Timber Ridge Planned Area Development

Narrative & Exhibits

June 2014

Timber Ridge

Planned Area Development Overlay District

Developer
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Narrative

1. **Legal Descriptions**
   Refer to Exhibit S 1.0 thru S 1.2 - A.L.T.A for the legal description of the property.

2. **Project Objective**
   This project proposes to develop the Timber Ridge property as a single-family subdivision with a density of approximately 5.5-6.0 dwelling units per acre. The site, which is surrounded by low density single family housing to the north and northwest; commercial to the east; industrial to the south; and multifamily to the west, is arranged with three product types that transition across the site from the north to the south. The project proposes single-family detached houses (cottages) in the northern half of the site and single-family attached duplexes and quadplexes in the southern half of the site. The third product type is single-family townhomes with rear driveways located along the north side of Rumsey Drive.

   Additionally, as part of this project, Rumsey Drive is extended through the site completing this critical east-west connection in Payson and providing an important link to Rumsey Regional Park. Forest Park Drive is also extended from the southern property line north to Rumsey Drive eliminating the existing dead -end condition providing a means of egress for public safety vehicles servicing the neighborhood to the south.

   In addition to developing the property to transition densities across the site based on adjacent land uses, the site is laid out with an emphasis on maintaining, to the greatest extent possible, mature stands of native vegetation, natural land forms, and existing drainage patterns. Two major stands of trees, consisting primarily of Ponderosa Pine, are located in the southern half of the site. The duplexes and quadplexes are arranged to minimize the impact to these mature stands of trees. The remainder of the site consists primarily of Scrub Oak, Manzanita, and other medium to tall shrubs with clusters of mature Ponderosa Pine, individual Alligator Juniper, Pinyon Pine, other Junipers, and Emory Oak. The site is arranged to minimize impact on the mature and native trees while removing the fire-hazard plant material.

   The property, approximately 26.8 acres in size, is currently zoned R1-10. The Payson Unified Development Code, adopted by Ordinance #466, February 22, 1996, and updated April 21, 2003, sets forth guidelines for an R1-10 zoning with a minimum lot area of ten-thousand square feet, (10,000 s.f.). The most recent Town of Payson General Plan dated April 21, 2003, shows the parcel as high-density residential, defined as 5.5 to 18 units per acre.

   In order to achieve the project objective, the Town's desired density on the site, maintain the mature stands of trees and naturalized character of the property, and phased lot grading, a Planned Area Development (PAD) Overlay is required. Through the PAD Overlay, the property will accomplish the following:

- Create a mix of housing building types and styles, lot arrangements, lot coverage, and densities
- Present an innovative and efficient use of land
- Develop a unique but compatible development
- Provide a transition between adjacent uses; residential in the north and west, industrial and commercial to the south and east, and multifamily to the west
- Preserve mature stands of trees and natural features, particularly in the southern half of the site (firewise, firebreaks, and hydrants)
- Maximize connected open space within the subdivision
- Complete connection of Rumsey Drive as a public street
- Extend Forest Park Road to Rumsey Drive

3. Design Rationale

The following Design Rationales have been established as part of the P.A.D. Overlay District for Timber Ridge:

a. Architectural Design

The approach to architectural design is to blend in with the overall alpine/cottage theme that is prevalent within the Payson community. Multiple styles for each product type (cottages, townhomes, and duplexes/quadplexes) have been created allowing the site to be developed in a manner that mixes housing types and styles, lot arrangements, lot coverage, and densities. A simple palette of building material and colors is used to blend in with the natural characteristics of the site *(see Exhibit A 1.0 through A 1.14 - Architectural Exhibit).*

b. Site Design

The site has been arranged to maximize the number of single family dwelling units, to meet the density goals outlined in the General Plan, and to maintain the natural features and mature stands of trees found in the southern half of the site. The site design also takes into consideration the adjacent land uses (*See Exhibit L 1.0 - Adjacent Land Use Exhibit*) and transitions the product types across the site from north to south by locating single family detached houses in the northern half adjacent to the existing single-family housing and duplexes and quadplexes in the southern half of the site adjacent to the multifamily, industrial, and commercial uses. Additionally, townhomes with rear alley access are located along the northern side Rumsey Drive to minimize the number of access points on this street and incorporates principles of Traditional Neighborhood Design for this important east-west corridor in Payson. (s*ee Exhibit L 1.1 - Conceptual Development Plan Exhibit).* Key components of the Site Plan include:

a) A maximum of 155 units will be located throughout the property
b) A maximum density of 5.8 dwelling units per acre
c) A mix of housing types and styles
d) Completion of Rumsey Drive
e) Extension of Forest Park Drive
f) Public road and alley servicing the northern half of the site
g) Private open space and parks
h) Preservation of mature stands of trees and other natural features

i) Private drive servicing the southern half of the street

c. Lot Size

The Timber Ridge P.A.D. Overlay District will modify the Unified Development Code Lot Development Standard to include new minimum lot sizes for the Timber Ridge Overlay District. The rationale for this change is to achieve the density outline in the General Plan while maintaining the mature stands of trees and the natural character of the property. The following new lot development standards for the Timber Ridge District have been established *(see Exhibit L 1.2 - Typical Lot Layout Exhibit)*:

Overlay District	Minimum Lot Size			Min Lot Area per Dwelling Unit	Max. Lot Cover	Minimum Yard Set Backs					
	Area sq. ft	Width	Depth			Front	Rear	Side	Street Side	Minimum Space Between Buildings	Public Water Sewer Required
Timber Ridge	2300	30	75	2300	70%	15	10	5	10	0*	Yes

* Minimum of 6' between eves of adjacent buildings.

d. Landscape Character

The approach to landscape character is to preserve and enhance the mountain ponderosa character of Payson, preserve and create natural open spaces, develop buffers for adjacent parcels that are zoned differently, and incorporate Traditional Neighborhood Design principles into the streetscape character on public streets, see Section F - Streetscape Character. All new plant material will comply with the accepted Town of Payson plant list and a minimum of 20 percent of the site will be landscaped *(see Exhibit 1.3 - Public Streetscape and Open Space Improvements Exhibit)*.

e. Open Space Character

The approach to the open space character is to preserve the mature stands of trees, develop neighborhood amenities for residents of Timber Ridge, and preserve natural features and drainage patterns. Additionally, an effort has been made to create an interconnected system of open space with trails that, in conjunction to the sidewalks located on the streets, creates a walkable community. A minimum of 20 percent of the site is dedicated to open space *(see Exhibit 1.3 - Public Streetscape and Open Space Improvements Exhibit)*.

f. Streetscape Character

A key approach for the project is to create a walkable neighborhood that links internal open space as well as adjacent uses such as Rumsey Park to the west and Walmart to the east. To accomplish this approach, streetscape characteristics have been developed for the two types of streets planned within the development:

a) Public Streets: Four public streets are developed as part of the project, Rumsey Drive, Forest Park Drive, the north Loop Road, and the alley
b) Private: Private streets are provided to provide access to the duplexes and quadplexes located in the southern half of the site

Rumsey Drive is a public street designed as a signature street with evenly spaced street trees, shrub, groundcover, and grasses planting, and dark sky compliant street lighting within the public right-of-way, other public streets, except alleys include street trees and dark sky compliant lights. Private streets are located around and through the mature stands of trees and don't have street trees. Private streets will include dark sky compliant lights. The streets, landscape character, and open space have been designed cohesively to create a unified aesthetic for the development and provide enhanced connectivity throughout the property *(see Exhibit 1.3 - Public Streetscape and Open Space Improvements Exhibit)*. All street light installation, maintenance, repair, and electricity will be the responsibility of the Developer and/or the Home Owners Association.

g. Tree Preservation

As mentioned previously, the site has been planned to minimize the impact on the existing mature stands of trees. The property is heavily vegetated with approximately 5.1 acres of mature stands of healthy, native vegetation as defined by the UDC. These mature stands are comprised of Ponderosa Pines, Emory Oak, Scrub Oak, and ground covers, with the native Ponderosa Pines being the dominant species. The mature tree stands occur in two primary locations, along the eastern property line south of Rumsey Drive and along the southern property line in the western portion of the site. The remainder of the site consists primarily of Scrub Oak, Manzanita, and other medium to tall shrubs with clusters of mature Ponderosa Pine, individual specimen quality Alligator Juniper, Pinyon Pine, and other Junipers. Key elements of the tree preservation plan include (*see Exhibit L 1.4 - Tree Preservation Plan Exhibit)*:

a) A minimum of 75 percent of the mature stands of trees will be preserved
b) A maximum of 50 percent of the specimen quality native trees throughout the site will removed
c) Site design has been developed to minimize the number of mature trees being removed and preserve the mature stands of trees.
d) Understory (less than 6" diameter measured at 4 1/2') within mature stands of trees will be thinned and/or removed to create a healthy stand of mature trees
e) Additional native understory plants will be added to create a natural and healthy stand of mature trees
f) All dangerous, diseased or infested, and dead trees will be removed from the site
g) All mature stands of trees and native trees to remain will be pruned of dead branches
h) All plants that constitute a hazard, such a brush fire potential or spread of disease will be removed in conjunction with the phasing development of the property, see Section 4 - Phasing

h. Circulation

The approach to circulation was to develop a road, pedestrian, and bicycle network that minimizes access onto Rumsey Drive, creates separate loop roads that serve the northern and southern halves of the site, reduces the extent of grading required to build the roads, and diminishes the impact on existing mature stands of trees. The following circulation is included as part of this project *(see Exhibit L 1.5 - Circulation and Street Exhibit)*:

a) Vehicular

Four types of roads have been developed for this project, public collector streets, public local streets, public alley, and private streets. All streets will comply with the Town of Payson Street Design Standards with the following exceptions *(see Exhibits L 1.6 and L 1.7 - Typical Roadway Sections Exhibit):*

Item		Timber Ridge Street Design Standards					
		Collector - Rumsey Dr	Local - Forest Park Dr.	Local	Alley	Cul-de-Sac	Private Drive
Minimum Right-of-Way		60'	50'	50'	20'	50' R	40'
Minimum Roadway Width		32' B/C-B/C	28' B/C-B/C	28' B/C-B/C	16' B/C-B/C	28' B/C-B/C	24' B/C-B/C
Pavement Edge Treatment		6" vert C&G	4" roll c&G	4" roll C&G	4" x6" Asph. Curb/6" v-ditch	4" roll C&G	4" roll C&G
Asphaltic Concrete		Min 2" (1)	Min 2" (1)	Min 2" (1)	Min 2" (1)	Min 2" (1)	Min 2" (1)
Roadway Base		Min 4"(1)	Min 4"(1)	Min 4"(1)	Min 4"(1)	Min 4"(1)	Min 4"(1)
Longitudinal Slope		Max. 18% (2)	Max. 18% (2)	Max. 18%(2)	Max. 18%(2)	Max. 18% (2)	Max. 18% (2)
Cross Slope		2%-4%	2%-4%	2%-4%	2%-4%	2%-4%	2%-4%
Curb Return Radius		25'	25'	25'	N/A	40'	25'
Right-of-way radius		12'	12'	12'	N/A	50'	25'
Minimum Center Line Radius		150'	150'	150'	N/A	N/A	150'
Tangent Between Reverse Curves(3)		0'	0'	0'	0'	0'	0'
Intersection Tangent Lengths(3)		0'	0'	0'	0'	0'	0'
Vertical Curves	Algebraic Difference Exceeds	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
	Minimum Length	50'(4)	50'	50'	50'	50'	50'
On Street Parking		No	Yes	Yes	No	Yes	No
ADT		250-1000	<500	<500	<250	<500	<250

(1) Pavement design to be per Geotechnical Report
(2) Maximum longitudinal slopes of up to 18% to minimize grading impacted on natural features, topography and mature vegetations; not to exceed 300' based on existing terrain
(3) Center line tangents reduced to achieve density per General Plan and to minimize impact on existing stands of mature vegetation
(4) Vertical curve minimum lengths adjusted to minimize impact on existing infrastructure in Rumsey Road, gas line and water line, and to minimize impact on existing mature vegetation

b) Pedestrian
Pedestrian facilities are provided throughout the site with 5' wide sidewalks located along all streets, trails and paths in open space, and ADA compliant ramps at all intersections.

c) Bicycle
Bicycle facilities are provided along Rumsey Drive with 5'-6" wide striped bicycle lanes on both sides of the streets.

d) Driveways

All dwelling units will have driveways that comply with the Town of Payson Unified Development Code except as noted below:

- Development of a reciprocal shared use access for duplexes and townhomes along Rumsey Drive and Private Street
- All driveways will have:
  Minimum depth: 15 feet
  Minimum width: 8 feet
  Maximum slope: 12%

i. Traffic Impact

A traffic impact study was completed as part of the PAD process. Based on this study there will be negligible impact on the existing traffic facilities surrounding the site. However, the addition of Average Daily Trips (ADT) generated from the development, the Completion of Rumsey Drive, and the connection Forest Park Drive north to Rumsey Drive will have an impact on the Rumsey Drive and McLane Drive intersection, changing the Level of Service (LOS) from LOS B to LOS C, which still performs to industry standards. There is no change in the LOS at Rumsey Drive and Beeline Highway *(see Appendix A - Traffic Impact Study)*. Currently, there are ongoing discussions between the Timber Ridge Developer and the Public Works Department regarding upgraded traffic control to the Rumsey Dr. & McLane Rd. Intersection. The Developer has submitted the required traffic analysis in conjunction with other application materials and intends to participate in appropriate upgrades.

j. Drainage Impact

The approach to drainage for the proposed project is to follow the existing drainage patterns on the property, preserve the natural drainage features, and minimize impact on the mature stands of trees. The design of drainage will comply with the UDC except as follows *(see Appendix B - Drainage Report)*:

a) Co-mingling of onsite and offsite flows to allow use of existing natural features and preserve mature stands of trees.

4. Operating and Maintenance Requirement for PAD

A single development entity consisting of the owner, subdivider, and builder will be created for this project. This entity will be responsible for operating and maintaining the site as the project is developed. Upon completion of the development an HOA will be set up to operate and maintain the following elements of the project:

a. Landscape improvements within the public right-of-way
b. Open space tracts
c. Neighborhood park facilities
d. Drainage facilities outside the public rights-of-way

5. Phasing Plan

A phased approach will be developed as part of this project. A single development entity consisting of the owner, subdivider, and builder will be created for this project. This entity will develop the project in the following phases *(see Exhibit PH 1.0 - Phasing Plan Exhibit)*:

a. Phase 1- Development of the initial infrastructure needed to develop the site. This includes:
   a) Development of Rumsey Drive
   b) `Development infrastructure to be placed in Rumsey Drive
   c) Stub outs for infrastructure to be installed in subsequent phases
   d) Drainage facilities needed to adequately drain Rumsey Drive
b. Phase 2 - Development of the southern portion of the proposed development consisting of:
   a) Extension of Forest Park Drive
   b) Development of the Private Street network
   c) Grading for a maximum of 82 building pads
   d) Preservation of mature stands of trees per Section 3g of this narrative
   e) Preservation of native trees per Section 3g of this narrative and as depicted in Exhibit L 1.4 - Tree Preservation Plan Exhibit
   f) Development of the southern open space tracts J, K, L, M, N, O, and P
c. Phase 3 - Development of the northwestern portion of the proposed development consisting of:
   a) Development of the public loop road
   b) Development of the public alley
   c) Development infrastructure to be placed in loop road and alley right-of-way
   d) Development of Basin 2 retention along northern property line
   e) Grading for a maximum of 19 building pads
   f) Preservation of native trees per Section 3g of this narrative and as depicted in Exhibit L 1.4 - Tree Preservation Plan Exhibit
   g) Development of open space tracts A, B, E and H
d. Phase 4 - Development of the north central portion of the proposed development consisting of:
   a) Development of the public cul-de-sacs
   b) Grading for a maximum of 18 building pads
   c) Preservation of native trees per Section 3g of this narrative and as depicted in Exhibit L 1.4 - Tree Preservation Plan Exhibit
   d) Development of opens space tracts C and D and a portion of G
e. Phase 4 will be the development of the north central portion of the proposed development consisting of:
   a) Grading of a maximum of 25 grading pads
   b) Preservation of native trees per Section 3g of this narrative and as depicted in Exhibit L 1.4 - Tree Preservation Plan Exhibit
   c) Development of open space tracts F, G, and I

As part of the phasing, the development entity is requesting an exception to the Town of Payson prohibition of grading a lot without a building permit. The development entity is requesting approval with the PAD zoning to be allowed to grade all building pad areas on each lot within each single family phase concurrent with the street grading. All grading will be done within right-of-way of the streets and lots would be graded within 20' of the phase limits *(see Exhibit PH 1.1 - Typical Phase Grading Exhibit)*.

6. Hillside

In order to achieve the project objectives, relief from several requirements of the Town of Payson's Hillside Properties Ordinance in needed. Specifically, from the Unified Development Code, Subsections of 15-07-002 H. : 4.b.(2) 4.b.(4)I. 4.b.(4)IV. 4.f.(4)-(5) and 5.b. Additionally, the general requirements for determining the amount of percent of the disturbed areas of lots that would usually be considered hillside. The developer will install appropriate vegetation, landscaping, and erosion control where hillside conditions occur in return for relief from the hillside grading requirements. See Exhibit Ph1.1.

TIMBER RIDGE

PLANNED AREA DEVELOPMENT

SITE MAP

NTS

OWNER/DEVELOPER

THE TRUE LIFE COMPANIES
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PH 602.626.8776

LANDSCAPE ARCHITECT

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FAX: 480.894.2847

TRAFFIC ENGINEER

HORROCKS ENGINEERS
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FAX: 602.454.1801

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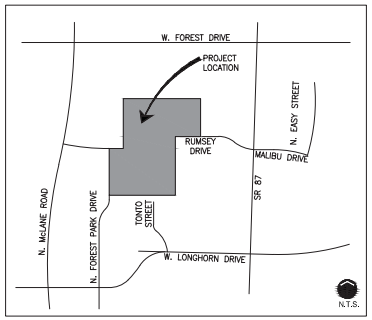

VICINITY MAP

NO.	DATE	BY	Checked & Approved
1	5/22/14	TG	BB	PAD SUBMISSION

RESIZING

BRADLEY M. BIELENBERG 46054 ARIZONA U.S.A. Expires 3/31/16

THOMAS JOSEPH GREEN 50202 ARIZONA U.S.A.

