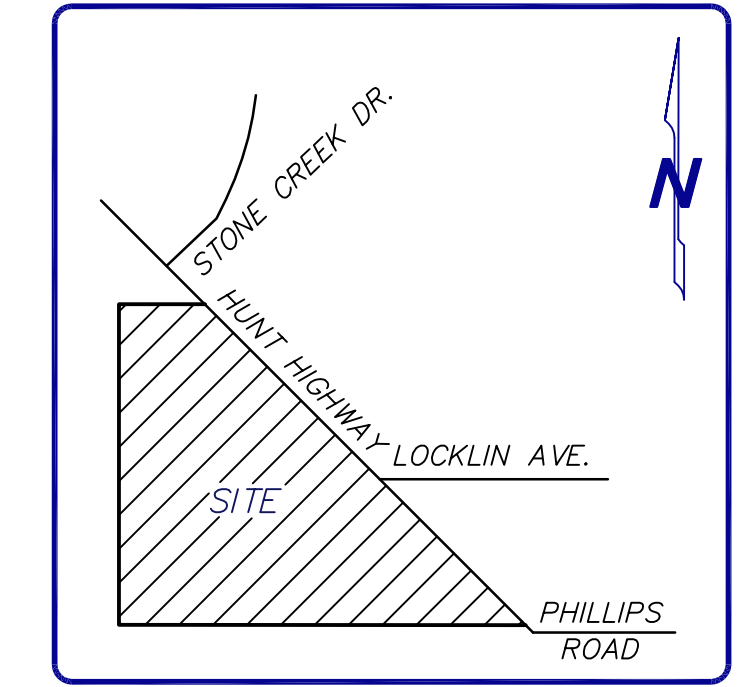


3702 east kachina drive  
 phoenix  
 arizona 85044  
 T 480 233 7777  
 F 480 460 2263  
 date: 5-17-2023  
 project no:

**DR22**

**CLUBHOUSE**

**A.L.T.A. / N.S.P.S. LAND TITLE SURVEY**  
**A PORTION OF THE NORTHWEST QUARTER OF SECTION 18,**  
**TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT**  
**RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.**



**VICINITY MAP**  
NOT TO SCALE

**SURVEY NOTES**

- This survey and the description used are based on a Commitment for Title Insurance issued by Landmark Title Assurance Agency of Arizona LLC, issuing agent for First American Title Insurance Company, Order Number 06180973-128-CM, dated August 27, 2018.
- BASIS OF BEARING:** The South Line of the North half of the North half of Section 18, using a bearing of North 89 degrees 46 minutes 57 seconds East, per the RESULT OF SURVEY, recorded in Fee No. 2001-033920, P.C.R..
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).
- The utility information shown is limited to visible above ground evidence base on a field survey of the subject property. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area
- The contours shown on this survey are based on aerial topography provided by Cooper Aerial Surveys Co. and this data has been produced according to procedures that comply with National standard for Spatial Data Accuracy (NSSDA) for a contour interval of 1-foot and a map scale of 1"= 40'. The contours inside vegetated areas may not meet mapping standards. Photogrammetric mapping was the basis for the depiction and the location of certain features (excluding boundaries). The data was generated by photogrammetric methods compiled on digital stereo workstations using aerial photography taken on October 15, 2019.
- The Benchmark used for this survey is the Maricopa County aluminum cap stamped "2E02 1999" having an elevation of 1463.4, NAVD88 datum per the NGS Data Sheet available online.

