



PIMA COUNTY
DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT REVIEW DIVISION
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Director

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March 22, 2007

TO: Pattie Davis
MMLA/Psomas

THRU: Deborah Marchbanks, Subdivision Coordinator
Development Services Center

FROM: Subhash Raval, P.E. *SR*
Development Review and Technical Support Division Manager

SUBJECT: Rocking K South
Tentative Block Plat
P1207-006

I have reviewed the above-referenced tentative block plat. I offer following are comments:

1. Traffic Engineering is reviewing Traffic Impact Analysis. I will contact you when I have their comments.
2. As proposed cross section of streets is not standard cross section, please prepare request for variance committee. Contact Herb Sudduth for application
3. In order to assure orderly development of roadway infrastructure, the collector roads shall be constructed as full approved cross section by master builder. Please provide schedule of sequence in which each blocks will be developed and how collector roads will be completed.
4. The plat is subject to both a specific plan and a development agreement. Please review your plans and make sure all issues are addressed from both documents.
5. The plat is not in conformance with the major streets & routes plan. Revise as necessary (show appropriate dedications) or prepare documentation for a modification of the plan. Also, the existing ROW for Voyager Road is not shown correctly.
6. The plat should have a table showing block number, acreage, zoning, allowable density and ~~maximum number of units~~. This information is needed to assess the projected traffic and proposed cross sections.
7. It appears that most of the street sections are not per standard. Sections A and B require sidewalks on both sides. Why is the median in section A so large? Show 12-foot lanes in section D. Need 75-foot half ROW in section E. They may need to go to the street standards committee.
8. On Old Spanish Trail, show the existing intersections for Academy Village. Where they align with new streets to the south, the intersections must be properly designed.
9. Off-site improvements as required by the TIS or development agreement should be shown or referenced on the plan. The TIS needs to be approved before the TP can be approved.

If you wish to discuss the above comments, please contact me at 740-6585.

MH: mh
Copy: Project File

3-23-07