EXPIRES: 09/30/2015

TIMBER RIDGE
PAYSON, AZ
PLANNED AREA DEVELOPMENT

otak
Hanson Global Partner
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17060A
Project No.
CV 1.0
Exhibit No.
Sheet 1 of 33

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SINGLE FAMILY DETACHED

(50) 3,500 - 13,112 SQ. FT. COTTAGE LOTS
(18) 3,200 - 4,000 SQ. FT. TOWNHOME LOTS

SINGLE FAMILY ATTACHED

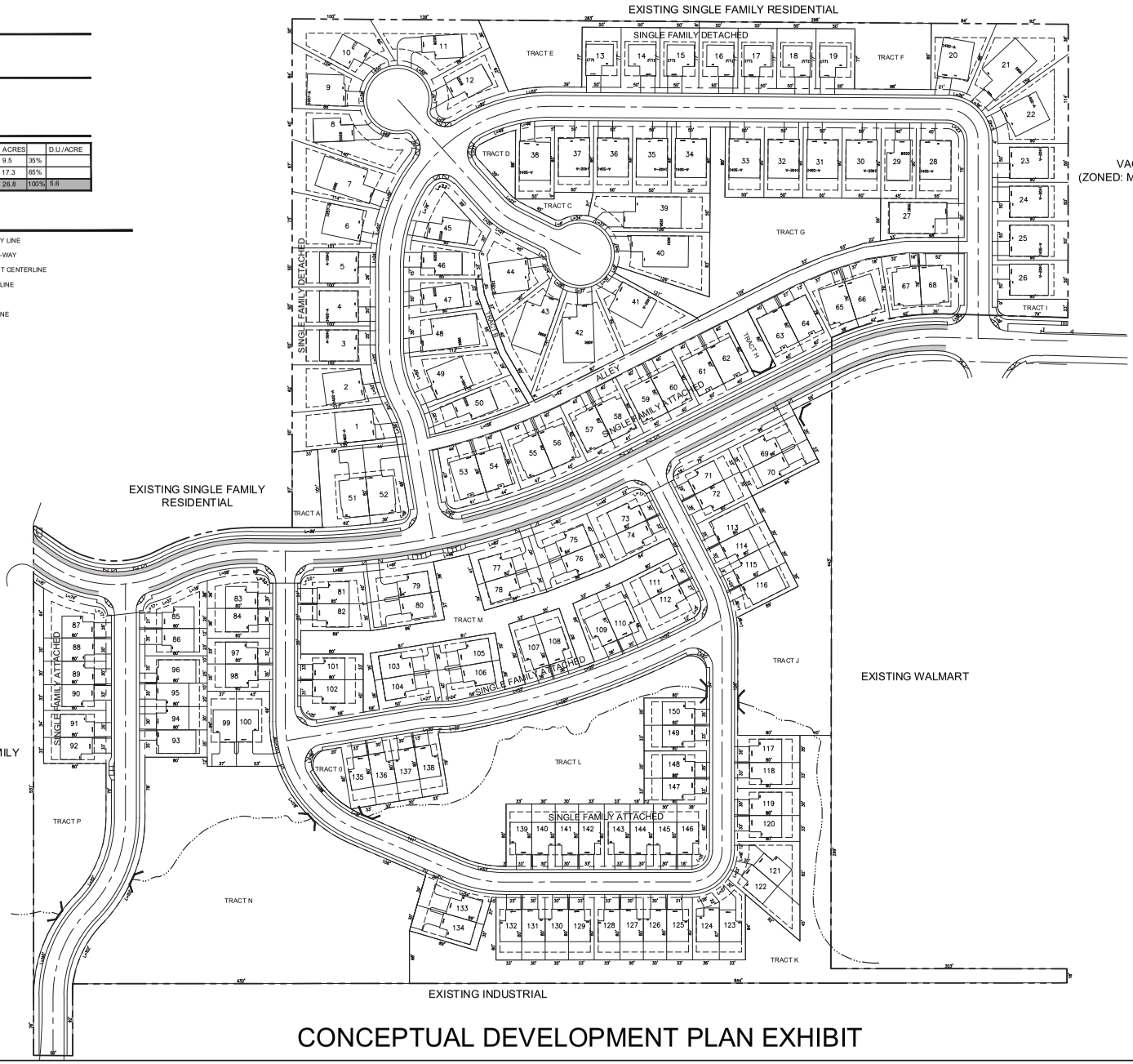
(17) BUILDINGS AT 2 D.U. EACH = 34
(12) BUILDINGS AT 4 D.U. EACH = 48
TOTAL: 150 YIELD

HOUSING TYPE AREAS

	SQ. FT.	ACRES		D.U./ACRE
SINGLE FAMILY DETACHED	414,088	9.5	35%	
SINGLE FAMILY ATTACHED	753,303	17.3	65%	
ALL HOUSING TYPES TOTAL	1,167,391	26.8	100%	5.6

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PAVEMENT CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING WASH
- BUILDING SETBACK LINE
- 5'-5" BIKE LANE
- CULVERT HEADWALL



CONCEPTUAL DEVELOPMENT PLAN EXHIBIT

NORTH

0' 30 60 120

NO.	DATE	BY	Checked & Approved
1	5/22/14	TG	BB

PAD SUBMISSION

REZONING

REGISTERED LANDSCAPE ARCHITECT
46054
BRADLEY M. BIELENBERG
ARIZONA, U.S.A.
Expires 3/31/16

TIMBER RIDGE

PAYSON, AZ

CONCEPTUAL DEVELOPMENT PLAN EXHIBIT

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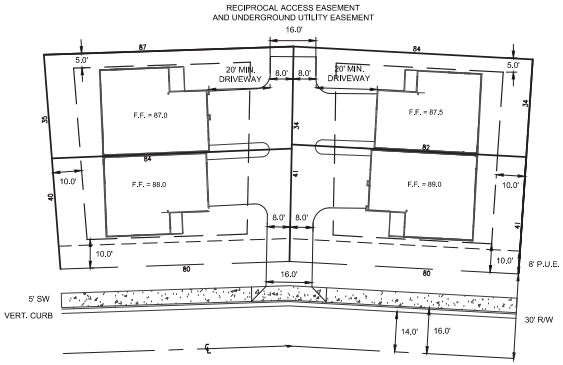
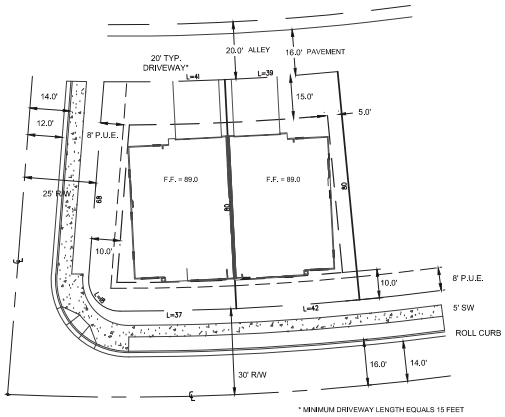
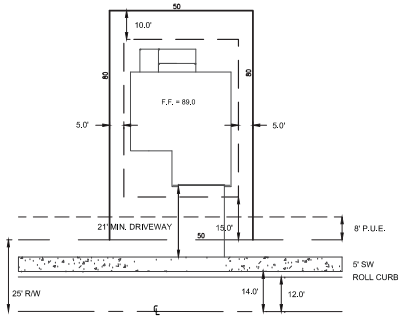
SINGLE FAMILY ATTACHED WITH HAMMERHEAD DRIVEWAY ON PUBLIC RIGHT-OF-WAY



SINGLE FAMILY ATTACHED TOWNHOMES WITH ALLEY DRIVEWAY



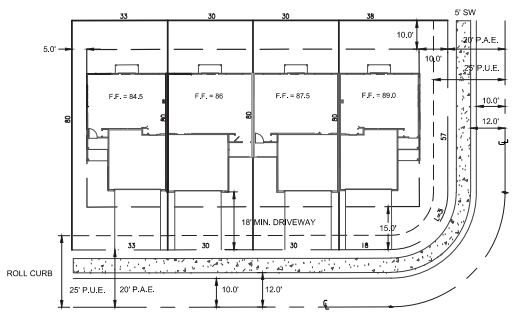
SINGLE FAMILY DETACHED ON PUBLIC RIGHT-OF-WAY



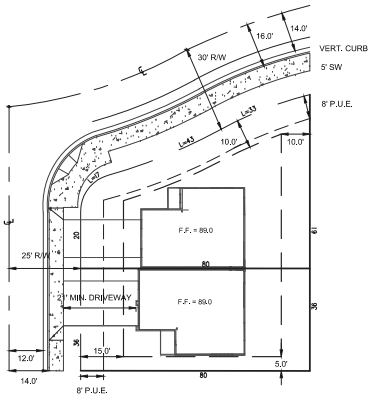
LEGEND

- PROPOSED ROAD CENTERLINE
- BUILDING SETBACK
- RIGHT-OF-WAY (R/W)
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CONCRETE SIDEWALK
- F.F. — FINISH FLOOR
- P.A.E. — PUBLIC ACCESS EASEMENT (P.A.E.)

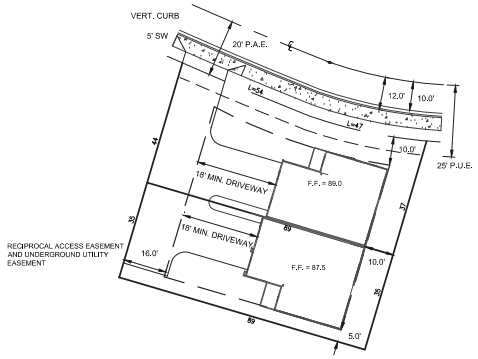
SINGLE FAMILY ATTACHED ON PRIVATE STREETS



SINGLE FAMILY ATTACHED ON PUBLIC RIGHT-OF-WAY



SINGLE FAMILY ATTACHED WITH HAMMERHEAD DRIVEWAY ON PRIVATE STREETS



TYPICAL LOT LAYOUT EXHIBIT

NO.	DATE	BY	Checked Approved	REVISIONS
1	5/23/14	AH	TG	PAD SUBMISSION

REGISTERED LANDSCAPE ARCHITECT
46054
BRADLEY M. BIEBLENBERG
ARIZONA, U.S.A.
Expires 3/31/16

TIMBER RIDGE
PAYSON, AZ
TYPICAL LOT LAYOUT EXHIBIT

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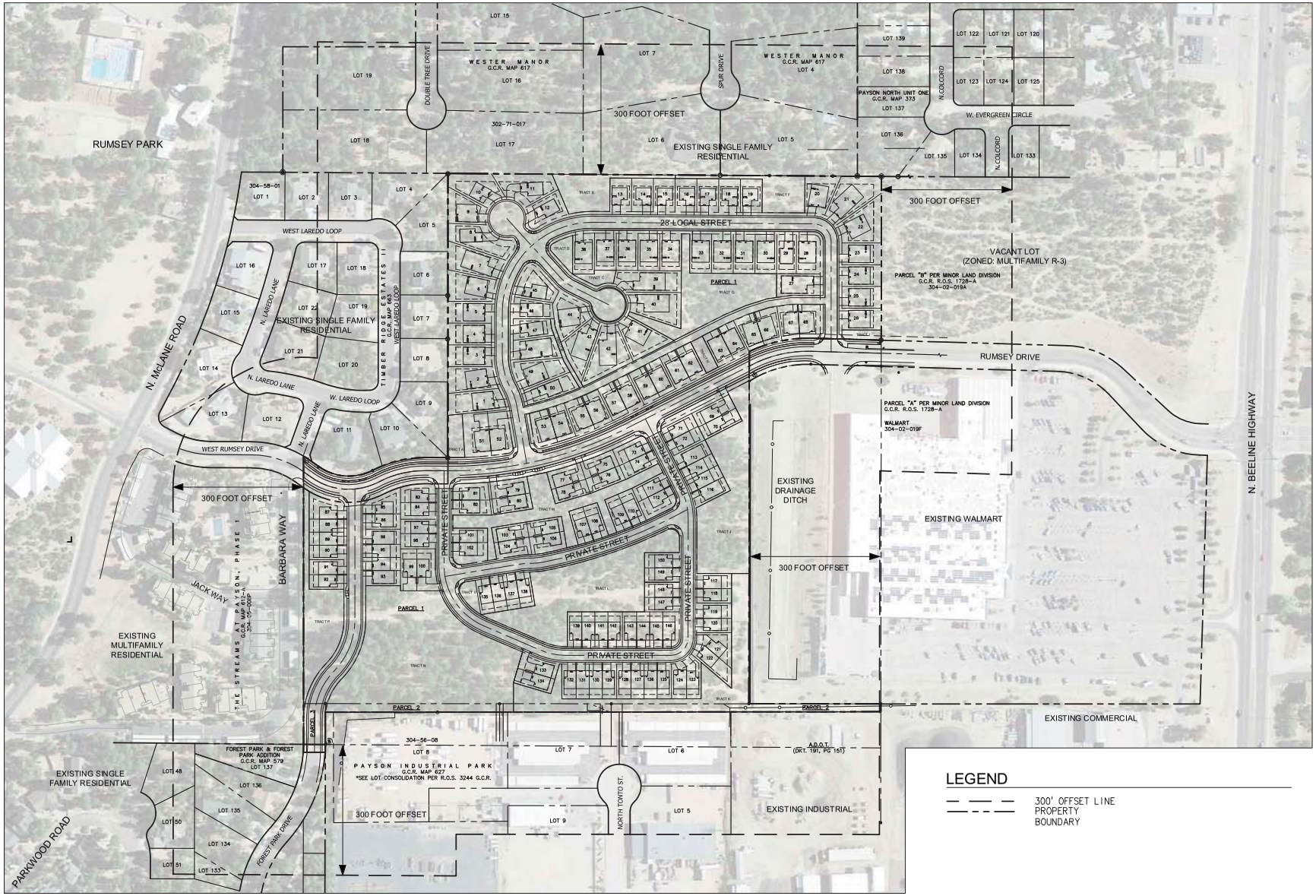

ADJACENT LAND USES EXHIBIT

NO.	DATE	BY	Checked & Approved	REVISIONS
1	5/22/14	AH	TG	PAD SUBMISSION

BRADLEY M. BIELENBERG
46054
ARIZONA, U.S.A.
Expires 3/31/16

TIMBER RIDGE
PAYSON, AZ
ADJACENT LAND USES EXHIBIT

otak
Hunnicutt Otak Partner
51 WEST THIRD STREET
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PHONE: (480) 557-6870
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17060A
Project No.
L 1.2
Exhibit No.
Sheet 19 of 33

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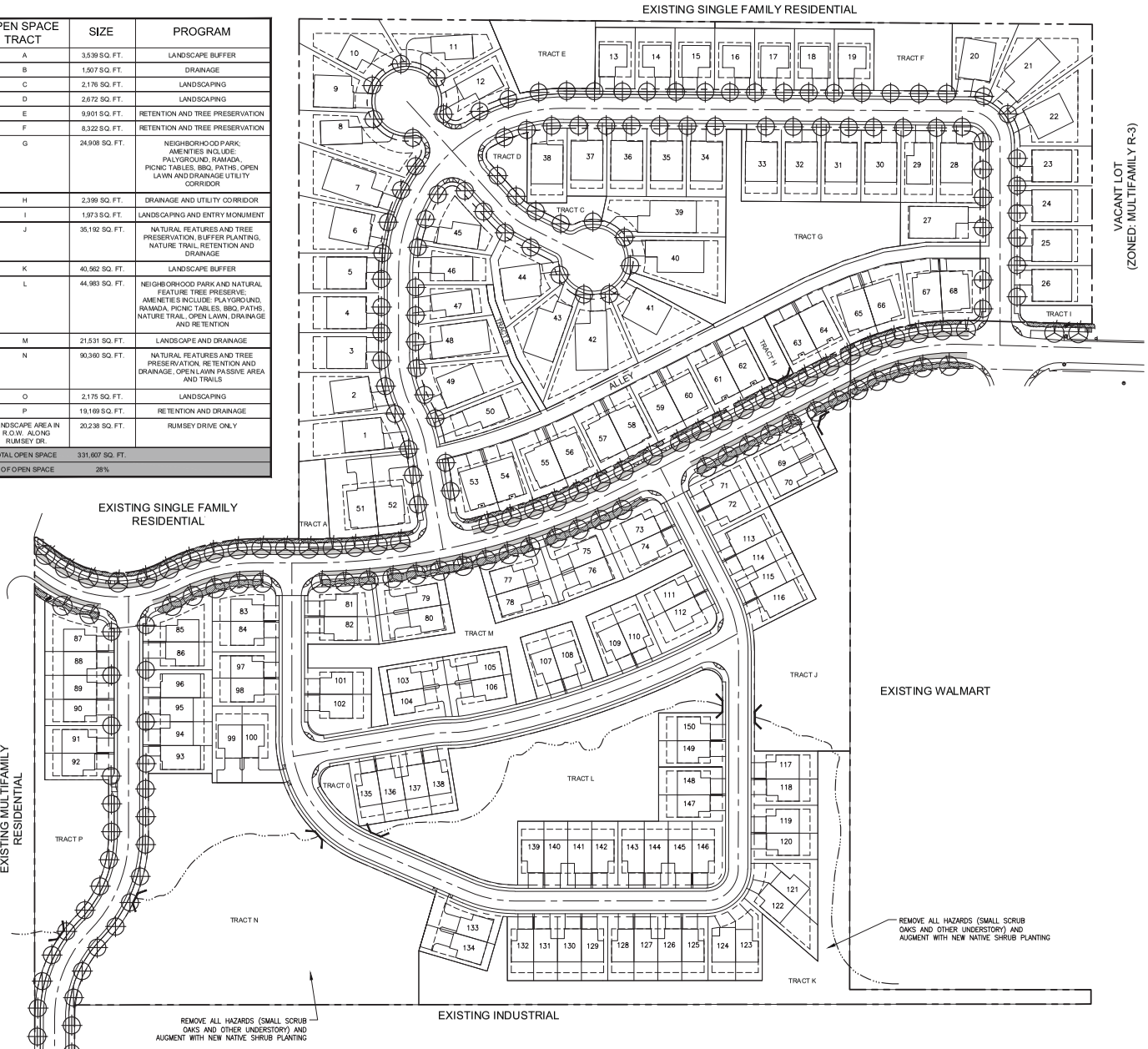
Plotted: May 22, 2014 – 3:26pm ajayesh T:\projects\17000\17060A\Dwg\Planning\06DAP350.dwg Layout Name: L 1.2

OPEN SPACE TRACT	SIZE	PROGRAM
A	3,539 SQ. FT.	LANDSCAPE BUFFER
B	1,507 SQ. FT.	DRAINAGE
C	2,176 SQ. FT.	LANDSCAPING
D	2,672 SQ. FT.	LANDSCAPING
E	9,901 SQ. FT.	RETENTION AND TREE PRESERVATION
F	8,322 SQ. FT.	RETENTION AND TREE PRESERVATION
G	24,908 SQ. FT.	NEIGHBORHOOD PARK; AMENITIES INCLUDE: PALYGROUND, RAMADA, PICNIC TABLES, BBQ, PATHS, OPEN LAWN AND DRAINAGE UTILITY CORRIDOR
H	2,399 SQ. FT.	DRAINAGE AND UTILITY CORRIDOR
I	1,973 SQ. FT.	LANDSCAPING AND ENTRY MONUMENT
J	35,192 SQ. FT.	NATURAL FEATURES AND TREE PRESERVATION, BUFFER PLANTING, NATURE TRAIL, RETENTION AND DRAINAGE
K	40,562 SQ. FT.	LANDSCAPE BUFFER
L	44,983 SQ. FT.	NEIGHBORHOOD PARK AND NATURAL FEATURE TREE PRESERVE; AMENETIES INCLUDE: PLAYGROUND, RAMADA, PICNIC TABLES, BBQ, PATHS, NATURE TRAIL, OPEN LAWN, DRAINAGE AND RETENTION
M	21,531 SQ. FT.	LANDSCAPE AND DRAINAGE
N	90,360 SQ. FT.	NATURAL FEATURES AND TREE PRESERVATION, RETENTION AND DRAINAGE, OPEN LAWN PASSIVE AREA AND TRAILS
O	2,175 SQ. FT.	LANDSCAPING
P	19,169 SQ. FT.	RETENTION AND DRAINAGE
LANDSCAPE AREA IN R.O.W. ALONG RUMSEY DR.	20,238 SQ. FT.	RUMSEY DRIVE ONLY
TOTAL OPEN SPACE	331,607 SQ. FT.	
% OF OPEN SPACE	28%	



PROPOSED STREET TREES

SYMBOL	TREE	REMARKS
	ACER saccharodentatum "BIG TOOTH MAPLE"	SINGLE STEM, SPECIMEN QUALITY RUMSEY DRIVE STREET TREE
	Fraxinus velutina ARIZONA ASH	DECIDUOUS
	GLEDITISIA TRIANCANTHOS HONEY LOCUST	DECIDUOUS
	Pistachia chinensis CHINESE PISTACHE	FALL COLOR/DECIDUOUS
	Quercus buckleyi TEXAS RED OAK	DECIDUOUS

PROPOSED BUFFER AND OPEN SPACE TREES

SYMBOL	TREE	REMARKS
	Pinus edulis PINYON PINE	EVERGREEN
	Pinus nigra AUSTRIAN PINE	SINGLE STEM, SPECIMEN QUALITY
	Pinus ponderosa PONDEROSA PINE	NATIVE/EVERGREEN
	Quercus emoryi EMORY OAK	NATIVE ACORNS
	Populus tremuloides QUAKING ASPEN	MULTI STEM, SPECIMEN QUALITY
	Platanus wrightii ARIZONA SYCAMORE	NATIVE/DECIDUOUS
	Platanus wrightii ARIZONA SYCAMORE	NATIVE/DECIDUOUS
	Abronia arbutus brilliantissima CHOKEBERRY	DECIDUOUS
	Alnus tenuifolia THIN LEAF ALDER	DECIDUOUS
	Cedrus deodara DEODAR CEDAR	EVERGREEN
	Celtis pallida DESERT HACKBERRY	NATIVE

PROPOSED SHRUB PALETTE

SYMBOL	TREE	REMARKS
	Buddleja davidii BUTTERFLY BUSH	DECIDUOUS
	Caragana arborescens SIBERIAN PEA SHRUB	ORNAMENTAL
	Perovskia atriplicifolia RUSSIAN SAGE	DECIDUOUS/LONG BLOOMING
	Potentilla fruticosa BUSH CINQUEFOIL	DECIDUOUS/NATIVE
	Spiraea sp. SPIRAEA	DECIDUOUS/LONG BLOOMING
	Symphoricarpos albus SNOWBERRY	WHITE BERRIES/DECIDUOUS
	Cotoneaster dammeri 'Lowfast' LOWFAST COTONEASTER	EVERGREEN
	Yucca glauca SOAPWOOD	EVERGREEN
	Lonicera Arizonia ARIZONA HONEYSUCKLE	DECIDUOUS/ REDBERRIES/WOODLAND
	Amelanchier utahensis UTAH SERVICEBERRY	DECIDUOUS/ WOODLAND EDGE
	Juniperus SPP JUNIPER	EVERGREEN
	Mahonia agolfolcom OREGON GRAPE HOLLY	EVERGREEN
	Rhus glabra SMOOTH SUMAC	FALL COLOR
	Polemonium foliosisimum JACOB'S LADDER	PERRENIAL/WOODLAND
	Thalictrum fendleri FENDLER'S MEADOW-RUE	PERRENIAL/WOODLAND