**SITE INFORMATION**

**ADDRESS:** UNAVAILABLE  
 No buildings were observed on the surveyed property.

**A.P.N.:** 210-18-8220

**LAND AREA:** 26.216 ACRES - 1,141,952 SQ. FT.

**STRIPED PARKING SPACE TABULATION:**  
 There are no striped parking spaces on the subject property.

**SCHEDULE "B" ITEMS**

- AGREEMENT according to the terms and conditions contained therein:  
 Purpose Agricultural water service  
 Recorded July 20, 1984  
 Docket 1236  
 Page 248  
**(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)**
- NOTICE OF EXERCISE of Reserved Right of Way, according to the terms and conditions contained therein:  
 Recorded January 02, 1986  
 Docket 1331  
 Page 366  
**(PLOTTABLE MATTERS SHOWN HEREON)**
- AGREEMENT according to the terms and conditions contained therein:  
 Purpose Establishment of County Highway  
 Dated July 09, 1997  
 Recorded July 10, 1997  
 Document No. 1997-023719  
**(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)**
- TERMS AND CONDITIONS contained in instrument:  
 Entitled Ordinance  
 Recorded January 08, 2008  
 Document No. 2008-001862  
**(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)**
- ANY ACTION that may be taken by the Pinal County Board of Supervisors to acquire right of way for State Highway as disclosed by Resolution:  
 Recorded in Document No. 2014-025906  
**(AFFECTS SUBJECT PROPERTY - NO DEFINED LOCATION)**
- RIGHT OF WAY and rights incident thereto, as set forth in instrument:  
 Filed November 19, 1967  
 File No. 16-4329  
 Purpose line of poles or steel towers and appurtenant facilities  
**(AFFECTS SUBJECT PROPERTY - UNSPECIFIED LOCATION)**
- RIGHT OF WAY and rights incident thereto, as set forth in instrument:  
 Filed February 13, 1968  
 File No. 16-4329  
 Purpose line of poles or steel towers and appurtenant facilities  
**(AFFECTS SUBJECT PROPERTY - UNDEFINED LOCATION)**
- RIGHT OF WAY and rights incident thereto, as set forth in instrument:  
 Filed January 27, 1972  
 File No. 16-5107  
 Purpose line of poles or steel towers and appurtenant facilities  
**(PLOTTABLE MATTERS SHOWN HEREON)**
- RIGHT OF WAY and rights incident thereto, as set forth in instrument:  
 Filed October 13, 1987  
 File No. 14-94035  
 Purpose overhead electric transmission line and appurtenant facilities  
**(DOES NOT AFFECT SUBJECT PROPERTY - AFFECTS E. 1/2, NW. 1/4, NE. 1/4)**
- RIGHT OF WAY and rights incident thereto, as set forth in instrument:  
 Filed February 01, 1989  
 File No. 14-97345  
 Purpose underground communication line and appurtenant facilities  
**(AFFECTS SUBJECT PROPERTY - UNDEFINED LOCATION)**
- RIGHT OF WAY and rights incident thereto, as set forth in instrument:  
 Filed August 13, 2003  
 File No. 70-97796  
 Purpose Public roadway  
**(A COPY OF THIS DOCUMENT WAS NOT AVAILABLE DURING COMPLETION OF THIS SURVEY)**
- RIGHT OF WAY and rights incident thereto, as set forth in instrument:  
 Filed January 03, 2015  
 File No. 63-94888  
 Purpose not available  
**(A COPY OF THIS DOCUMENT WAS NOT AVAILABLE DURING COMPLETION OF THIS SURVEY)**
- RIGHT OF WAY and rights incident thereto, as set forth in instrument:  
 Filed May 04, 2017  
 File No. 18-119179  
 Purpose underground communication facilities  
**(AFFECTS SUBJECT PROPERTY - UNSPECIFIED LOCATION)**

**PARCEL DESCRIPTION**

That portion of Lot 1 and the Northeast quarter of the Northwest quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying Westerly of the West right of way line of Hunt Highway.

**CERTIFICATION**

TO:  
 Van Tuyt Companies; The State of Arizona; Landmark Title Assurance Agency of Arizona LLC; and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adapted by ALTA and NSPS, and includes Items 2, 4, 5, 8, 9, 13, 14, and 15 of Table A thereof. The fieldwork was completed on October 14, 2019.

November 13, 2019  
 G. Bryan Goetzenberger  
 R.L.S. 31020



REV	
REV	
REV	

ALTA / NSPS. LAND TITLE SURVEY  
 HUNT HIGHWAY SOUTH OF STONE CREEK DRIVE

**ALLIANCE**  
**LAND SURVEYING LLC**

7900 N. 70th AVENUE, SUITE 104  
 GLENDALE, AZ 85303  
 Phone: (623) 972-2200  
 contactus@azals.com  
 www.alliancelandsurveying.com

SHEET: 1 of 2 DATE: 11-13-19 JOB NO: 181109



# Arizona Environmental Online Review Tool Report



## *Arizona Game and Fish Department Mission*

*To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.*

### **Project Name:**

Hancock Communities - Hunt Hwy South

### **User Project Number:**

050949-01-001

### **Project Description:**

Hancock Communities - Hunt Highway South is an approximate 27.7 gross acre parcel generally located on the south side of Hunt Highway and east of the Gary Road alignment. Proposed in the included conceptual layout plan is a community with 239 total rental homes (78 one-bedroom and 161 two-bedroom) for a total net density of 11.57 units per acre.

