



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

Planning Division

DATE: March 23, 2007
TO: Pattie Davis, PSOMAS
THRU: Deborah J. Marchbanks, Subdivision Coordinator
FROM: Daniel C. Signor, AICP; Senior Planner *DS*
SUBJECT: P1207-006 Rocking K South
Landscape (including Native Plant Preservation) Plan

The above referenced project, received January 30, 2007, has been reviewed for native plant preservation and landscaping requirements. The following comments are provided to assist in the preparation of a revised Plan:

1. Please consult the checklist for the correct format requirements at <http://www.pimaxpress.com>.
2. The following notes must be added to the plat:
 - a. This subdivision is subject to an approved Landscape Plan.
 - b. Improvement plans, subdivisions, and development plans within this subdivision will require a Landscape Plan approved by Pima County Development Services.
3. Add the P1207-006 case file number to the title block.
4. Add all notes required by the checklist.
5. The plan sheets shall be the same scale and layout as the plat sheets.
6. The Resource Value Report shall document that proposed NOS includes areas of high density saguaro plants as required by 18.72.100.J.1. The current configuration of NOS is not acceptable because it contains many areas of narrow strips not suitable for plant habitat protection, as stated in 18.72.100.H.2.
7. The plan sheets shall show the entire subdivision.
8. Show and label block boundaries and zoning, and/or specific plan designations on each sheet.
9. Inventory all saguaro, ironwood and threatened and endangered plants outside of the NOS boundaries as required by 18.72.100.A and 18.72.100.J. Mitigation calculations will be required only for disturbance associated with the block plat.
10. One option for this plan to meet 18.72 and Specific Plan requirements is create two types of NOS. One type to meet the minimum 30% set-aside and in which disturbance is not allowed. The second type shall be NOS required by the Specific Plan and will allow the types of disturbance listed in the Specific Plan. Each type shall be delineated and labeled so that there is no confusion between them. Each type shall be delineated and labeled on the plan and on the plat. A note shall include a statement that the boundaries of the NOS may be adjusted to meet site conditions when the blocks are divided and when development plans within the

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block plat are submitted for approval. The note shall also state that NOS shall include the most significant natural resources within the project, including high density concentrations of saguaro plants, and shall be contiguous with other areas of NOS within the block plat to the maximum extent possible.

11. This plat and the plat shall include a table listing the total amount of NOS required for each block by the Specific Plan designations as listed in the Specific Plan.
12. NOS shall be continuous and linked to the external recreation areas listed in Development Plan Section IVB 2).
13. Several sheets do not show the same NOS boundaries as the plat (for example: plat sheet 7 and plan sheet 2 have different configurations). Correct.
14. Change the "Set-aside" label to "NOS".
15. Show all easements that will be created with the plat and any existing easements that will remain after the block plat is recorded.
16. Show 100 yr flood plains, erosion hazard setback lines and riparian habitat on all sheets.
17. Show locations of all bufferyards required by the Specific Plan and Ordinance #1990-129 Section 1.F.6.a. and as listed in the Design Guidelines. The plat must also label the area of the bufferyard by letter type but the width is not required to be shown. Show on the landscape plan sheets of this plan only the location of any plants required for mitigation of disturbance as required by the mitigation calculation sections of this plan.
18. Add a note stating that the plants listed in III-F. B General Vegetation and Wildlife Regulations, Section 9 of Attachment D must be included in the native plant inventory of future improvement plans, subdivision plats and development plans.
19. Add a note to this plan and to the plat that future landscape plans must demonstrate that rainwater from roofs, driveways, patios and sidewalks must be retained on each lot and that rainwater from streets and roads shall be collected for supplemental watering as required by III-F Landscape Regulations Affecting Wildlife, # 3) in Attachment D.
20. Add a note to this plan and to the plat that all rip-rapped or stabilized slopes must be revegetated per III-F Revegetation Regulations, #3), Attachment D.
21. The attached memo from C H Huckelberry dated March 13, 2007 requires that 81 acres in the southwest corner of this site shall be a separate block and designated as NOS. Revise this plan and the plat as required.

A resubmittal is required. An itemized transmittal letter must be attached to the plans that are resubmitted addressing all comments and revisions made.

Please contact this office at 740.6800 if there are any questions regarding this project.