SYMBOL	VINES, GRASSES & PERENNIALS	REMARKS
	Aquilegia chrysantha GOLDEN COLUMBINE	PERENNIAL/WOODLAND
	Achillea millefolium COMMON YARROW	ATTRACTS BUTTERFLIES /WOODLAND
	Berberis repens CREEPING BARBERRY	EVERGREEN/BURGUNDY IN FALL
	Calamagrostis x acutiflora KARL FORESTER GRASS	PERENNIAL /ARCHITECTURAL
	Coreopsis lanceolata COREOPSIS	DECIDUOUS/LONG BLOOMING / WOODLAND EDGE
	Festuca arizonica ARIZONA FESCUE	DECIDUOUS/LONG BLOOMING / MEADOWS
	Festuca ovina 'Glauca' BLANKET FLOWER	DECIDUOUS/LONG BLOOMING
	Iris Bearded Spp. IRIS	NATURALIZES
	Monarda menthaefolia BEE BALM	PERENNIAL/ATTRACTS HUMMINGBIRDS /MEADOWS
	Oenothera berlandieri MEXICAN PRIMROSE	GROUNDCOVER /MEADOWS
	Penstemon sp. PENSTEMEN	ATTRACTS HUMMINGBIRDS
	Sedum spectabile STONECROP	ATTRACTS BUTTERFLIES /MEADOWS
	Solidago sparsiflora GOLDENROD	DECIDUOUS/FALL BLOOMING / MEADOWS
	Buddleja davidii BUTTERFLY BUSH	DECIDUOUS/FALL BLOOMING / WOODLAND EDGE
	Sphaeralcea ambigua GLOBE MALLOW	WILDFLOWER /MEADOWS

NORTH

0' 30 60 120

PUBLIC STREETSCAPE AND OPEN SPACE IMPROVEMENTS EXHIBIT

NO.	DATE	BY	Checked & Approved	REVISIONS
1	5/22/14	TG	BB	PAD SUBMISSION

ARIZONA LANDSCAPE ARCHITECT CERTIFICATE NO. 46054 BRADLEY M. BIELENBERG Expires 3/31/16

TIMBER RIDGE
PAYSON, AZ
PUBLIC STREETSCAPE AND OPEN SPACE IMPROVEMENTS EXHIBIT

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17060A
Project No.
L 1.3
Exhibit No.
Sheet 20 of 33

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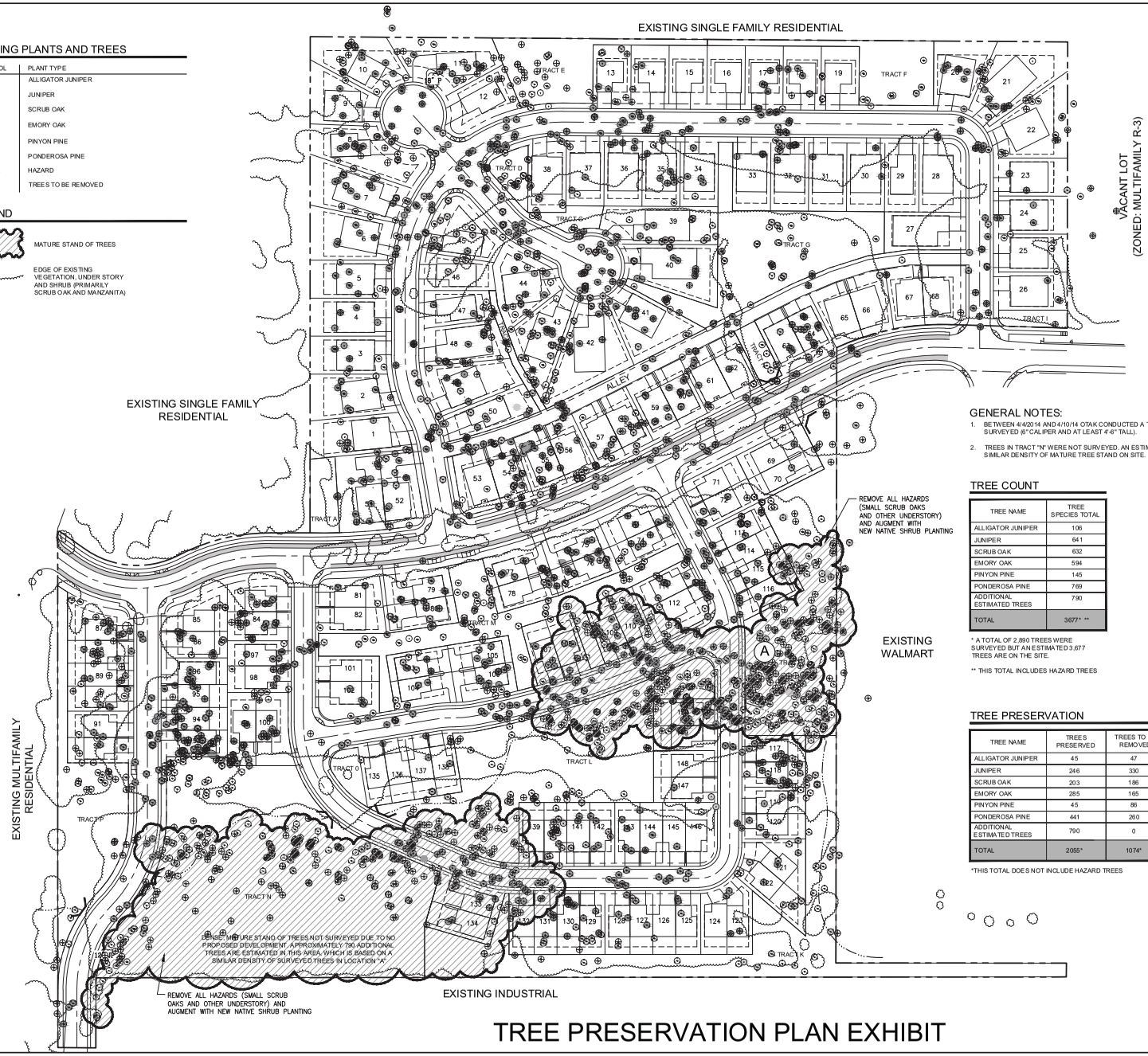
EXISTING PLANTS AND TREES

SYMBOL	PLANT TYPE
	ALLIGATOR JUNIPER
	JUNIPER
	SCRUB OAK
	EMORY OAK
	PINYON PINE
	PONDEROSA PINE
	HAZARD
	TREES TO BE REMOVED

LEGEND

MATURE STAND OF TREES

EDGE OF EXISTING VEGETATION, UNDER STORY AND SHRUB (PRIMARILY SCRUB OAK AND MANZANITA)



TREE PRESERVATION PLAN EXHIBIT

GENERAL NOTES:

1. BETWEEN 4/4/2014 AND 4/10/14 OTAK CONDUCTED A TREE SURVEY. 2,890 MATURE TREES WERE SURVEYED (6" CALIPER AND AT LEAST 4'-6" TALL).
2. TREES IN TRACT "N" WERE NOT SURVEYED. AN ESTIMATED QUANTITY WAS CALCULATED BASED ON SIMILAR DENSITY OF MATURE TREE STAND ON SITE.

TREE COUNT

TREE NAME	TREE SPECIES TOTAL
ALLIGATOR JUNIPER	106
JUNIPER	641
SCRUB OAK	632
EMORY OAK	594
PINYON PINE	145
PONDEROSA PINE	769
ADDITIONAL ESTIMATED TREES	790
TOTAL	3677* **

* A TOTAL OF 2,890 TREES WERE SURVEYED BUT AN ESTIMATED 3,677 TREES ARE ON THE SITE.

** THIS TOTAL INCLUDES HAZARD TREES

HAZARD TREES

TREE TYPE	# OF HAZARD TREES
ALLIGATOR JUNIPER	14
JUNIPER	65
SCRUB OAK	267
EMORY OAK	126
PINYON PINE	8
PONDEROSA PINE	68
TOTAL	548*

* INCLUDED IN THE TOTAL TREE COUNT OF 3,677 ON THE SITE

TREE PRESERVATION

TREE NAME	TREES PRESERVED	TREES TO BE REMOVED
ALLIGATOR JUNIPER	45	47
JUNIPER	246	330
SCRUB OAK	203	186
EMORY OAK	285	165
PINYON PINE	45	86
PONDEROSA PINE	441	260
ADDITIONAL ESTIMATED TREES	790	0
TOTAL	2055*	1074*

*THIS TOTAL DOES NOT INCLUDE HAZARD TREES

TREES IN DENSE MATURE STAND

TREE TYPE	# OF MATURE TREES	TREES TO BE REMOVED
ALLIGATOR JUNIPER	8	4
JUNIPER	85	53
SCRUB OAK	95	69
EMORY OAK	166	118
PINYON PINE	0	1
PONDEROSA PINE	425	135
ADDITIONAL ESTIMATED TREES	790	0
TOTAL	779* **	180*

*INCLUDED IN THE TOTAL TREE COUNT OF 3,677 ON THE SITE

** THIS COUNT DOES NOT INCLUDE HAZARD TREES

NORTH

0' 30 60 120

NO.	DATE	BY	Checked & Approved	REASONS
1	5/22/14	TG	BB	PAD SUBMISSION

ARIZONA LANDSCAPE ARCHITECT 46054 BRADLEY M. BIELENBERG REGISTERED Expires 3/31/16

TIMBER RIDGE

PAYSON, AZ

TREE PRESERVATION PLAN EXHIBIT

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17060A
Project No.
L 1.4
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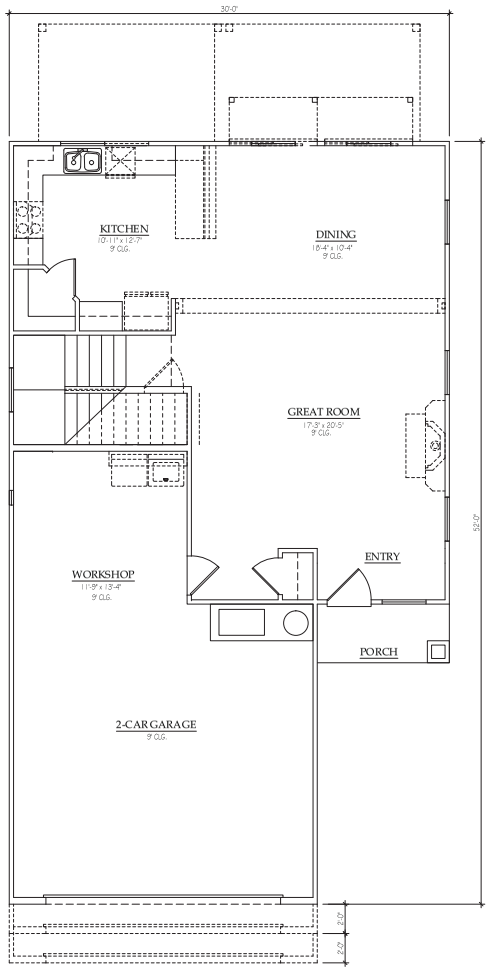
FRONT ELEVATION

FRONT ELEVATION



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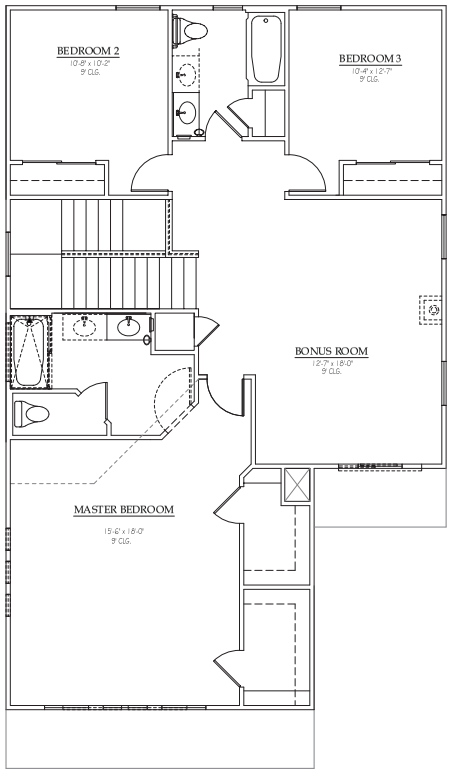

SECOND FLOOR

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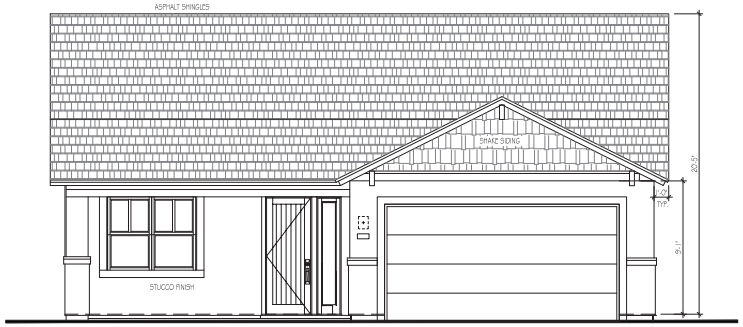
COTTAGE MODEL 2028

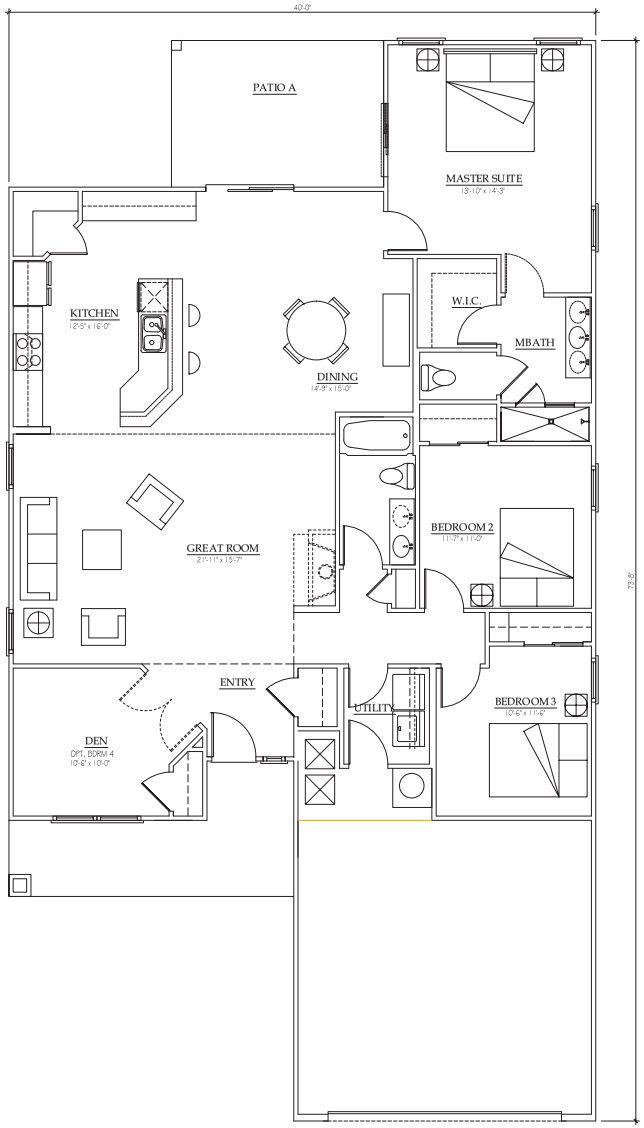
TIMBER RIDGE

2028



FRONT ELEVATION

SIDE ELEVATION



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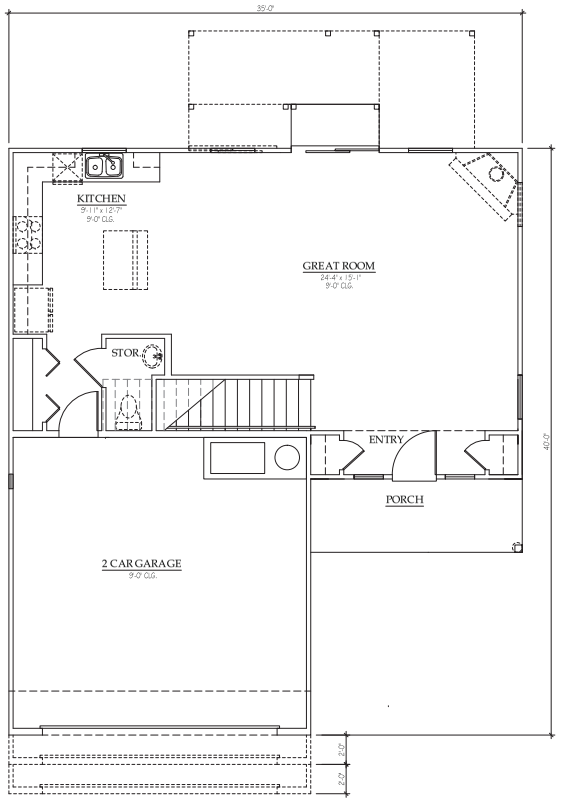
COTTAGE MODEL 1806

TIMBER RIDGE

1806

FRONT ELEVATION



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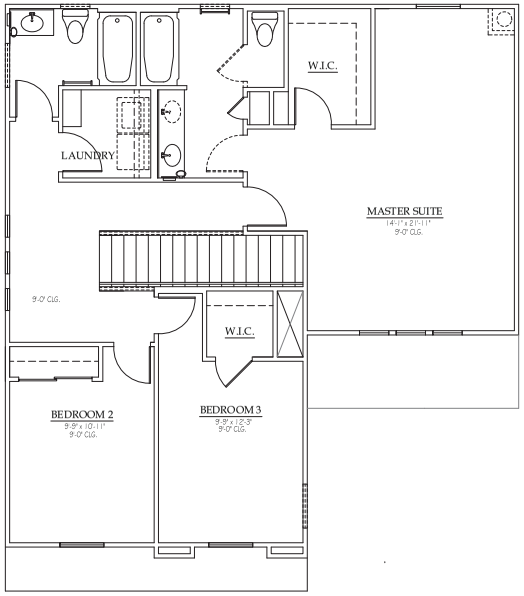

SECOND FLOOR

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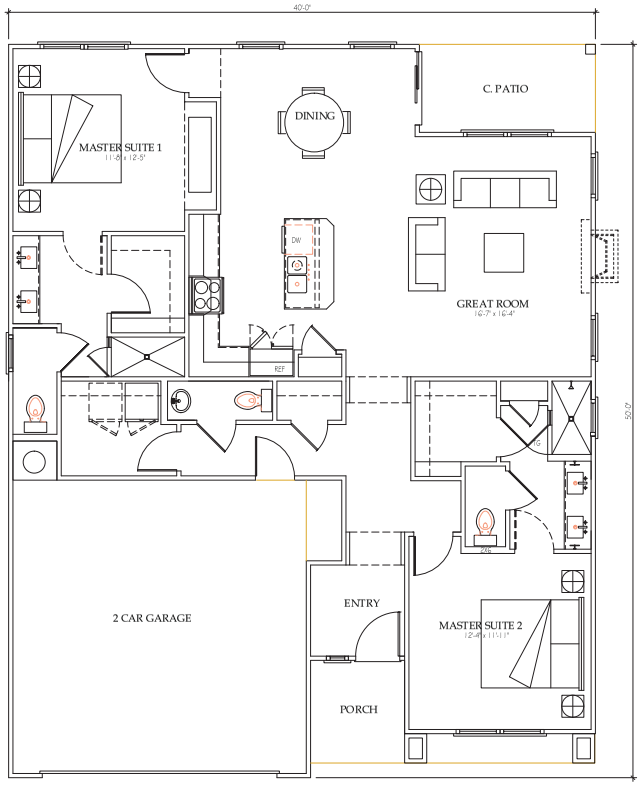
COTTAGE MODEL 1771

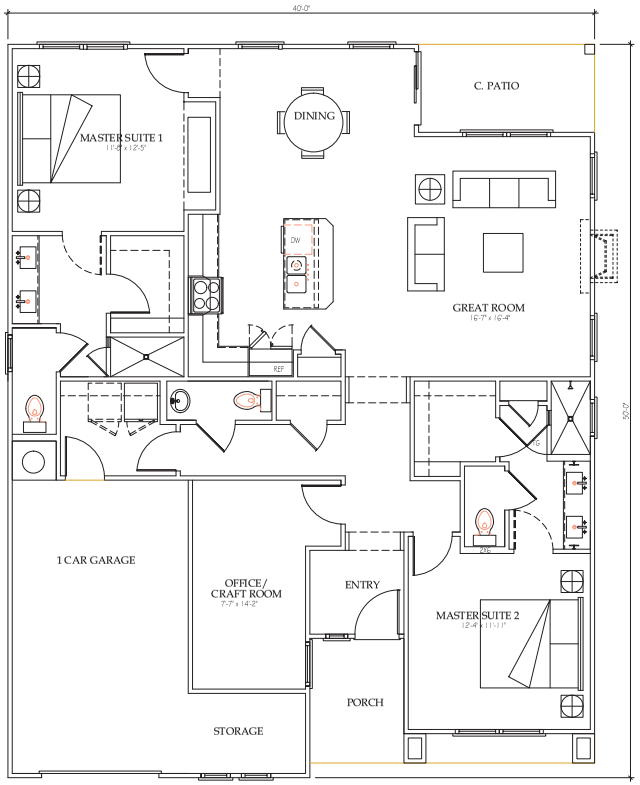
TIMBER RIDGE

1771



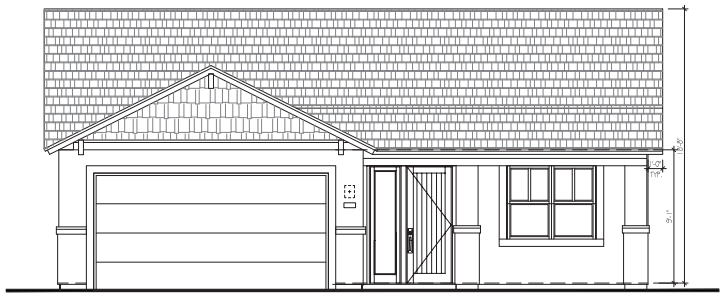
1402 S.F.