### **Project Type:**

Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

### **Contact Person:**

Malik Brown

### **Organization:**

Bowman Consulting Group - Glendale

### **On Behalf Of:**

PINAL

### **Project ID:**

HGIS-13304

***Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.***

**Disclaimer:**

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

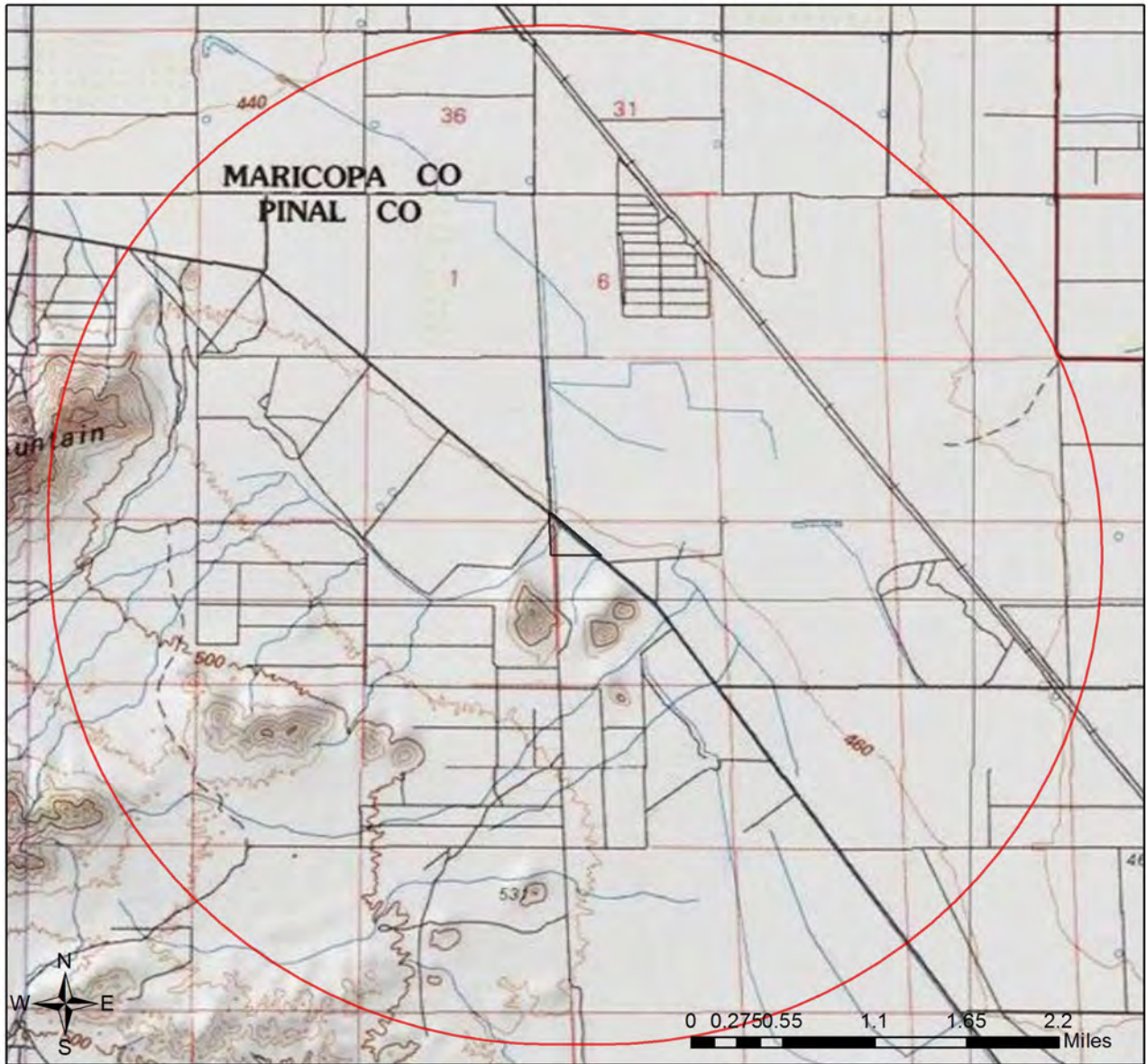
**Locations Accuracy Disclaimer:**

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

**Recommendations Disclaimer:**

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:  
**Project Evaluation Program, Habitat Branch**  
**Arizona Game and Fish Department**  
**5000 West Carefree Highway**  
**Phoenix, Arizona 85086-5000**  
**Phone Number: (623) 236-7600**  
**Fax Number: (623) 236-7366**  
**Or**  
[PEP@azgfd.gov](mailto:PEP@azgfd.gov)
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

## Hancock Communities - Hunt Hwy South USA Topo Basemap With Locator Map



- Project Boundary
- Buffered Project Boundary

Project Size (acres): 25.90  
 Lat/Long (DD): 33.1739 / -111.5788  
 County(s): Pinal  
 AGFD Region(s): Mesa  
 Township/Range(s): T3S, R8E  
 USGS Quad(s): SACATON NE




Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



# Hancock Communities - Hunt Hwy South

Web Map As Submitted By User



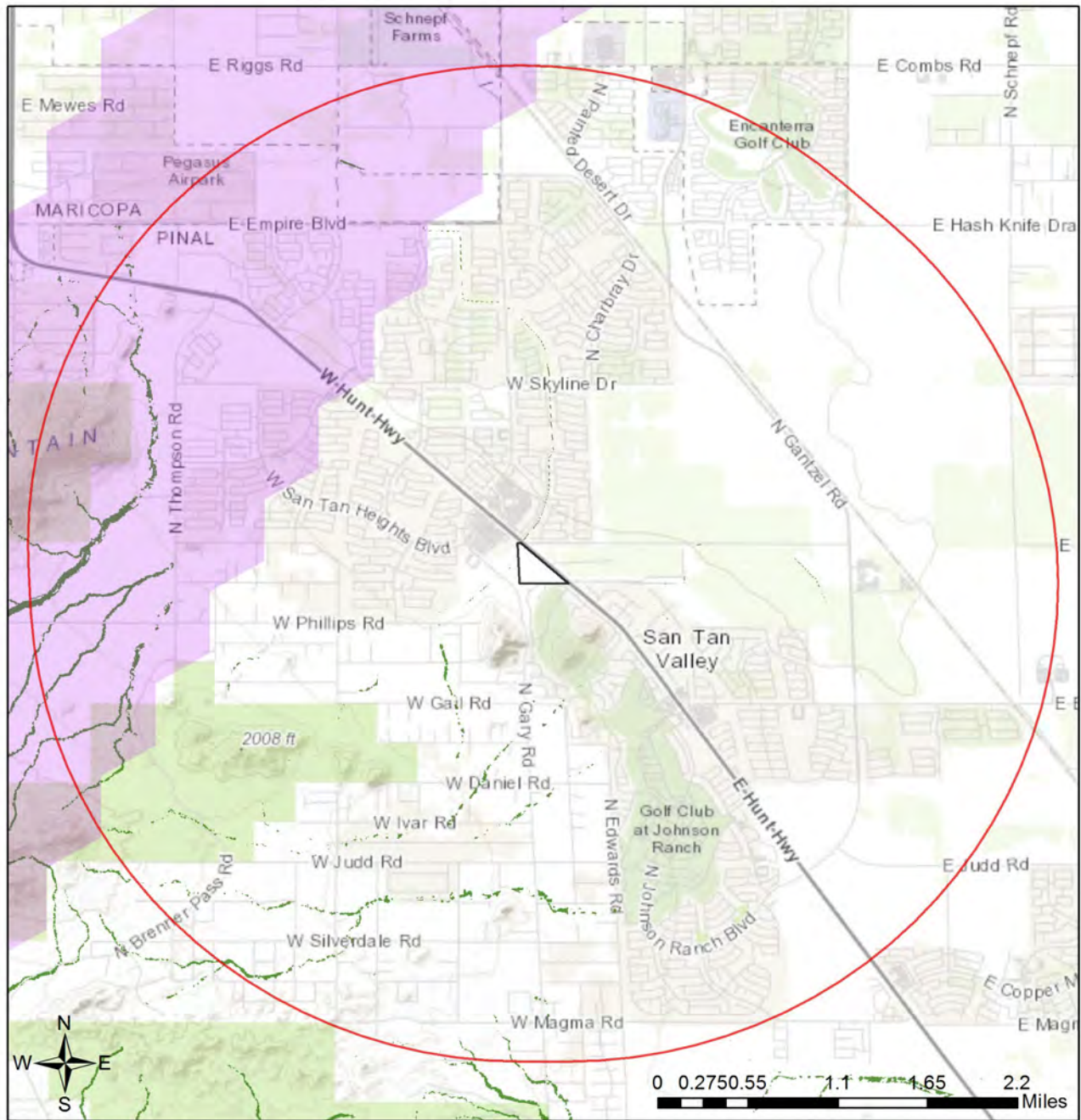
-  Project Boundary
-  Buffered Project Boundary
-  Critical Habitat
-  Pinal County Riparian

Project Size (acres): 25.90  
Lat/Long (DD): 33.1739 / -111.5788  
County(s): Pinal  
AGFD Region(s): Mesa  
Township/Range(s): T3S, R8E  
USGS Quad(s): SACATON NE

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
Arizona Game and Fish Department