STANDARD: TWO MASTER SUITE PLAN



TWO MASTER SUITE PLAN
w/ CRAFT ROOM-1 CAR GARAGE

1523 S.F.



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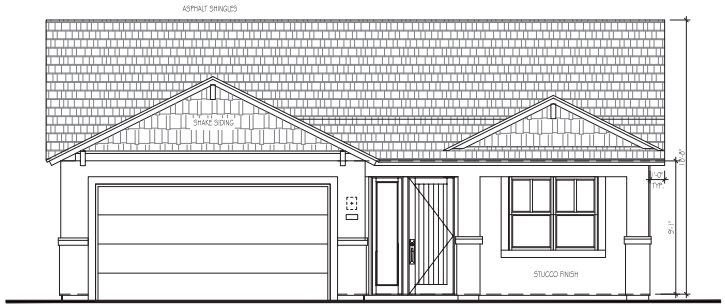

FRONT ELEVATION

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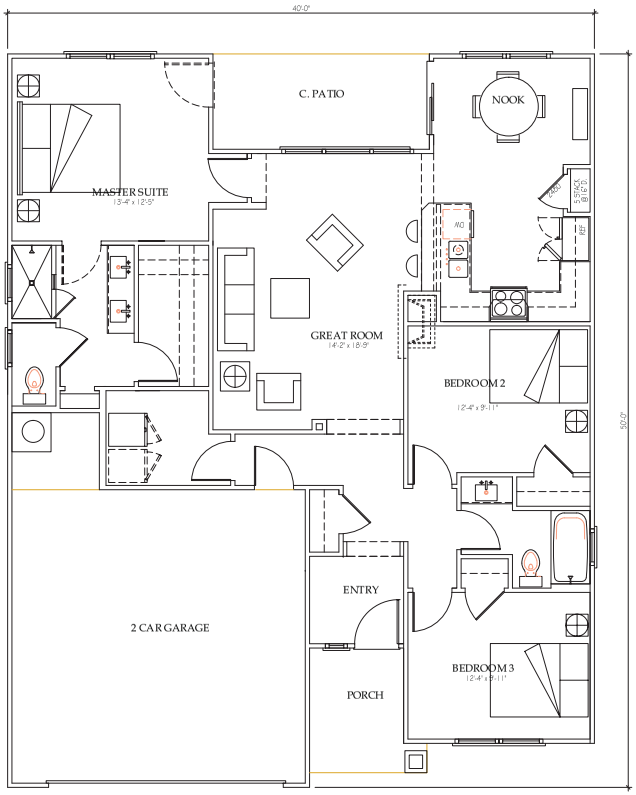
COTTAGE MODEL 1402

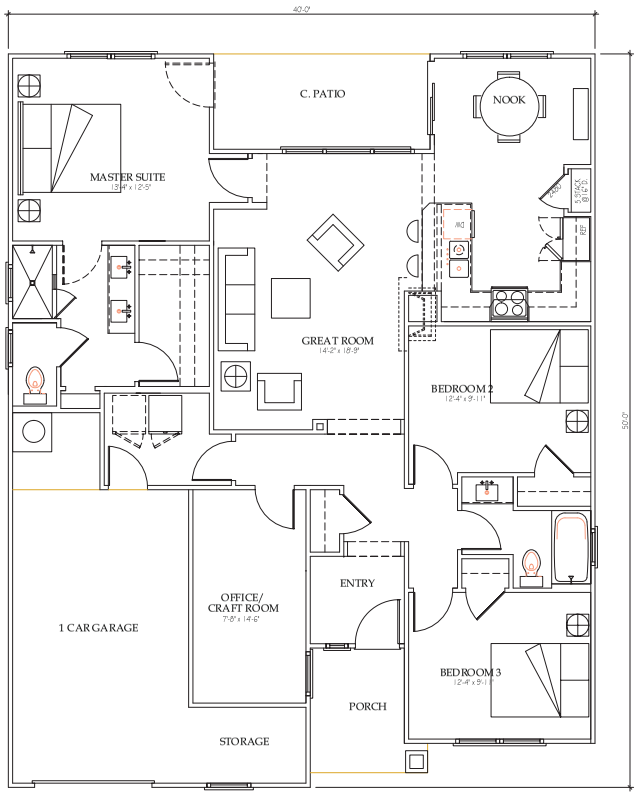
TIMBER RIDGE

1402



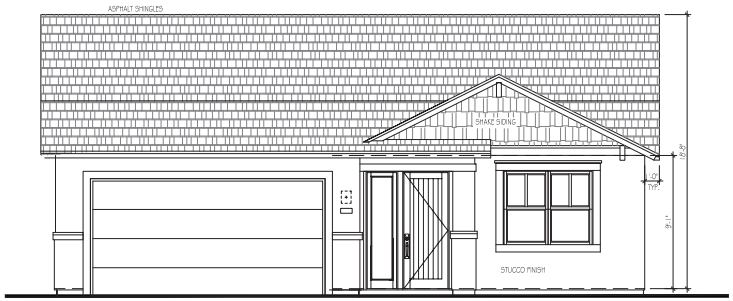
1357 S.F

STANDARD: MASTER SUITE w/ BEDROOM 2 & 3



1477 S.F.

MASTER SUITE w/ BEDROOM 2 & 3
OPT. CRAFT ROOM & 1 CAR GARAGE



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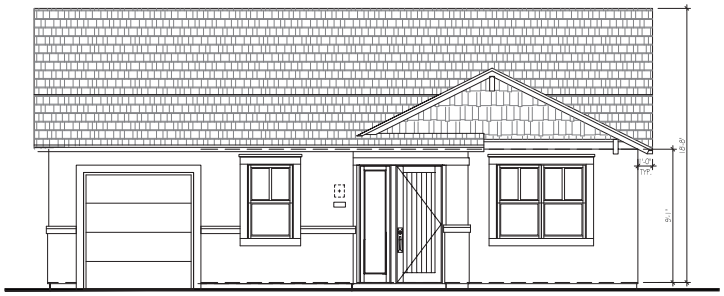

FRONT ELEVATION

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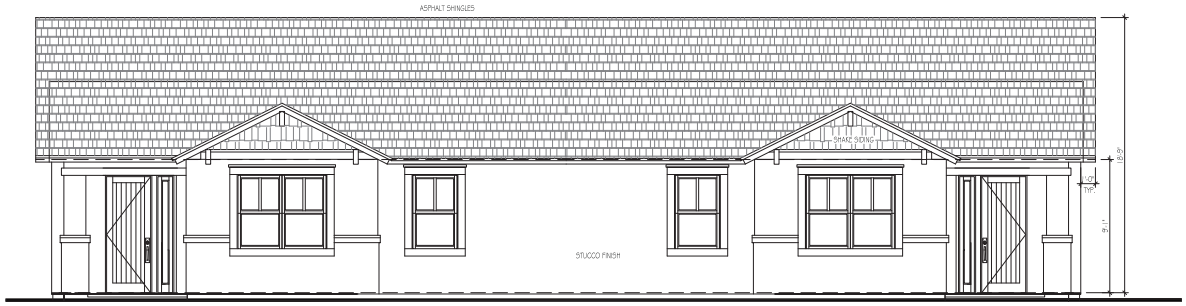
COTTAGE MODEL 1357

TIMBER RIDGE

1357

SIDE ELEVATION



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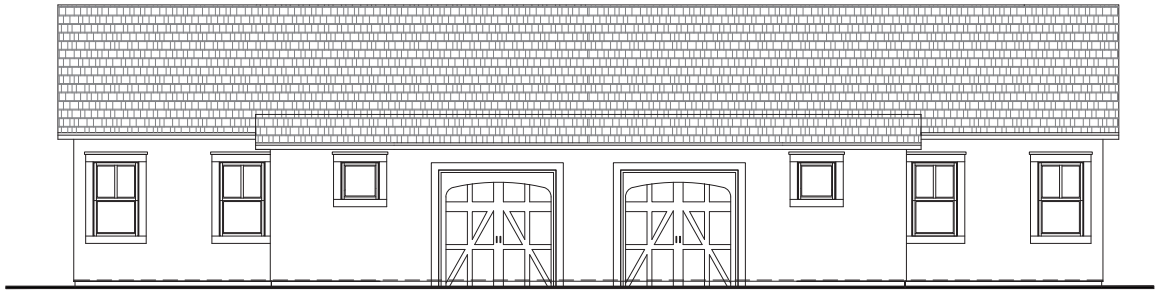

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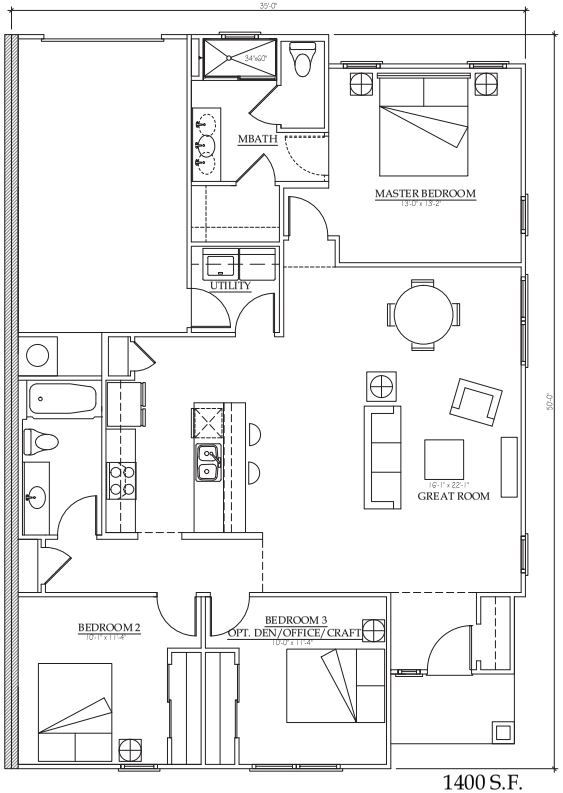

1400 S.F.

STANDARD: MASTER SUITE & BEDROOMS 2 & 3

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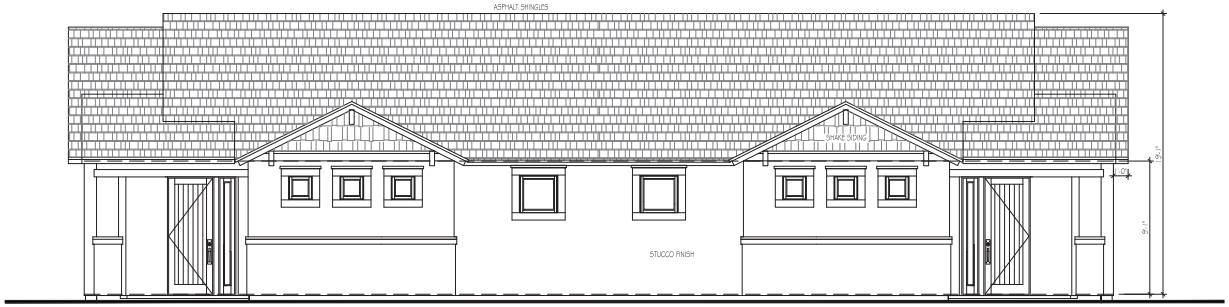
TOWNHOME MODEL 1400

TIMBER RIDGE

SIDE ELEVATION



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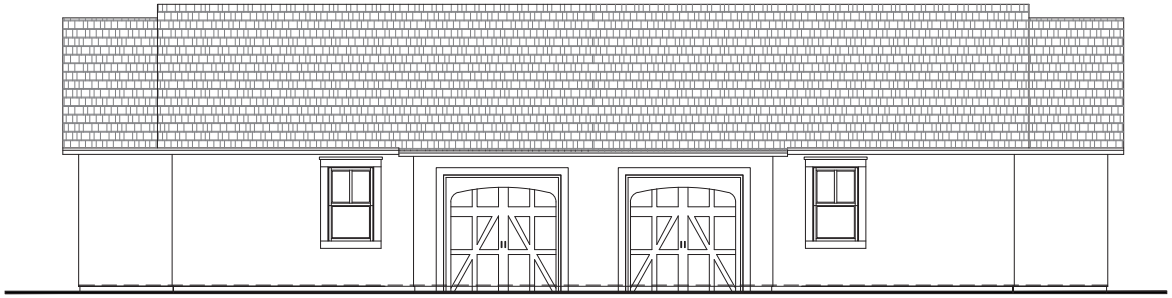

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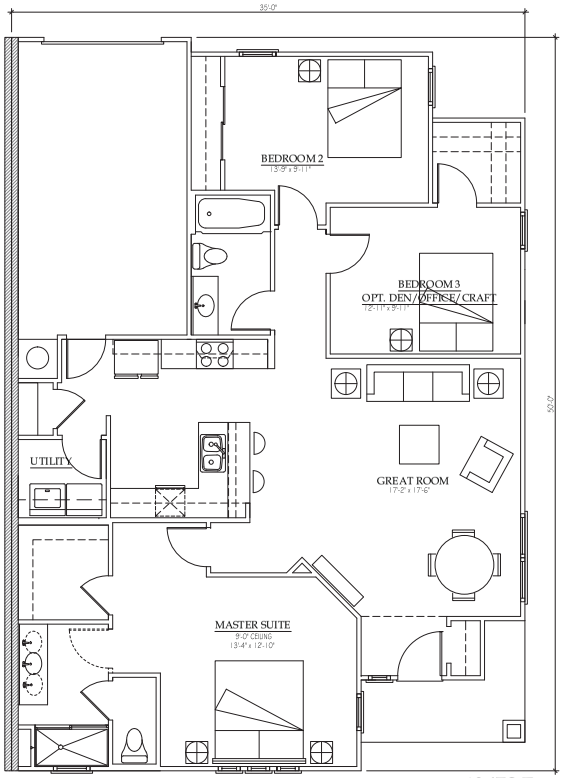

1367S.F.

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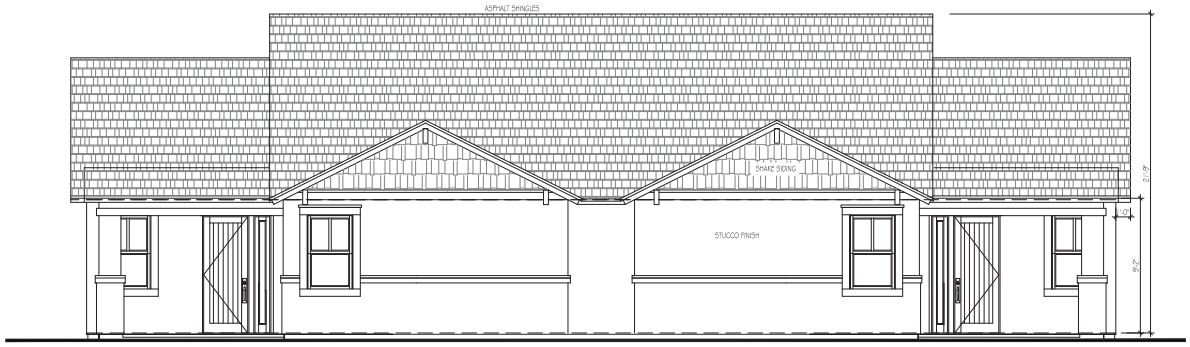
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

TOWNHOME MODEL 1367

TIMBER RIDGE

1367

SIDE ELEVATION



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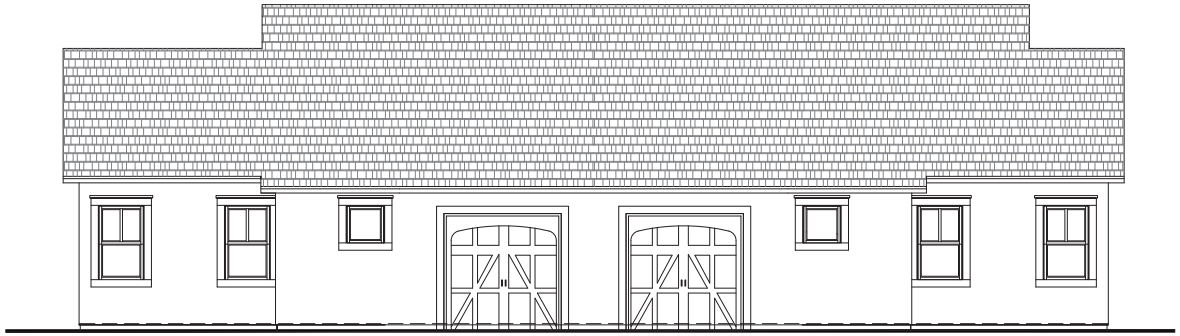

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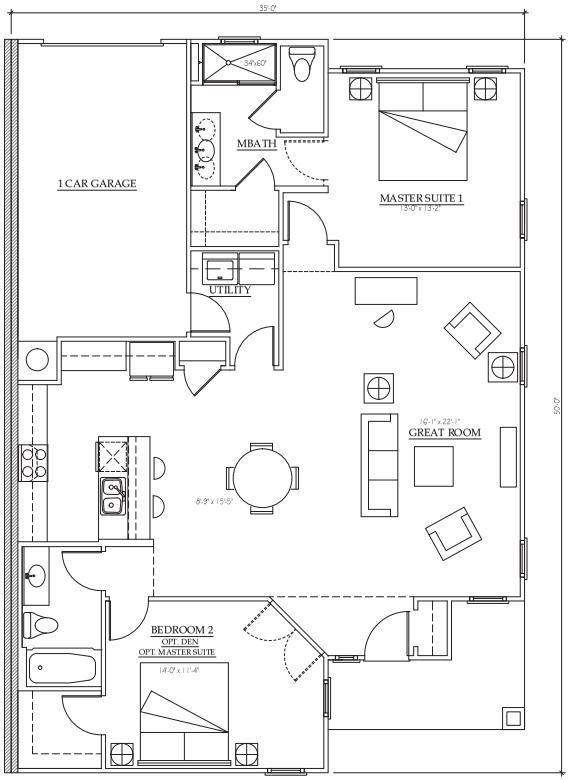

1348S.F.

STANDARD: MASTER SUITE & BEDROOM 2

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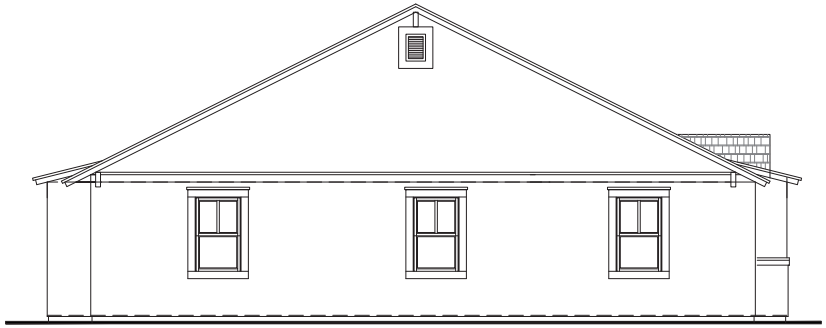
TOWNHOME MODEL 1348

TIMBER RIDGE

1348



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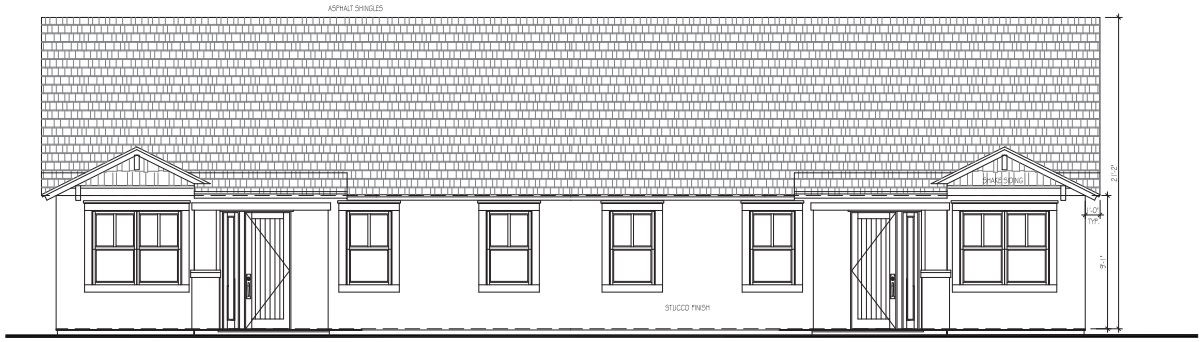

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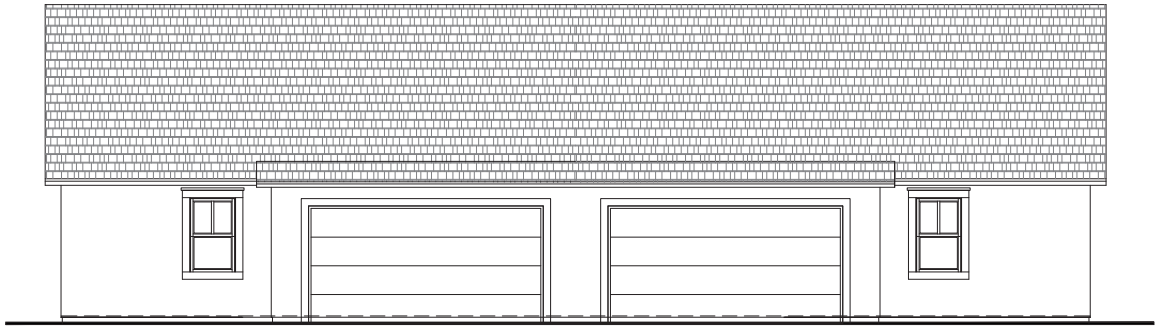

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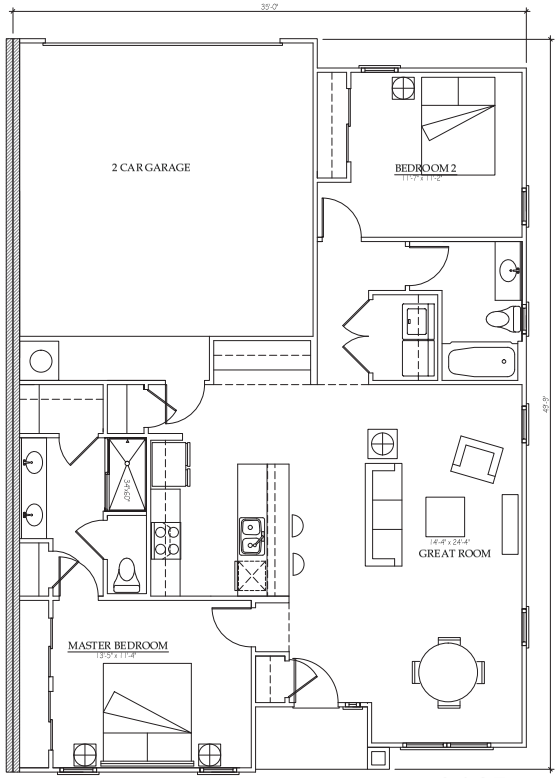

1213 S.F.

STANDARD: MASTER SUITE & BEDROOM 2
2 CAR GARAGE

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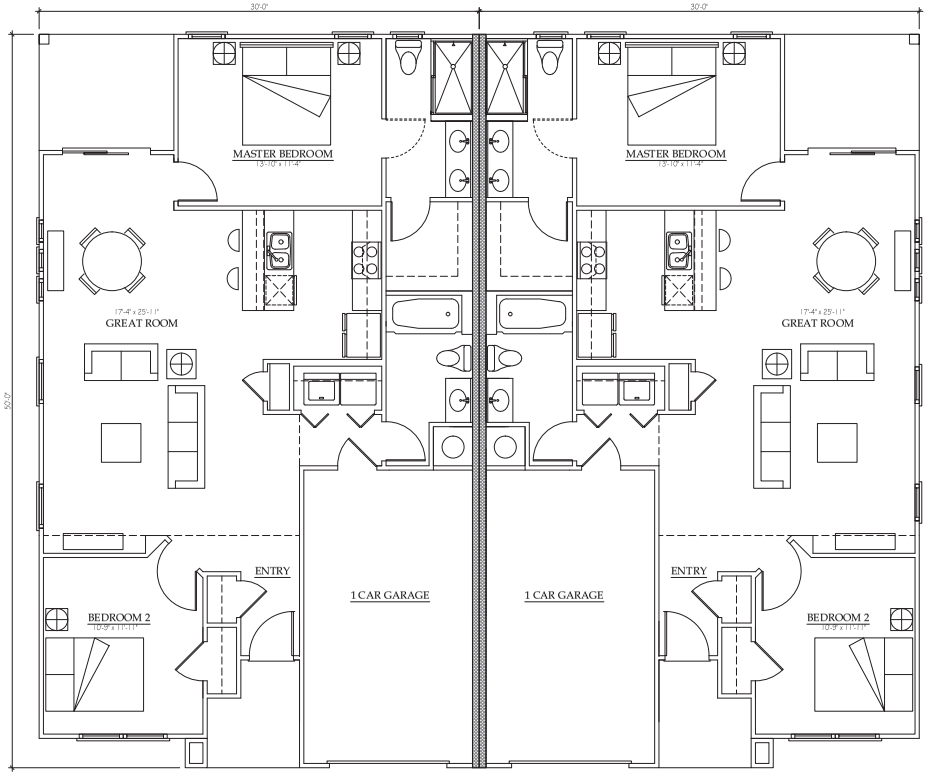
TOWNHOME MODEL 1213

TIMBER RIDGE

1213



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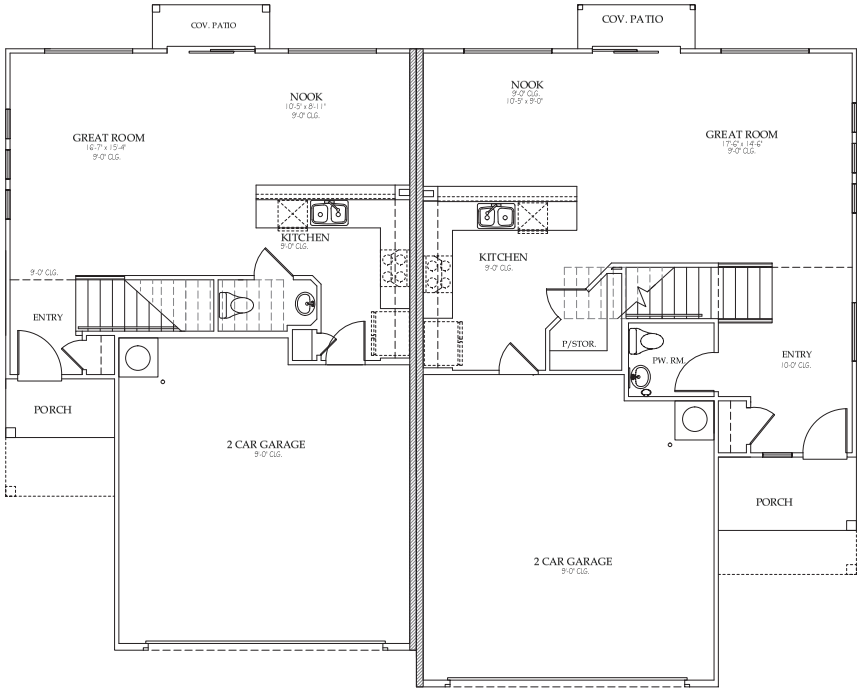
MIRAMONTE HOMES
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

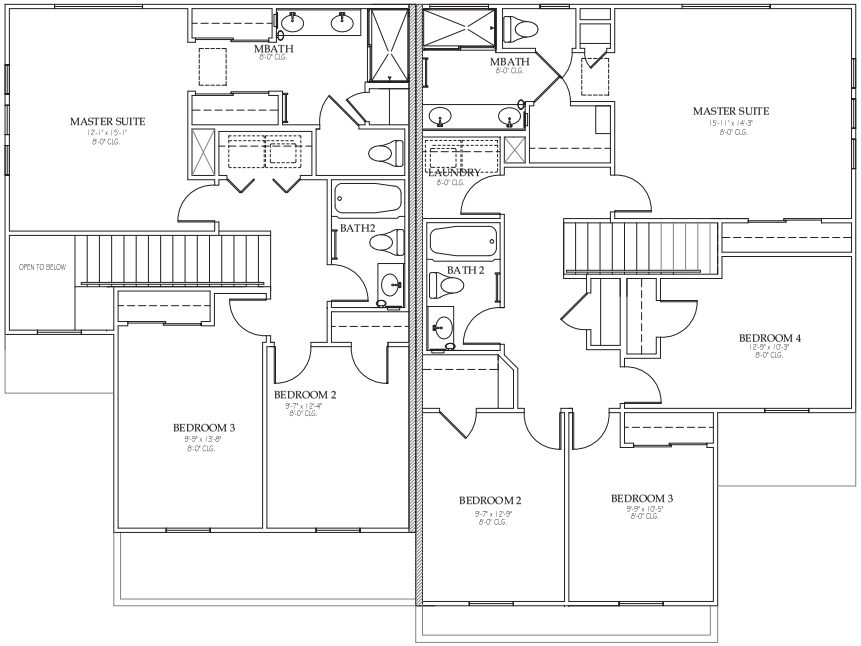
MULTI FAMILY MODEL 1120
DUPLEX/4-PLEX

TIMBER RIDGE

1120



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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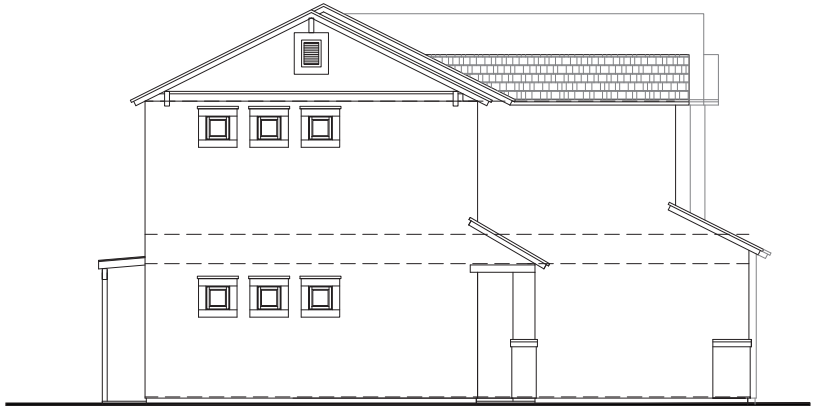
MIRAMONTE HOMES
2492 E. RIVER ROAD S- 100 TUCSON, AZ 85718 (520) 615-8900

MULTI FAMILY
MODELS 1409 & 1800

TIMBER RIDGE

DUPLEX #2

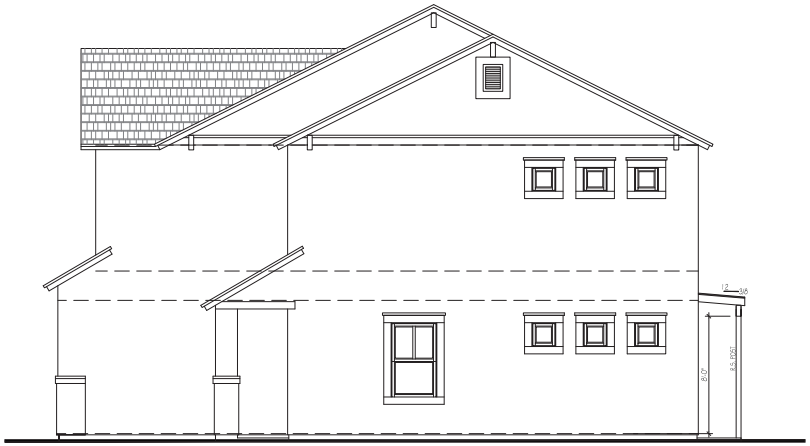


SIDE ELEVATION

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

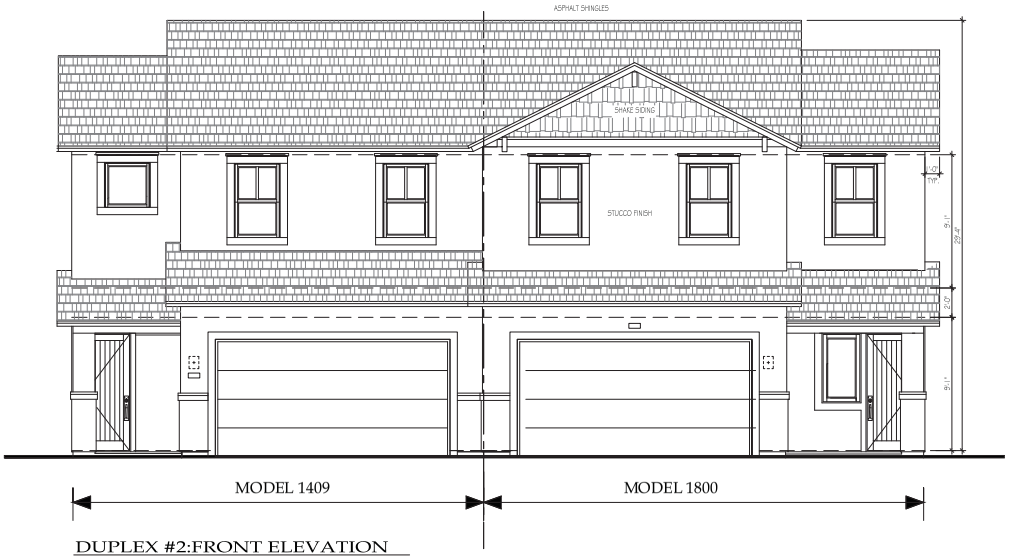
DUPLEX #1:FRONT ELEVATION

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



SIDE ELEVATION

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



DUPLEX #2:FRONT ELEVATION

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

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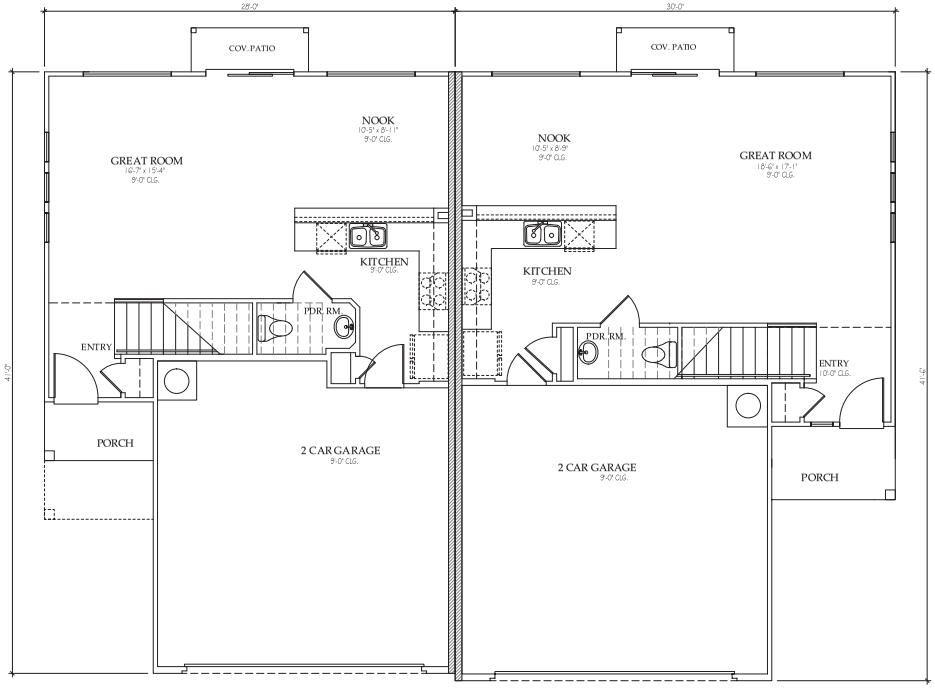
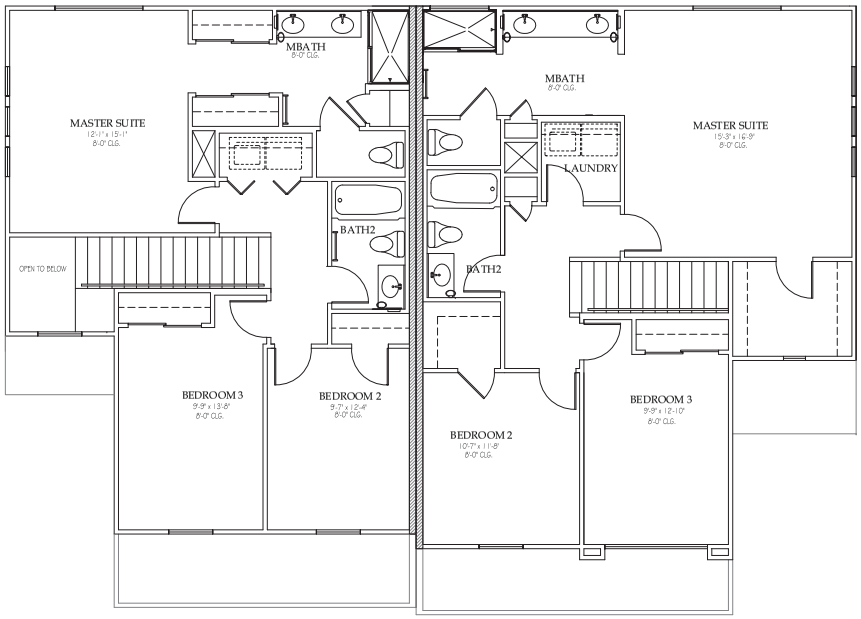
MULTI FAMILY
MODEL 1409, 1628, 1800

TIMBER RIDGE

DUPLEX 1 & 2



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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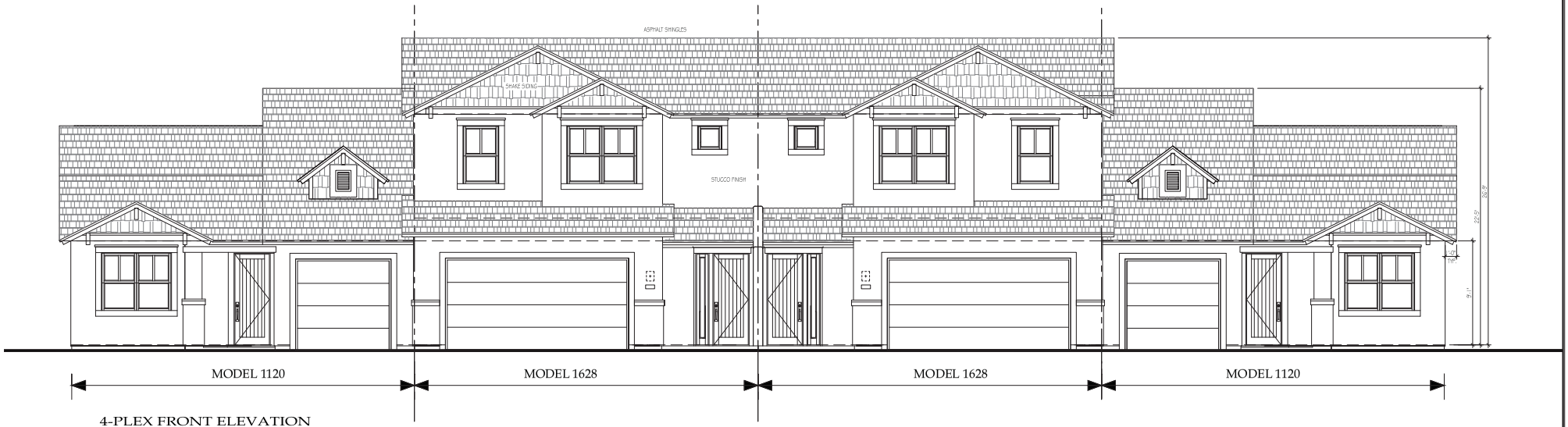
MULTI FAMILY
MODELS 1409 & 1628

TIMBER RIDGE

DUPLEX #1



4-PLEX FRONT ELEVATION

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

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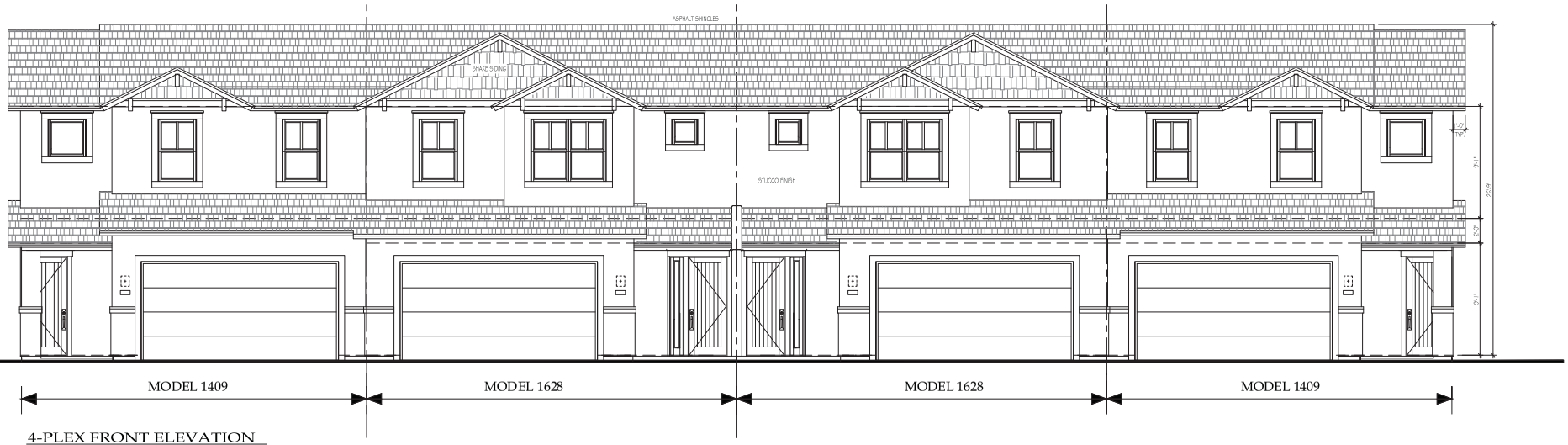
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