## Hancock Communities - Hunt Hwy South

### Important Areas



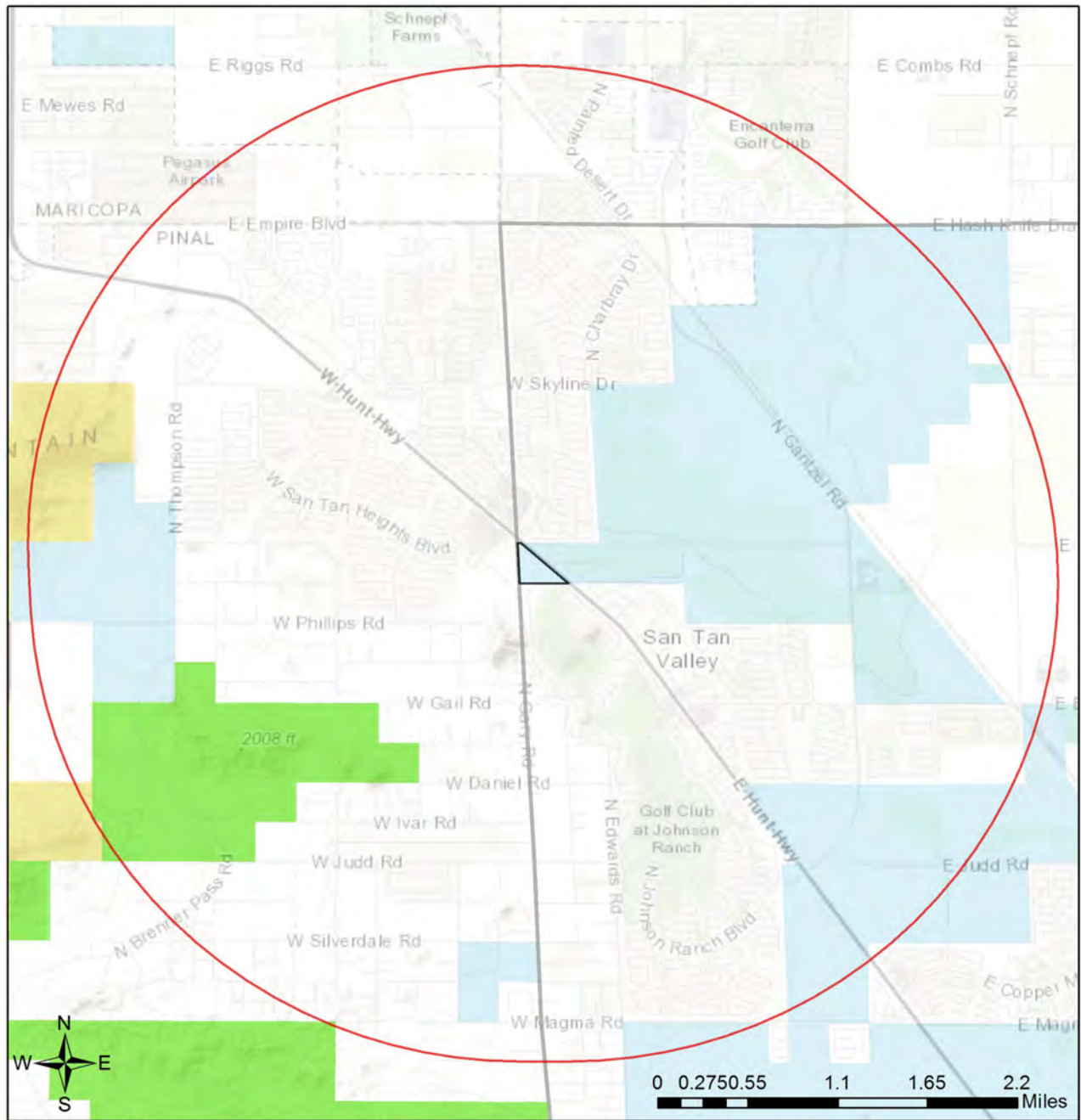
- Project Boundary
- Buffered Project Boundary
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

Project Size (acres): 25.90  
 Lat/Long (DD): 33.1739 / -111.5788  
 County(s): Pinal  
 AGFD Region(s): Mesa  
 Township/Range(s): T3S, R8E  
 USGS Quad(s): SACATON NE

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

## Hancock Communities - Hunt Hwy South

### Township/Ranges and Land Ownership



- |                           |                        |
|---------------------------|------------------------|
| Project Boundary          | Military               |
| Buffered Project Boundary | Mixed/Other            |
| Township/Ranges           | National Park/Mon.     |
| <b>Land Ownership</b>     |                        |
| AZ Game & Fish Dept.      | State & Regional Parks |
| BLM                       | State Trust            |
| BOR                       | US Forest Service      |
| Indian Res.               | Wildlife Area/Refuge   |

Project Size (acres): 25.90  
 Lat/Long (DD): 33.1739 / -111.5788  
 County(s): Pinal  
 AGFD Region(s): Mesa  
 Township/Range(s): T3S, R8E  
 USGS Quad(s): SACATON NE

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**Special Status Species Documented within 3 Miles of Project Vicinity**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Chionactis occipitalis klauberi	Tucson Shovel-nosed Snake	SC				1A
Gopherus morafkai	Sonoran Desert Tortoise	C	S	S		1A
Lepus alleni	Antelope Jackrabbit					1B

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

**Special Areas Documented that Intersect with Project Footprint as Drawn**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Riparian Area	Riparian Area					

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

**Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisi	Harris' Antelope Squirrel					1B
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Chionactis annulata	Resplendent Shovel-nosed Snake	SC				1C
Colaptes chrysoides	Gilded Flicker			S		1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Cyananthus latirostris	Broad-billed Hummingbird		S			1B
Empidonax wrightii	Gray Flycatcher					1C
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Gopherus morafkai	Sonoran Desert Tortoise	C	S	S		1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B

**Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Lasiurus blossevillii</i>	Western Red Bat		S			1B
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leopardus pardalis</i>	Ocelot	LE				1A
<i>Leptonycteris yerbabuenae</i>	Lesser Long-nosed Bat	SC				1A
<i>Lepus alleni</i>	Antelope Jackrabbit					1B
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		1B
<i>Melanerpes uropygialis</i>	Gila Woodpecker					1B
<i>Melospiza lincolni</i>	Lincoln's Sparrow					1B
<i>Melospiza aberti</i>	Abert's Towhee		S			1B
<i>Micrathene whitneyi</i>	Elf Owl					1C
<i>Micruroides euryxanthus</i>	Sonoran Coralsnake					1B
<i>Myiarchus tyrannulus</i>	Brown-crested Flycatcher					1C
<i>Myotis occultus</i>	Arizona Myotis	SC		S		1B
<i>Myotis velifer</i>	Cave Myotis	SC		S		1B
<i>Myotis yumanensis</i>	Yuma Myotis	SC				1B
<i>Nyctinomops femorosaccus</i>	Pocketed Free-tailed Bat					1B
<i>Oreoscoptes montanus</i>	Sage Thrasher					1C
<i>Oreothlypis luciae</i>	Lucy's Warbler					1C
<i>Panthera onca</i>	Jaguar	LE				1A
<i>Passerculus sandwichensis</i>	Savannah Sparrow					1B
<i>Phrynosoma solare</i>	Regal Horned Lizard					1B
<i>Phyllorhynchus browni</i>	Saddled Leaf-nosed Snake					1B
<i>Progne subis hesperia</i>	Desert Purple Martin			S		1B
<i>Setophaga petechia</i>	Yellow Warbler					1B
<i>Spizella breweri</i>	Brewer's Sparrow					1C
<i>Tadarida brasiliensis</i>	Brazilian Free-tailed Bat					1B
<i>Toxostoma lecontei</i>	LeConte's Thrasher			S		1B
<i>Troglodytes pacificus</i>	Pacific Wren					1B
<i>Vireo bellii arizonae</i>	Arizona Bell's Vireo					1B
<i>Vulpes macrotis</i>	Kit Fox	No Status				1B

**Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Callipepla gambelii</i>	Gambel's Quail					
<i>Zenaida asiatica</i>	White-winged Dove					
<i>Zenaida macroura</i>	Mourning Dove					

**Project Type: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction**

**Project Type Recommendations:**

Fence recommendations will be dependant upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning button at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

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

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at <https://www.invasivespeciesinfo.gov/unitedstates/az.shtml> and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at <https://imap.natureserve.org/imap/services/page/map.html>.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g., bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

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

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

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

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

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

Design culverts to minimize impacts to channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Reduce/minimize barriers to allow movement of amphibians or fish (e.g., eliminate falls). Also for terrestrial wildlife, washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found on the home page of this application at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

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

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (<https://new.azwater.gov/>).

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

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at [PEP@azgfd.gov](mailto:PEP@azgfd.gov) or at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/> and <https://www.azgfd.com/Wildlife/LivingWith>.

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

**The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at [PEP@azgfd.gov](mailto:PEP@azgfd.gov).**

#### **Project Location and/or Species Recommendations:**

HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <http://www.fws.gov/southwest/es/arizona/> or:

#### **Phoenix Main Office**

9828 North 31st Avenue #C3  
Phoenix, AZ 85051-2517  
Phone: 602-242-0210  
Fax: 602-242-2513

#### **Tucson Sub-Office**

201 N. Bonita Suite 141  
Tucson, AZ 85745  
Phone: 520-670-6144  
Fax: 520-670-6155

#### **Flagstaff Sub-Office**

SW Forest Science Complex  
2500 S. Pine Knoll Dr.  
Flagstaff, AZ 86001  
Phone: 928-556-2157  
Fax: 928-556-2121

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at: <https://www.azgfd.com/wildlife/speciesofgreatestconservneed/burrowingowlmanagement/>.

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: <https://www.azgfd.com/wildlife/nongamemanagement/tortoise/>

This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies 6.1.2.1 and 7.1.2.4), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

**Application Checklist:**

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

**A. Check the appropriate item:**

- This PAD is being submitted without a zone change request
- This PAD is being submitted in conjunction with a zone change request.