MULIT FAMILY
MODELS 1120 & 1628

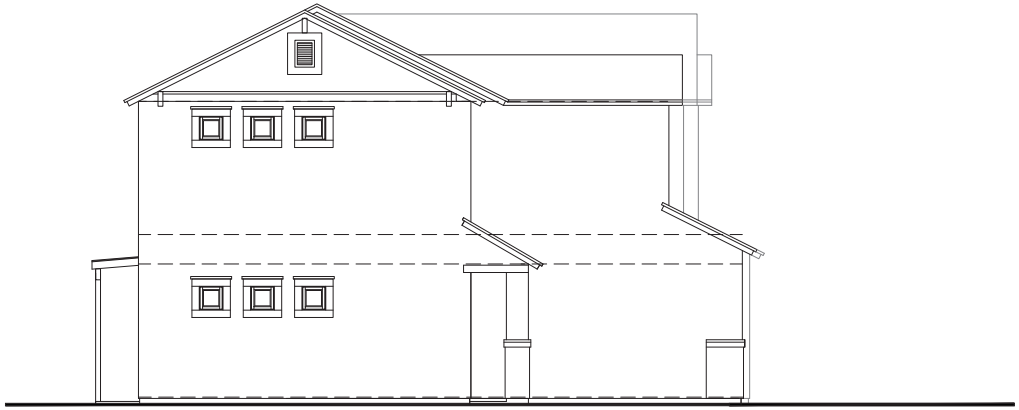
TIMBER RIDGE

4-PLEX #2



4-PLEX FRONT ELEVATION

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



SIDE ELEVATION

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

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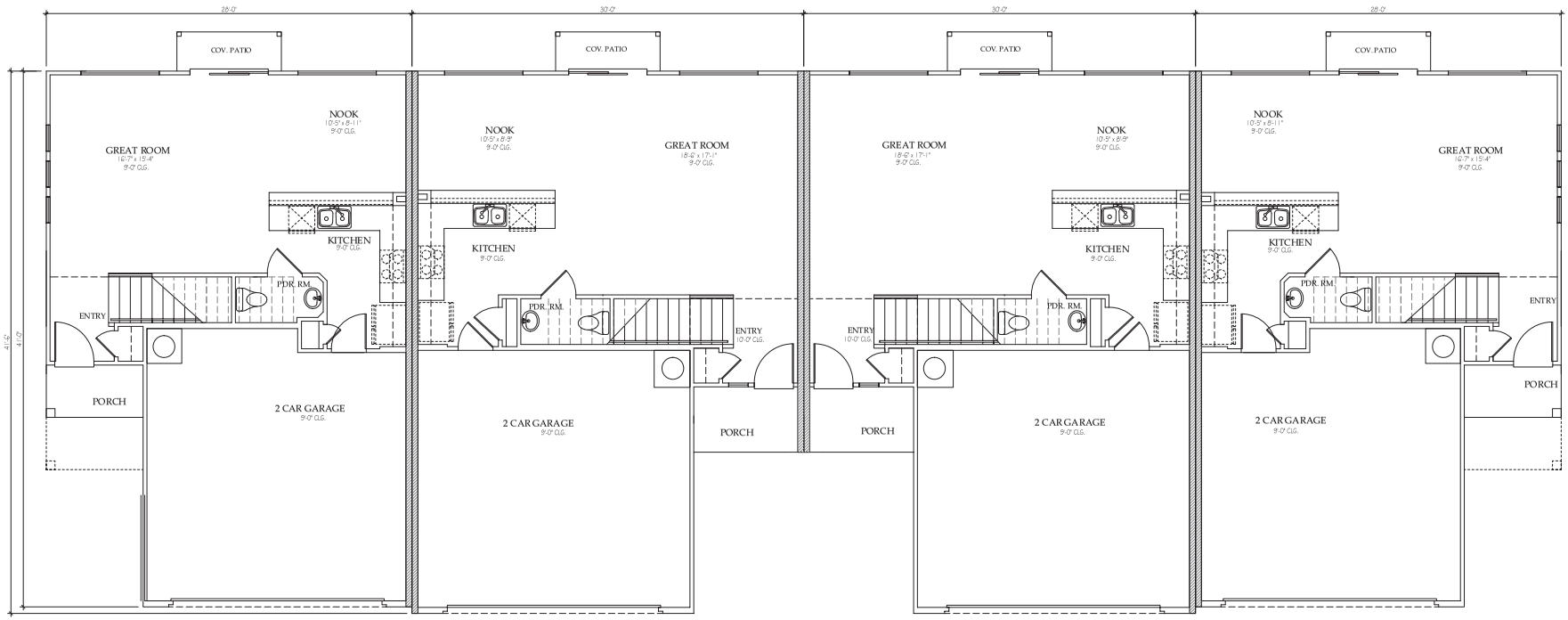
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

MULIT FAMILY
MODELS 1409 & 1628

TIMBER RIDGE

4-PLEX #1



FIRST FLOOR PLAN

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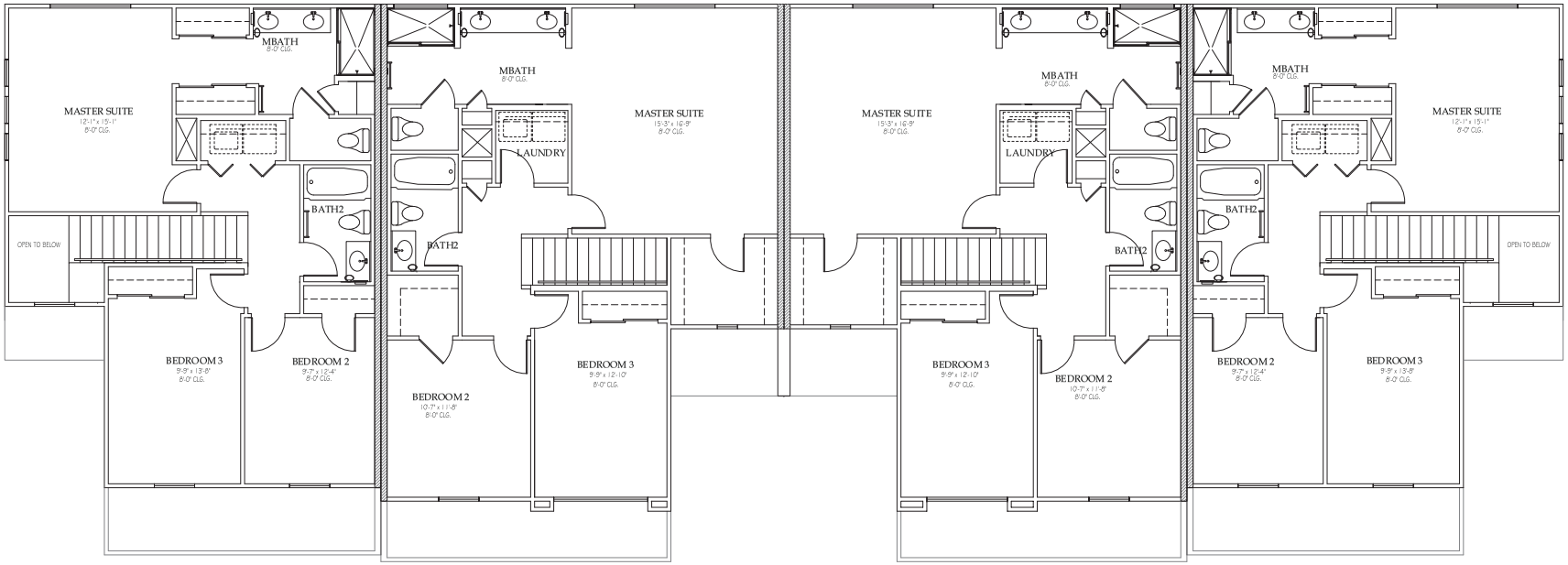
2492 E. RIVER ROAD S-100 TUCSON, AZ 85718 (520) 615-8900

MULTI FAMILY
MODELS 1409 & 1628

TIMBER RIDGE

4-PLEX#1



SECOND FLOOR PLAN

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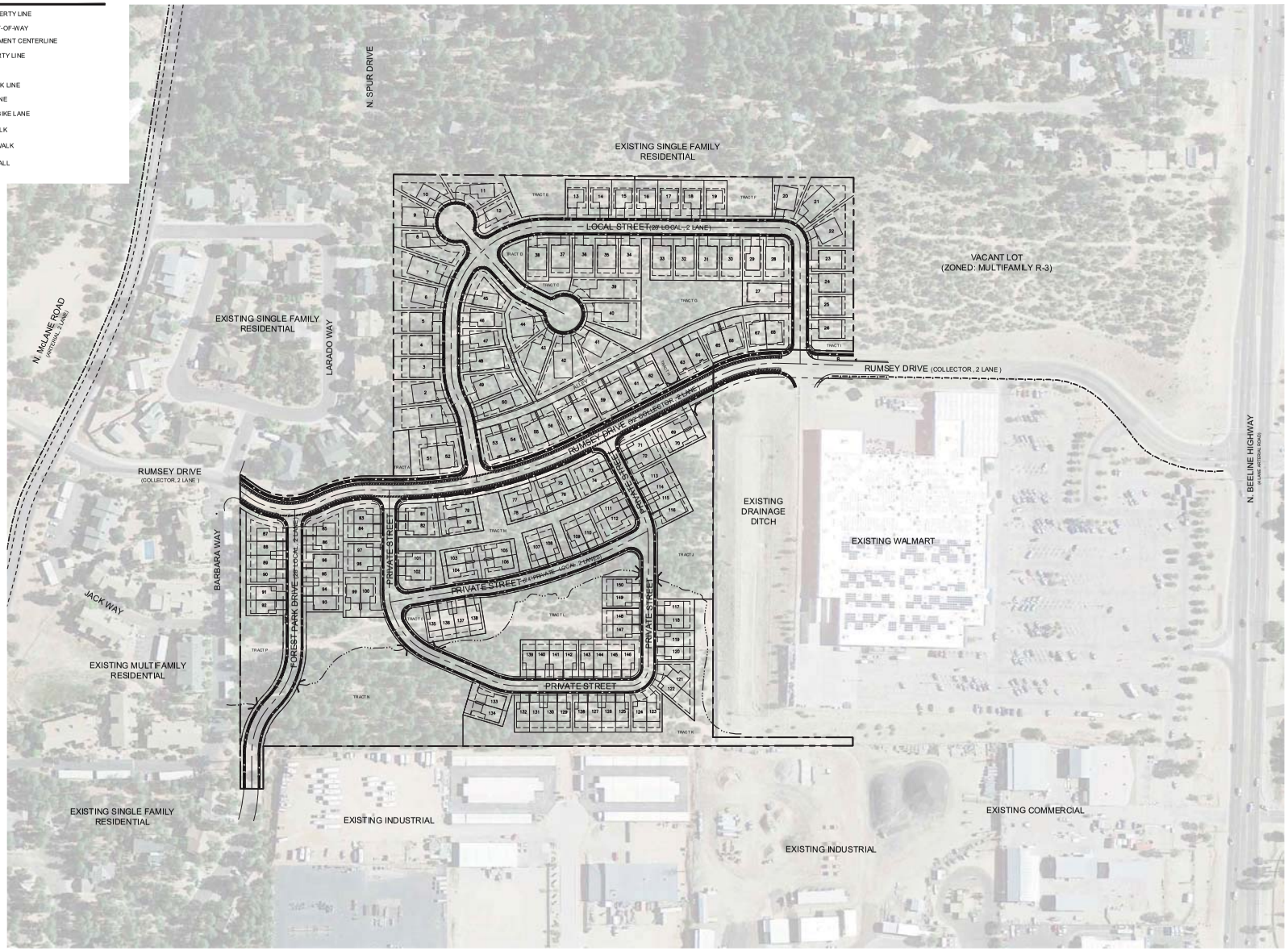
MULTI FAMILY
MODELS 1409 & 1628

TIMBER RIDGE

4-PLEX#1

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PAVEMENT CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING WASH
- BUILDING SETBACK LINE
- EXISTING BIKE LANE
- PROPOSED 5'-5' BIKE LANE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- CULVERT HEADWALL



CIRCULATION AND STREETS EXHIBIT

NORTH

0' 50 100 200

NO.	DATE	BY	Checked & Approved	REASONS
1	5/22/14	TG	BB	PAD SUBMISSION

Southwest Landscape Architect
46054
BRADLEY M. BIELENBERG
Expires 3/31/16

Registered Professional Engineer (Civil)
CERTIFICATE NO. 50202
THOMAS JOSEPH GREEN
Date Signed
ARIZONA, U.S.A.
EXPIRES: 09/30/2015

TIMBER RIDGE
PAYSON, AZ
CIRCULATION AND STREETS EXHIBIT

otak
Hunter/Otak Partner
51 WEST THIRD STREET
TEMPE, AZ 85281
PHONE: (480) 557-0670
FAX: (480) 557-6505

17060A
Project No.
L 1.5
Exhibit No.
Sheet 22 of 33

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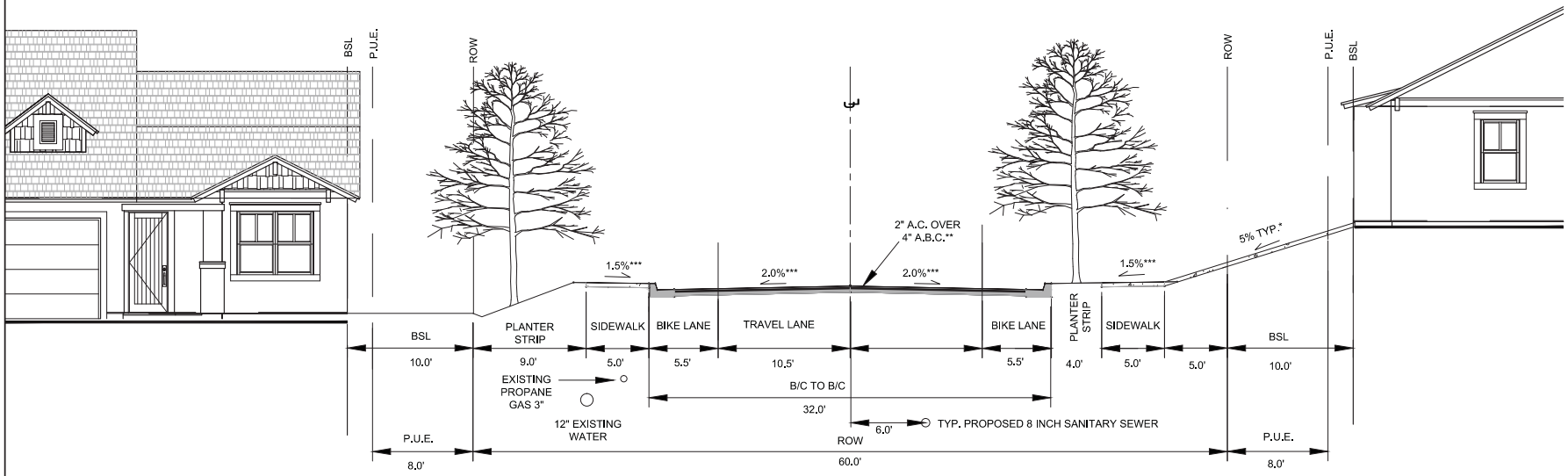
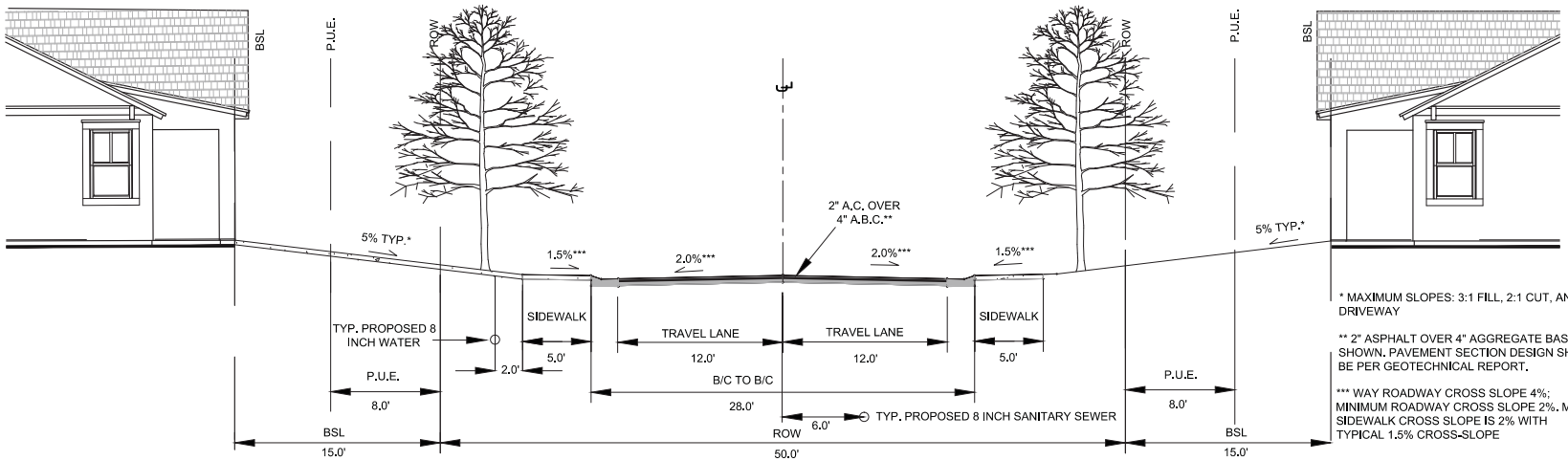
RUMSEY DRIVE



50 FT. PUBLIC ROW



* MAXIMUM SLOPES: 3:1 FILL, 2:1 CUT, AND 12% DRIVEWAY

** 2" ASPHALT OVER 4" AGGREGATE BASE SHOWN. PAVEMENT SECTION DESIGN SHALL BE PER GEOTECHNICAL REPORT.

*** WAY ROADWAY CROSS SLOPE 4%; MINIMUM ROADWAY CROSS SLOPE 2%. MAX SIDEWALK CROSS SLOPE IS 2% WITH TYPICAL 1.5% CROSS-SLOPE

TYPICAL ROADWAY CROSS SECTIONS EXHIBIT

NO.	DATE	BY	REVISIONS	Checked Approved
1	5/22/14	AH	PAD SUBMISSION	TG

Registered Landscape Architect
46054
BRADLEY M. BIBLENBERG
State of Arizona
Expires 3/31/16

Registered Professional Engineer (Civil) CERTIFICATE NO.
50202
THOMAS JOSEPH GREEN
Date Signed
ARIZONA U.S.A.
EXPIRES: 09/30/2015

TIMBER RIDGE
PAYSON, AZ
TYPICAL ROADWAY CROSS SECTIONS EXHIBIT

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17060A
Project No.
L 1.6
Exhibit No.
Sheet 23 of 33