The applicant must complete a zone change application. – *(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).*

**B. Hold a Neighborhood/Community Meeting:**

- 1. Notify all property owners within 1200’ (feet)
- 2. Hold the meeting within five (5) miles of the subject property
- 3. Hold the meeting between 5:00 pm – 9:00 pm
- 4. Include with the application the following:
  - Copy of Notice of Neighborhood/Community Meeting
  - List of property owners notified - *(Use page 2 of this application)*
  - Minutes of the meeting
  - Attendance sign-in sheet with names & addresses
- 5. Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.

**C. Submit a completed “Agency Authorization” form *(if applicable, Use page 4 of this application)*.**

**D. Submit a “PAD Book” (written narrative) concerning the proposed development to include the following sections – Refer to Chapter 2.176.240 (B) of the PCDCS for further clarification *(NOTE: Please No Spiral Binding)*:**

- 1. Title Page
- 2. Purpose of Request
- 3. Description of Proposal
  - Nature of the Project
  - Proposed Land Uses
  - Building Types & Densities
  - Conformance to adopted Land Use Plans
  - Circulation and Recreation Systems

- 4. Relationship to surrounding properties within onemile
- 5. Schools
- 6. Public Services/Community Services and how will the need for these services be addressed
- 8. Location & Accessibility
- 9. Compliance with RSRSM, Access Management Manual, October 2008
- 10. Utilities & Services
- 11. Ownership & Control – [See Section 2.176.240 (B)11]
- 12. Timing of Development (Phasing Schedule)
- 13. Conformance with the Comprehensive Plan
- 14. Recreational Amenities
- 15. Fences, Walls & Screening
- 16. Total number of dwelling units
- 17. Maximum Residential Density of each planning unit
- 18. Total number of parking spaces for recreational facilities
- 19. Type of landscaping
- 20. Preliminary hydrologic data and a statement on drainage
- 21. Additional Information for Commercial & Industrial Uses (if applicable):
  - Total Area in acres proposed (Commercial & Industrial Separated)
  - Approximate retail sales floor area (Commercial)
  - The uses proposed uses based on permitted uses in the base zone.
  - The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- 22. Tables:
  - o Land Use Table(s) to include the following:
    - Total Acreage of the site
    - Total Area of arterial & collector streets
    - Total Area & Percent of Open Space
    - Total Number of each type of dwelling unit
    - Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
    - The Overall proposed Density

- **Amended Development Standards Table comparing proposed and current zoning code standards for:**
  - Minimum Lot Area
  - Minimum Lot Width
  - Minimum Building Setbacks
  - Maximum Building Height
  - Minimum Distance between main & detached accessory buildings
  - Buildable Area
- **Amended Use Tables:**
  - Permitted Uses
  - Non-Permitted Uses
- **Utilities & Services Table of type and source:**
  - Sewer
  - Water
  - Electric
  - Telephone
  - Police
  - Fire
  - Schools
  - Solid Waste Disposal

24. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

**E. Submit a map** that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- Zoning Boundaries
- Street Alignment
- Open Space
- Trails

**F. Submit a current preliminary Title Report** (*dated within 60 days prior to application*)

**G. Submit a Development Plan.** The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than 24" X 36" with 11" X 17" reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:



## 1. Site Plan:

- Title of project as shown in the narrative report, such as "**Planned Area Development for (insert name of Development)**" in bold letters.
- Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- North Arrow, Scales (*written & graphic*), Preparation Date & Subsequent Revision Dates.
- Vicinity Map showing project, surrounding development and applicable zoning districts (*scale no less than 1" = 2,000'*)
- Existing Zone designation & requested zone change (*as applicable*)
- Legal Description of total site
- Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- Location & Identification of all existing and proposed utilities, location and width of associated easements.
- Location of all existing structures and significant natural features.
- Nearest regional significant routes to proposed development as projected in RSRS Final Report, December 2008.
- All points of ingress and egress.
- Parking Areas.
- Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- Indicate and/or label (*as applicable*):
  - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
  - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
  - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
  - Phase Lines (*as applicable*)
- Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
  - Each type of dwelling unit
  - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur).
- Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- Indicate location, type, height, and materials for proposed walls, fences, and signs.

- Location and types of existing and proposed landscaping.
- Designated Flood Zone



## 2. Quantitative Development Data Tables

- Land Use table to include:
  - Total Gross Acreage of site
  - Total Area of Streets (Public & Private)
  - Total Area of Public Open Space
  - Total Net Area of all intended uses
  - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
  - Total Dwelling Units permitted under base zoning district
  - Total number of each dwelling type including range and mixture of lot sizes within each base zone
  - Grand Total of Dwelling Units
  - Overall Density proposed
- Zoning Comparison Table of Existing & Proposed to include:
  - Lot area per dwelling unit
  - Setbacks
  - Minimum Lot Widths
  - Maximum Building Heights
- Parking (number of spaces)
- Utility & Services Table indicating type and source:
  - Sewer
  - Electric
  - Telephone
  - Water
  - Police/Security
  - Fire
  - Schools
  - Solid Waste Disposal
- Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.