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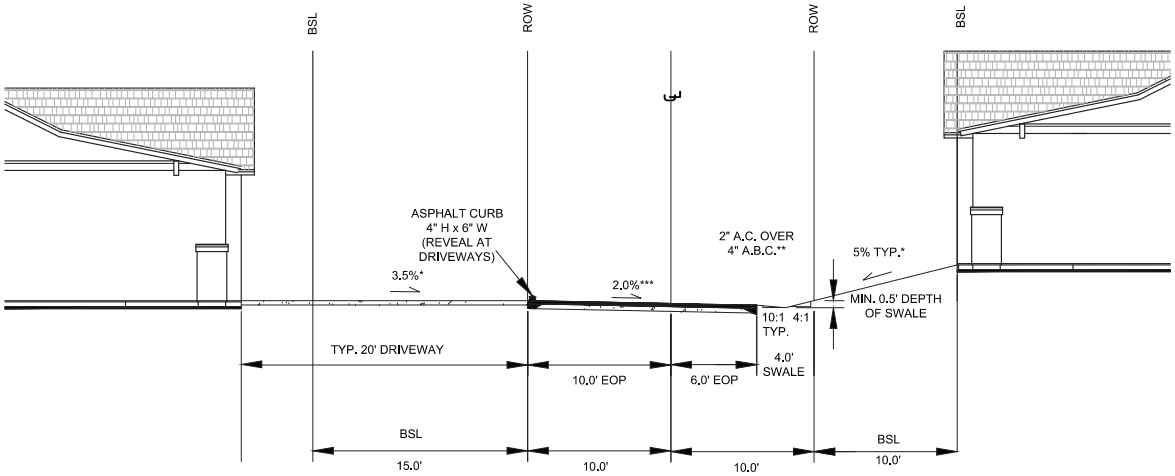
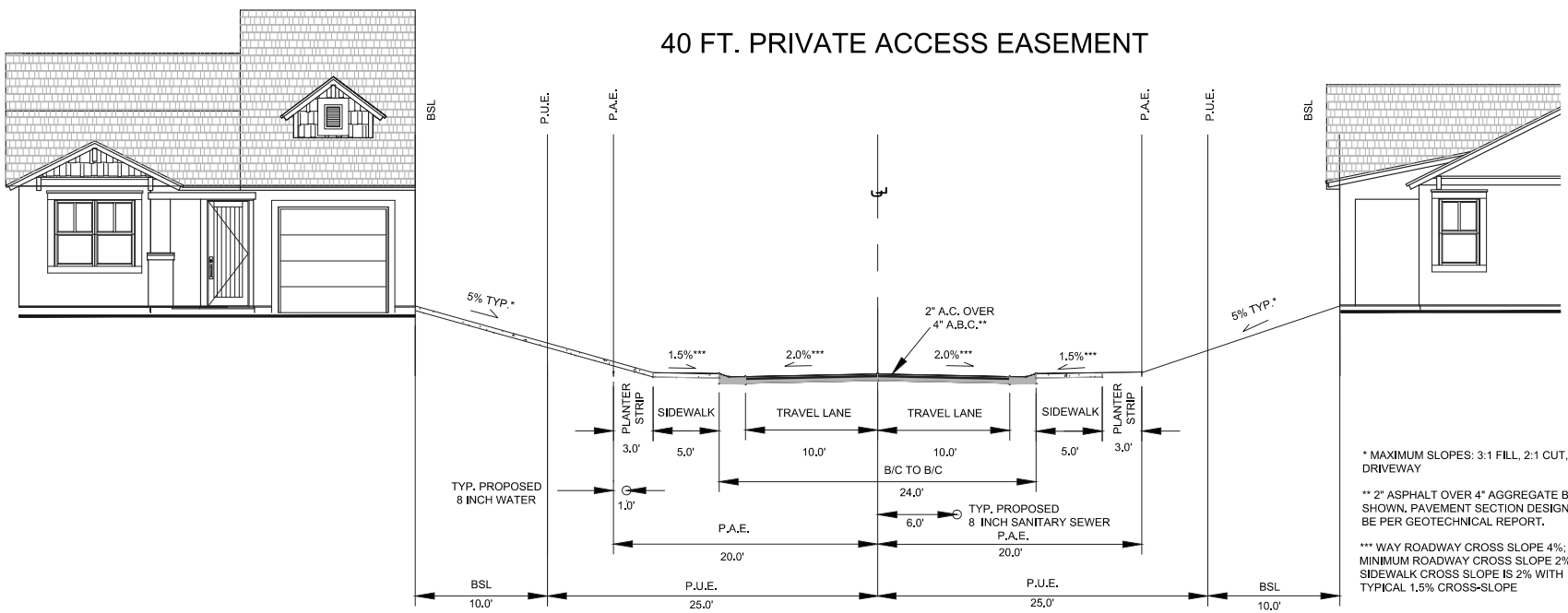
PUBLIC ALLEY WAY



40 FT. PRIVATE ACCESS EASEMENT



* MAXIMUM SLOPES: 3:1 FILL, 2:1 CUT, AND 12% DRIVEWAY

** 2" ASPHALT OVER 4" AGGREGATE BASE SHOWN. PAVEMENT SECTION DESIGN SHALL BE PER GEOTECHNICAL REPORT.

*** WAY ROADWAY CROSS SLOPE 4%; MINIMUM ROADWAY CROSS SLOPE 2%. MAX SIDEWALK CROSS SLOPE IS 2% WITH TYPICAL 1.5% CROSS-SLOPE

TYPICAL ROADWAY CROSS SECTIONS EXHIBIT

NO.	DATE	BY	REVISIONS	Checked Approved
1	5/22/14	AH	PAD SUBMISSION	TG

REGISTERED LANDSCAPE ARCHITECT 46054 BRADLEY M. BIELENBERG Expires 3/31/16

Registered Professional Engineer (Civil) CERTIFICATE NO. 50202 THOMAS JOSEPH GREEN Date Signed ARIZONA U.S.A.

EXPIRES: 09/30/2015

TIMBER RIDGE
PAYSON, AZ
TYPICAL ROADWAY CROSS SECTIONS EXHIBIT

otak
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Project No.
L 1.7
Exhibit No.
Sheet 24 of 33

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PHASING

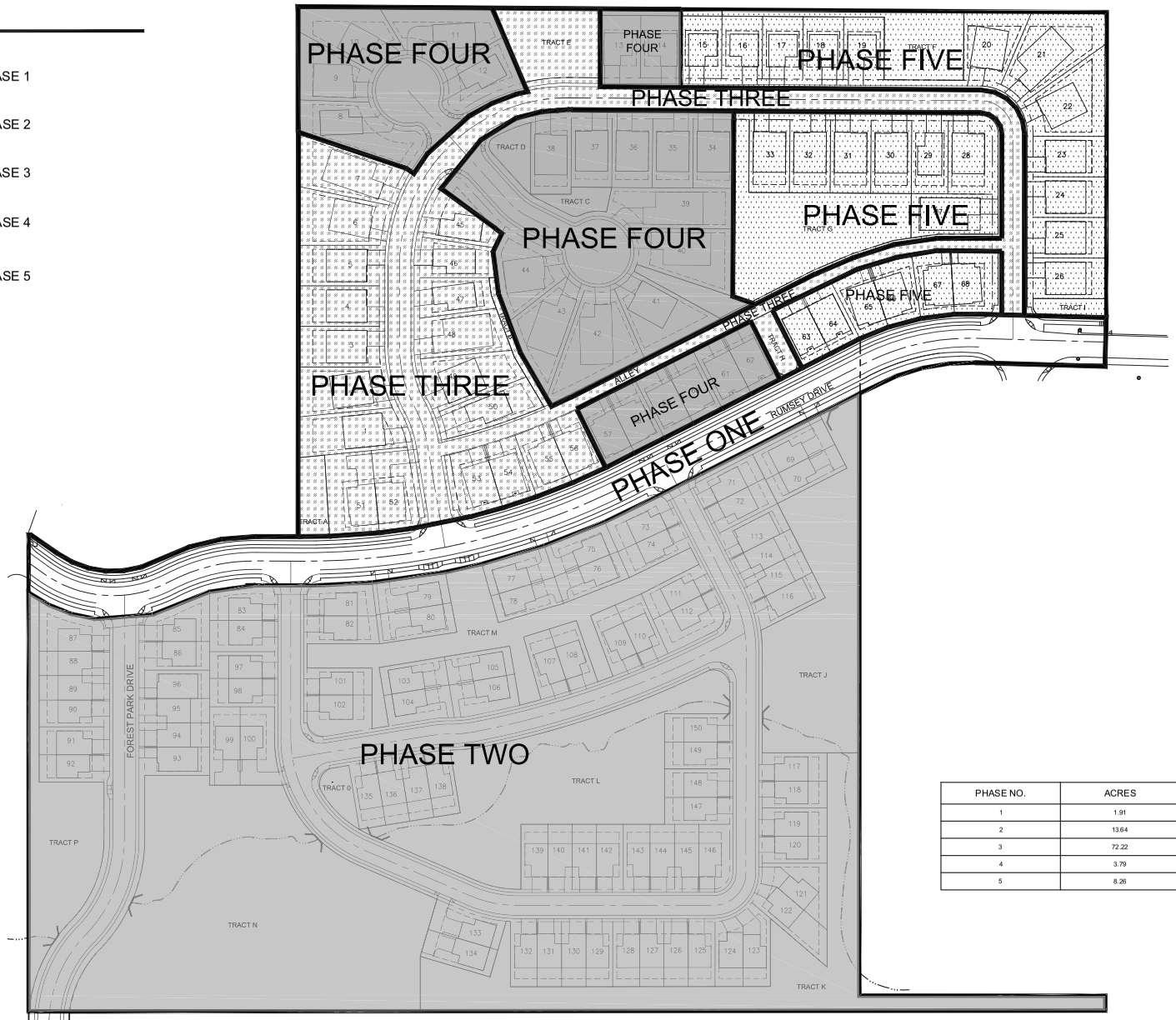
PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5



PHASE NO.	ACRES	NO. OF LOTS
1	1.91	0
2	13.64	82
3	72.22	19
4	3.79	24
5	8.26	25

PHASING PLAN EXHIBIT

NORTH

0' 30 60 120

NO.	DATE	BY	Checked Approved	REVISIONS
1	5/22/14	AH	TG	PAD SUBMISSION

Registered Professional Engineer (Civil) CERTIFICATE NO. 50202 THOMAS JOSEPH GREEN Date Signed ARIZONA, U.S.A.

EXPIRES: 09/30/2015

TIMBER RIDGE
PAYSON, AZ
PHASING PLAN EXHIBIT

otak
Human Ecological Partner
51 WEST THIRD STREET
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PHONE: (480) 557-6670
FAX: (480) 557-6505

17060A
Project No.
Ph 1.0
Exhibit No.
Sheet 25 of 33

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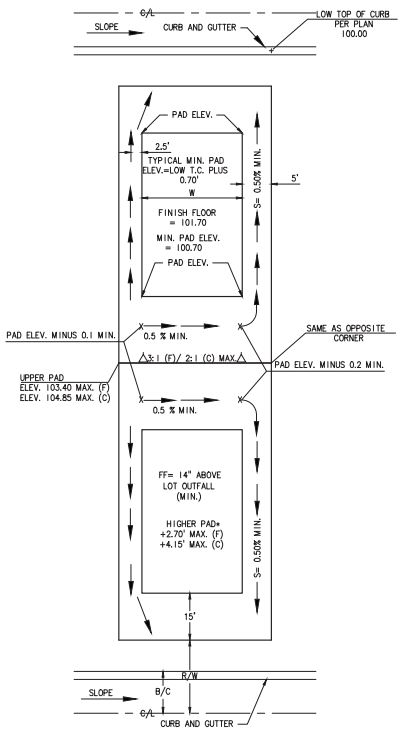
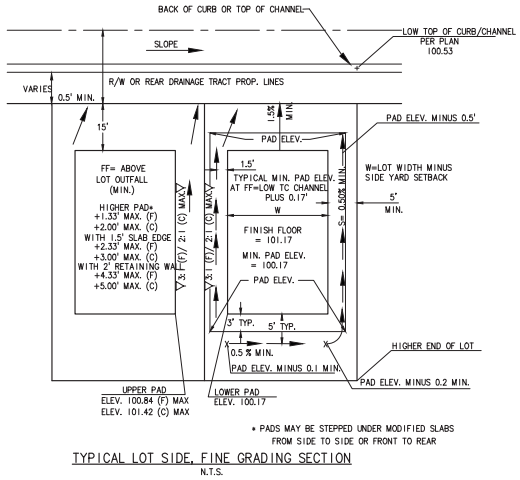


TYPICAL LOT BACK, FINE GRADING SECTION
N.T.S.

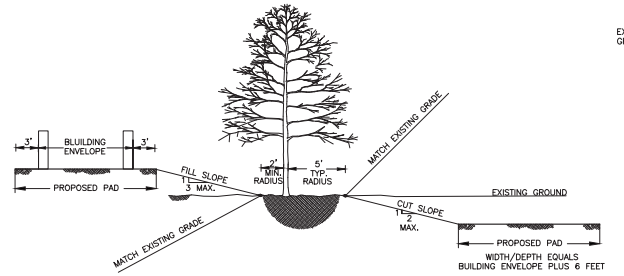
NOTES:

1. LOT DRAINAGE SHALL BE MIN. SLOPE OF 0.5%
2. NO DRAINAGE FROM LOT TO LOT ALLOWED.

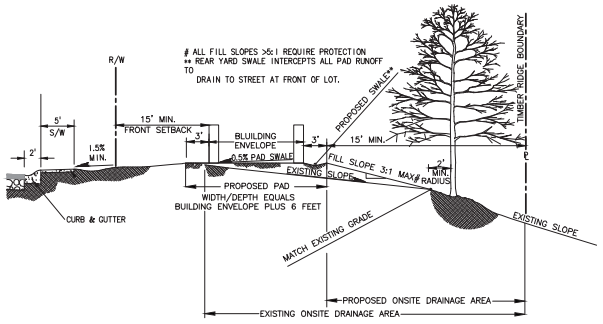


* PADS MAY BE STEPPED UNDER MODIFIED SLABS FROM SIDE TO SIDE OR FRONT TO REAR

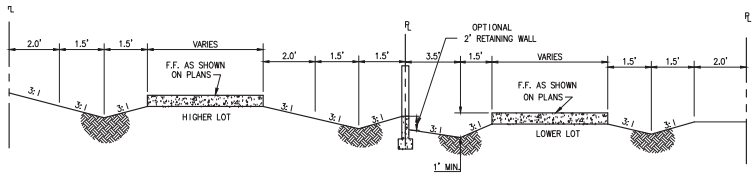
TYPICAL LOT SIDE, FINE GRADING SECTION
N.T.S.



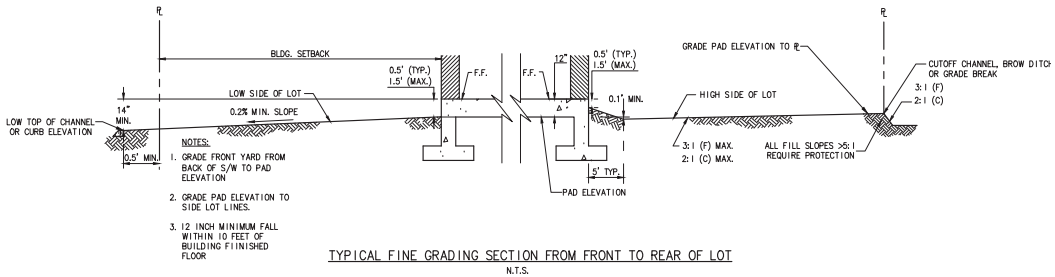
TYPICAL FINE GRADING SECTION FOR TREE PRESERVATION AS SITE CONDITIONS PERMIT
N.T.S.



TYPICAL FINE GRADING SECTION FROM FRONT TO REAR OF LOT WHERE BACKYARD DRAINS TO OFFSITE
N.T.S.



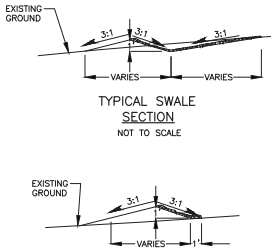
TYPICAL FINE GRADING SECTION THROUGH LOTS
N.T.S.



NOTES:

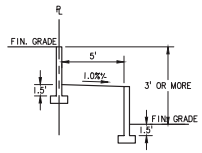
1. GRADE FRONT YARD FROM BACK OF S/W TO PAD ELEVATION
2. GRADE PAD ELEVATION TO SIDE LOT LINES.
3. 12 INCH MINIMUM FALL WITHIN 10 FEET OF BUILDING FINISHED FLOOR

TYPICAL FINE GRADING SECTION FROM FRONT TO REAR OF LOT
N.T.S.

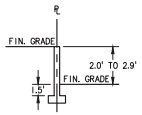


TYPICAL SWALE SECTION
NOT TO SCALE

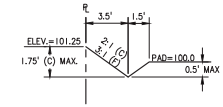
TYPICAL BERM SECTION
NOT TO SCALE



SECTION X-X
TYPICAL DOUBLE RETENTION WALL
N.T.S.



SECTION Y-Y
TYPICAL SINGLE RETENTION WALL
N.T.S.



SECTION Z-Z
TYPICAL GRADE AT PROPERTY LINE
N.T.S.

LEGEND

??.??	TOP OF ROLL CURB ELEVATION
??.??	TOP OF VERTICAL CURB ELEVATION
VG=??.??	PROPOSED VALLEY GUTTER ELEVATION
	PROPOSED GRADE BREAK
	PROPOSED BRASS CAP
1198	EXISTING GROUND CONTOUR
1198	PROPOSED GROUND CONTOUR
	PROPOSED PARCEL LINE
	PROPOSED PAD LIMITS
S = 0.25%	DIRECTION OF FLOW AND SLOPE
	PROPOSED SLOPE
25.4	PROPOSED SPOT ELEVATION
(25.4)	EXISTING SPOT ELEVATION
	PROPOSED HANDICAP ACCESS
	PROPOSED RETAINING WALL
TF=23.5 TW=25.5	
	PROPOSED FIRE HYDRANT MARKER
	PROPOSED CATCH BASIN
	PROPOSED DRIVEWAY/PEDESTRIAN RAMP
	PROPOSED PYRAMAT
	PROPOSED SCUPPER

ABBREVIATIONS

A.B.C.	AGGREGATE BASE COURSE
AC	ASPHALT CONCRETE
B/C	BACK OF CURB
BLDG.	BULDING
BOT	BOTTOM POND ELEVATION
℄	CENTERLINE
CY	CUBIC YARDS
DET.	DETAIL
EA.	EACH
EL	ELEVATION
ELEV.	ELEVATION
EXIST.	EXISTING
FF	FINISHED FLOOR ELEVATION
FT	FEET
HDPE	HIGH DENSITY POLYETHYLENE
HW	HIGH WATER ELEVATION
I.E.	INVERT ELEVATION
LF	LINEAR FEET
LT	LEFT
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MAX.	MAXIMUM
MH	MAN HOLE
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
PAD	BUILDING PAD ELEVATION
℞	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVM'T	PAVEMENT
RT	RIGHT
R/W	RIGHT OF WAY
SF	SQUARE FEET
SPEC.	SPECIFICATION
STD.	STANDARD
STM.	STORM
S/W	SIDEWALK
TC	TOP OF CURB
TF	TOP OF RETAINING WALL FOOTING ELEVATION
TW	TOP OF RETAINING WALL ELEVATION
TYP.	TYPICAL
∀p	VOLUME PROVIDED
∀R	VOLUME REQUIRED
W/O	WITH OUT
F	FILL
C	CUT

TYPICAL PHASE GRADE DETAIL

NO.	DATE	BY	REVISIONS	Checked / Approval
1	5/23/14	TG	PAD SUBMISSION	BB

Registered Professional Engineer (Civil) CERTIFICATE NO. 50202 THOMAS JOSEPH GREEN Date Signed ARIZONA U.S.A.
EXPIRES: 09/30/2015

TIMBER RIDGE
PAYSON, AZ
TYPICAL PHASE GRADE DETAIL

otak
Member/Global Partner
51 WEST THIRD STREET
TEMPE, AZ 85281
PHONE: (480) 557-8670
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17060A
Project No.
Ph 1.1
Exhibit No.
Sheet 26 of 33

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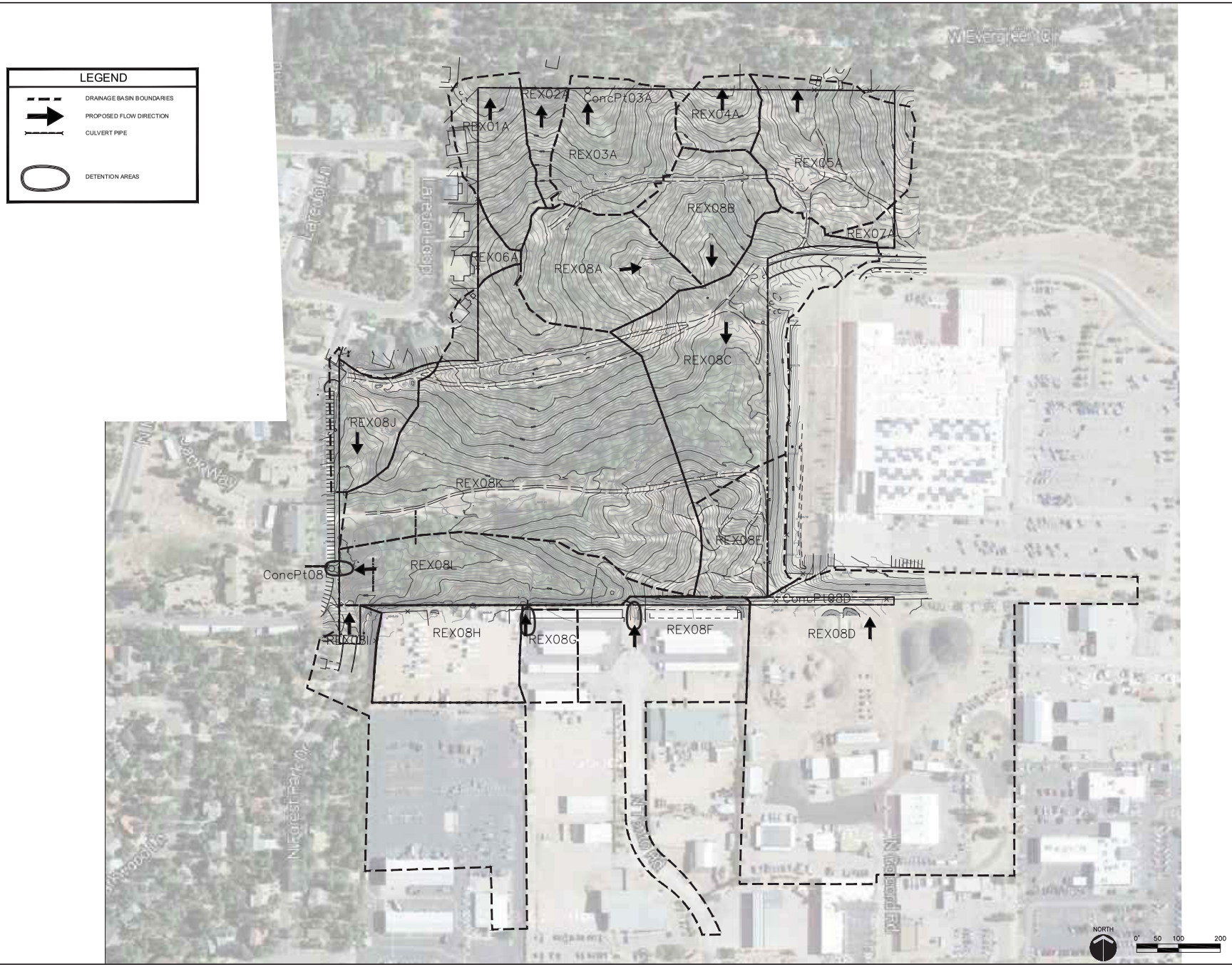

NO.	DATE	BY	REVISIONS
1	5/22/14	TJG	AH	PAD SUBMISSION

Registered Professional Engineer (Civil) CERTIFICATE NO. 50202 THOMAS JOSEPH GREEN Date Signed ARIZONA, U.S.A.