## 3. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176

- Reviewed the Pinal County Open Space & Recreational Area Guideline
- Site Analysis

- Aerial Photo
  - Preferred scale of 1"=50' (*maximum scale of 1"=100'*)
  - Site Analysis should be produced in an **8½" X 11" format for text**
  - Site Analysis should be produced in an **24" X 36" format for plans\*** (**coordinate this requirement with your case coordinator**)
- Total acreage of proposed development
  - Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
  - A concept drawing of the proposed development including:
    - Gross Site Area
    - Number of proposed lots
    - Proposed Arterial & Collector street circulationsystem
    - Proposed lot size(s),
    - Proposed Retention/detention areas
    - Proposed Development Phasing
  - Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
  - A concept drawing of the proposed development including:
    - Gross Site Area
    - Number of proposed lots
    - Proposed Arterial & Collector street circulationsystem
    - Proposed lot size(s),
    - Proposed Retention/detention areas
    - Proposed Development Phasing
  - A pedestrian circulation system
  - A Slope Analysis identifying the following slope categories:
    - 1) 0% - 5%
    - 2) 5% - 10%
    - 3) 10% and greater
  - Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
  - Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
  - Identification of potential view corridors

- Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys
- The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions
- The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.

**4. Submit a Landscape Plan** that includes – *Refer to Chapter 2.176.240 (C) of the PCDSC:*

- A Vegetation Salvage Plan
- Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
- Extent and location of all plant materials and other landscape features.
- Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- Location of Water Outlets.

**5. Submit a report utilizing the Arizona Game and Fish ERT online review tool** for Habitat and Riparian area identification.

**Reviewed, Met, and/or addressed the following** in Chapter 2.176 of the PCDSC:

- Minimum requirements for Open Space – (Section 130)
- Uses permitted within open space areas – (Section 140)
- Uses prohibited within open space areas – (Section 150)
- Minimum requirements for recreation areas – (Section 160)
- Minimum requirements for multi-use paths and trails – (Section 170)
- Minimum requirements for storm water retention & detention basins – (Section 180)
- Minimum requirements for streetscapes & entryways – (Section 190)
- Minimum requirements for conservation open space – (Section 200)

**Submit a Master Sign Plan** detailing the location and type of all proposed signage for the project. *(signage must be approved under separate permit, the PAD document cannot alter development standards for signs)*

- Submit a Preliminary Drainage Report\***
  
- Submit a Preliminary Traffic Impact Assessment (TIA)\*** (Your TIA must be approved prior to scheduling of your Public Hearing)
  
- Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of the PAD boundary and legal descriptions of all zoning district boundaries
  
- Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.
  
- Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). - ***(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application).***
  
- Submit** separate preliminary reports or master plans for:
  - Storm water drainage
  - Wastewater & Domestic water service.
  
- Submit** additional materials required for specific types of commercial and industrial uses as follows (as applicable):
  - Commercial Uses:**
    - Retail sales floor area and total area proposed for commercial development
    - Type of uses proposed
  - Industrial Uses**
    - Total Area proposed for industrial uses
    - Types of uses proposed
    - Anticipated employment for development per major phases
  - Standards of:**
    - Height
    - Open Space
    - Buffering
    - Landscaping
    - Pedestrian & Vehicular circulation
    - off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)

- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls

**Complete and Submit the “Comprehensive Plan Compliance Checklist”**

Non-Refundable filing fee for a Planned Area Development & Non-Refundable Public Works Fees

**Submit** documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at:  
<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>.  
 Please call or email the Planning Division for more information.

**Submit**

An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD\_1983\_stateplan\_arizona\_central\_fips\_0202\_intlfeet projection

**OR**

An AutoCAD (.dwg file), which includes the following layers:

- Parcel
- Right-of-way
- Sub-perimeter
- Centerlines
- Section Lines
- Street names
- Lot-numbers
- Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.  
*(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).*

**Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 16 of this application for illustrative details).**

**Aware** that all newspaper advertising fees must be paid by the applicant in addition to application fees.

**Aware** that all public works fees are due at application submittal and for each subsequent submittal

**Aware** that on property owner notifications that exceed 30 mail outs the applicant will be responsible for notice prep and postage

- Aware** that this application will be submitted to AZGF Department for review and analysis with the ERT online review tool for Habitat and Riparian area identification.
  
- Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted

*Cassia MacDonald*

Signature

May 17, 2023

Date