EXPIRES: 09/30/2015

TIMBER RIDGE

PAYSON, AZ

PRELIMINARY SITE PLAN – EXISTING CONDITION SITE DRAINAGE MAP

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Member Global Partner
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TEMPE, AZ 85281
PHONE: (480) 557-8670
FAX: (480) 557-8505

17060A

Project No.

C 1.0

Exhibit No.

Sheet 27 of 33

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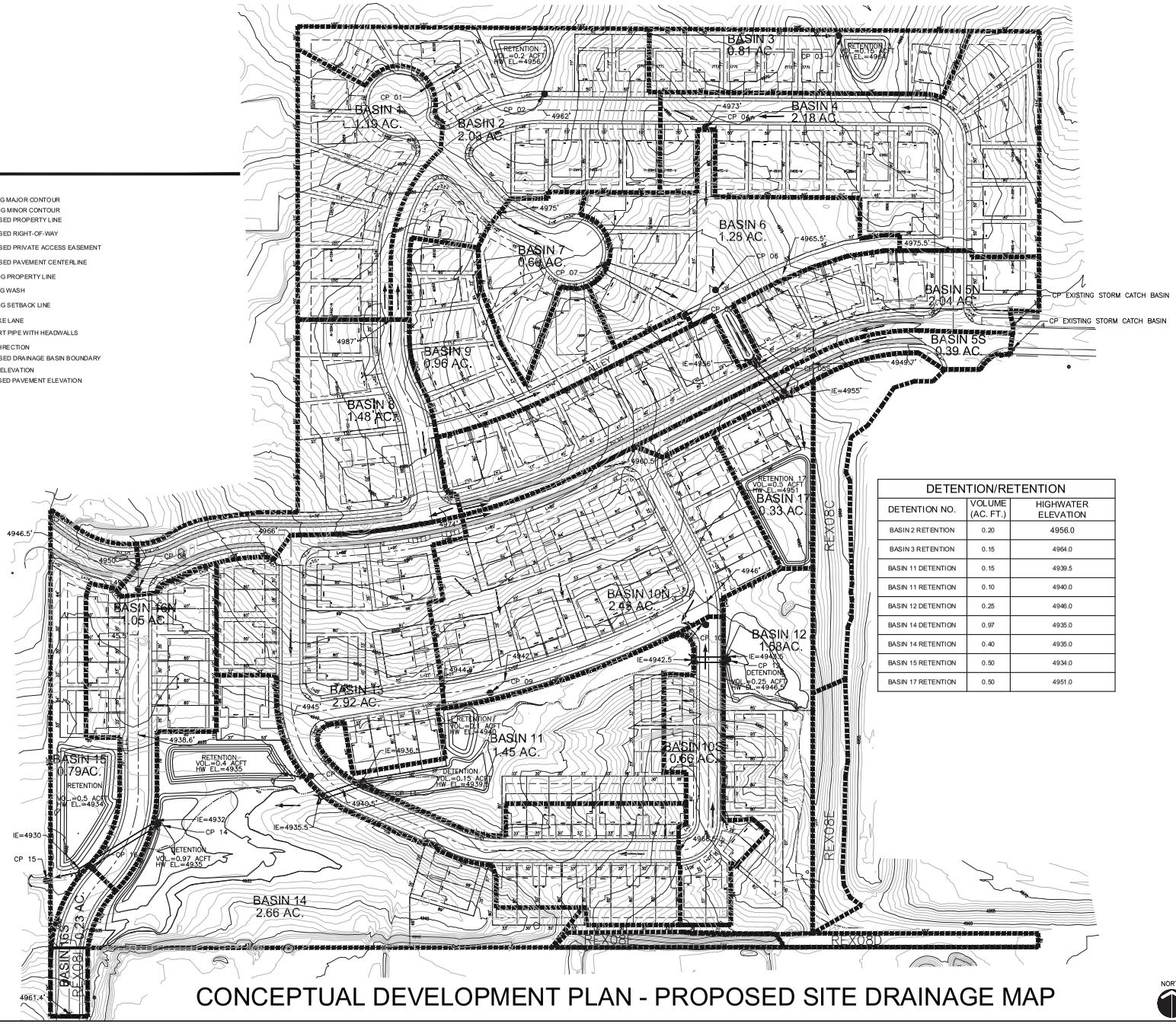
LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PRIVATE ACCESS EASEMENT
- PROPOSED PAVEMENT CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING WASH
- BUILDING SETBACK LINE
- 5'-6" BIKE LANE
- CULVERT PIPE WITH HEADWALLS
- FLOW DIRECTION
- PROPOSED DRAINAGE BASIN BOUNDARY
- IE — INVERT ELEVATION
- 4XXX' — PROPOSED PAVEMENT ELEVATION



DETENTION/RETENTION		
DETENTION NO.	VOLUME (AC. FT.)	HIGHWATER ELEVATION
BASIN 2 RETENTION	0.20	4956.0
BASIN 3 RETENTION	0.15	4964.0
BASIN 11 DETENTION	0.15	4939.5
BASIN 11 RETENTION	0.10	4940.0
BASIN 12 DETENTION	0.25	4946.0
BASIN 14 DETENTION	0.97	4935.0
BASIN 14 RETENTION	0.40	4935.0
BASIN 15 RETENTION	0.50	4934.0
BASIN 17 RETENTION	0.50	4951.0

CONCEPTUAL DEVELOPMENT PLAN - PROPOSED SITE DRAINAGE MAP

NORTH

0' 30 60 120

NO.	DATE	BY	Checked Approved	REVISIONS
1	5/22/14	TJG	BJB	PAD SUBMISSION

Registered Professional Engineer (Civil) CERTIFICATE NO. 50202 THOMAS JOSEPH GREEN Date Signed ARIZONA, U.S.A.

EXPIRES: 09/30/2015

TIMBER RIDGE
PAYSON, AZ
CONCEPTUAL DEVELOPMENT PLAN – PROPOSED SITE DRAINAGE MAP

otak
Hometown Partner
51 WEST THIRD STREET
TEMPE AZ 85281
PHONE: (480) 557-8670
FAX: (480) 557-8505

17060A
Project No.

C 1.1
Exhibit No.

Sheet 28 of 33

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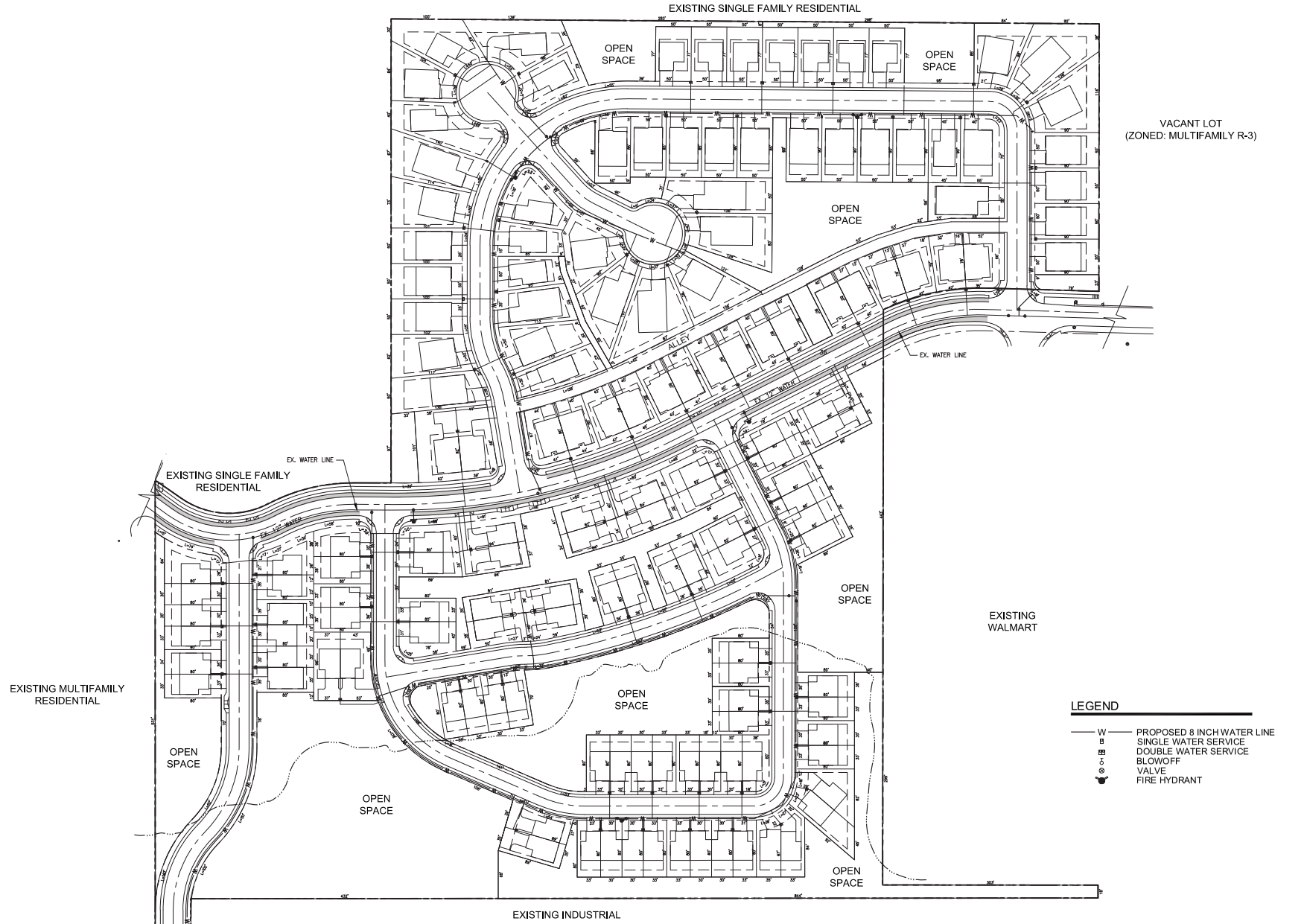
Plotted: May 22, 2014 – 3:32pm dlynch T:\project\17060\17060A\WaterFlow\DRAINAGE REPORT EXHIBITS\PROPOSED DRAINAGE AREA MAP – recover.dwg Layout Name: C1.1



CONCEPTUAL DEVELOPMENT PLAN - PRELIMINARY WATER EXHIBIT

NO.	DATE	BY	REVISIONS	Checked Approved
1	5/22/14	TG	PAD SUBMISSION	BB

Registered Professional Engineer (Civil) CERTIFICATE NO. 50202 THOMAS JOSEPH GREEN Date Signed ARIZONA, U.S.A.

EXPIRES: 09/30/2015

TIMBER RIDGE
PAYSON, AZ
CONCEPTUAL DEVELOPMENT PLAN – PRELIMINARY WATER EXHIBIT

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17060A
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C2.0
Exhibit No.
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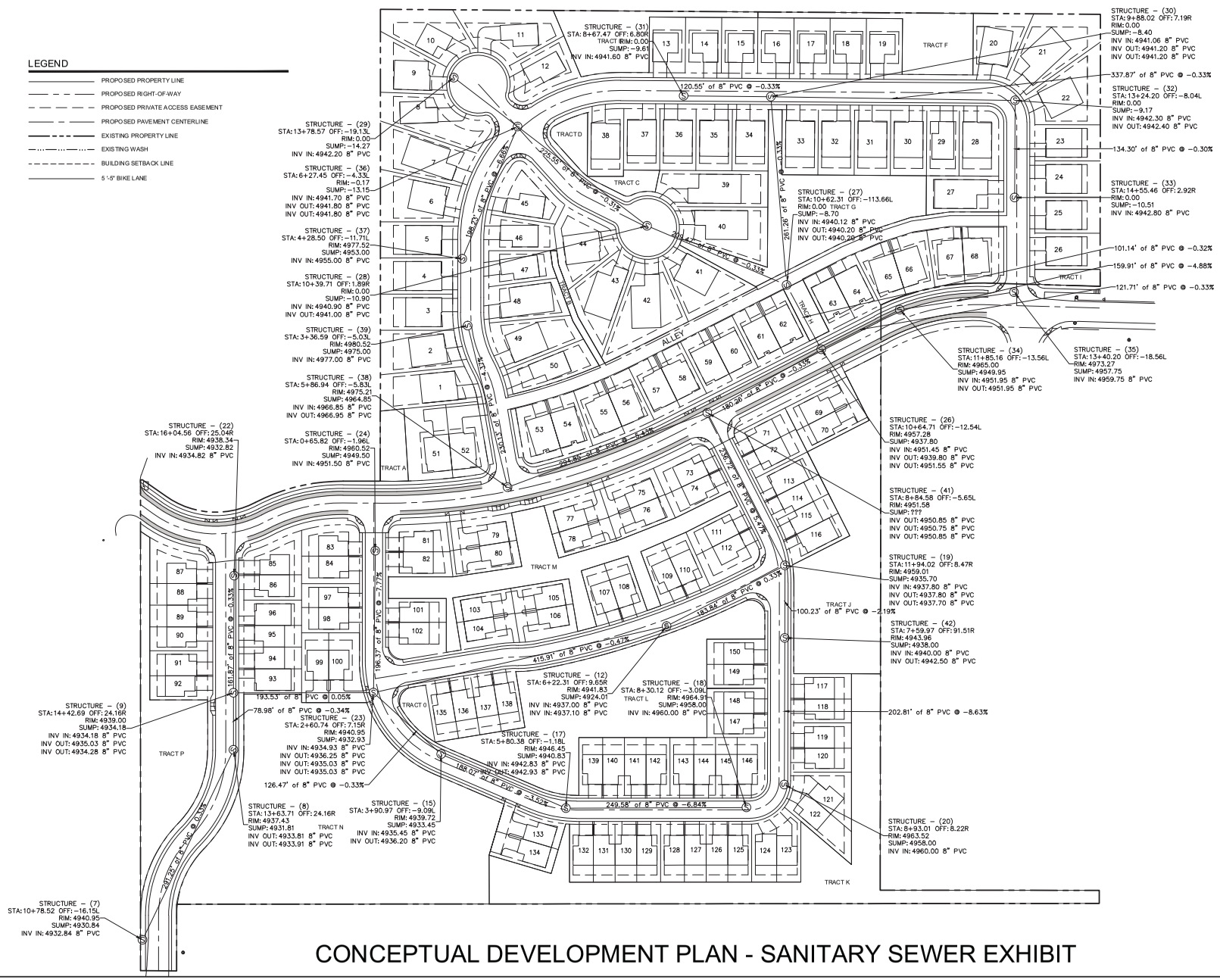

CONCEPTUAL DEVELOPMENT PLAN - SANITARY SEWER EXHIBIT

NO.	DATE	BY	Checked & Approved	REVISIONS
1	5/22/14	TG	BB	PAD SUBMISSION

Registered Professional Engineer (Civil) CERTIFICATE NO. 50202 THOMAS JOSEPH GREEN Date Signed ARIZONA, U.S.A.

EXPIRES: 09/30/2015

TIMBER RIDGE
PAYSON, AZ
CONCEPTUAL DEVELOPMENT PLAN – SANITARY SEWER EXHIBIT

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C 3.0
Exhibit No.
Sheet 30 of 33

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Timber Ridge Planned Area Development

Amendment to Exhibits

Following Planning & Zoning Commission

Public Hearing of June 9, 2014

TIMBER RIDGE
PAYSON, AZ
ILLUSTRATIVE SITE PLAN

otak

Maxwell Otak Partner
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Drawing No.
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COMMUNITY DEVELOPMENT DEPARTMENT

SINGLE FAMILY DETACHED

(50) 5,000 - 13,152 SQ. FT. COTTAGE LOTS
(16) 5,000 - 4,200 SQ. FT. TOWNHOME LOTS

SINGLE FAMILY ATTACHED

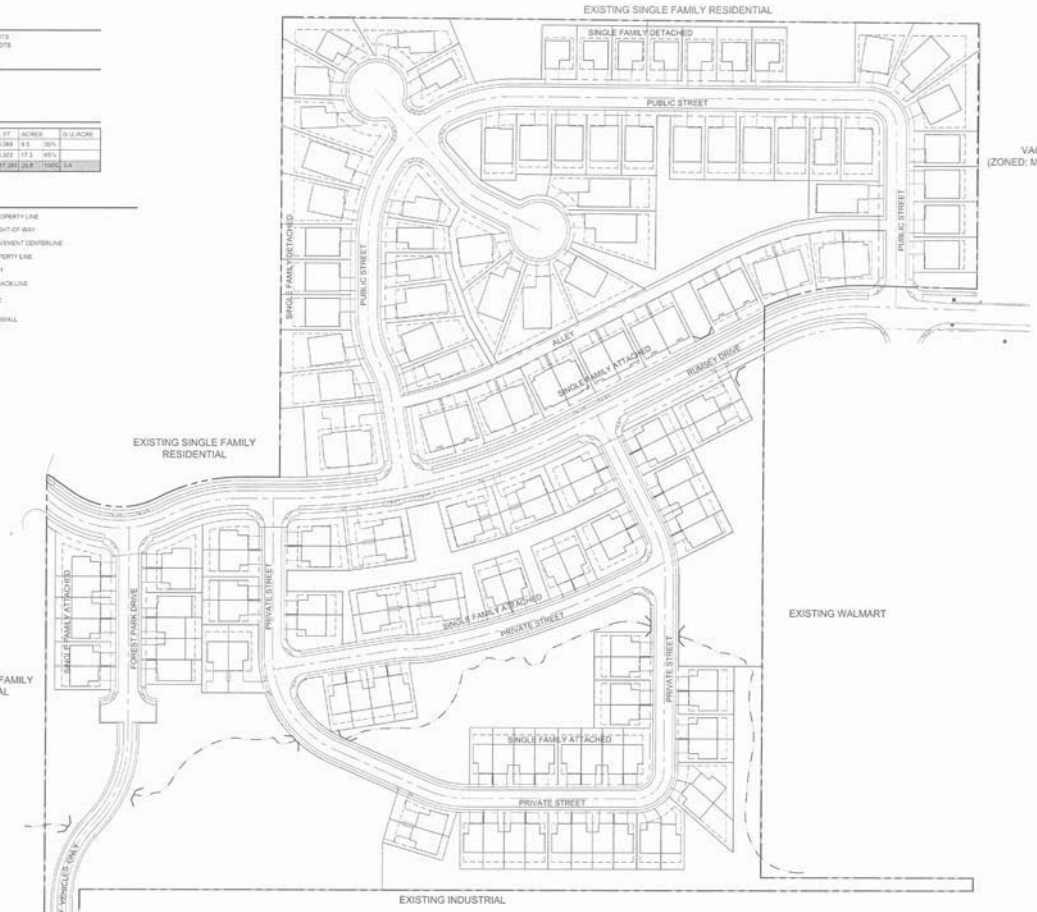
(17) BUILDINGS AT 2 D.U. EACH = 34
(12) BUILDINGS AT 4 D.U. EACH = 48
TOTAL: 166 D.U.

HOUSING TYPE AREAS

	SQ. FT.	ACRES	D.U./ACRE
SINGLE FAMILY DETACHED	414,088	9.5	35%
SINGLE FAMILY ATTACHED	753,303	17.3	65%
ALL HOUSING TYPES TOTAL	1,167,391	26.8	10.0/D.U.

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PAVEMENT CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING WASH
- BUILDING SETBACK LINE
- 5'-6" BIKE LANE
- CULVERT HEADWALL



CONCEPTUAL DEVELOPMENT PLAN EXHIBIT

NORTH

0 30 60 120

TIMBER RIDGE
PAYSON, AZ
CONCEPTUAL DEVELOPMENT PLAN EXHIBIT

otak

Name: Global Partner
17060A
Project No.
L 1.0
Sheet 17 of 33

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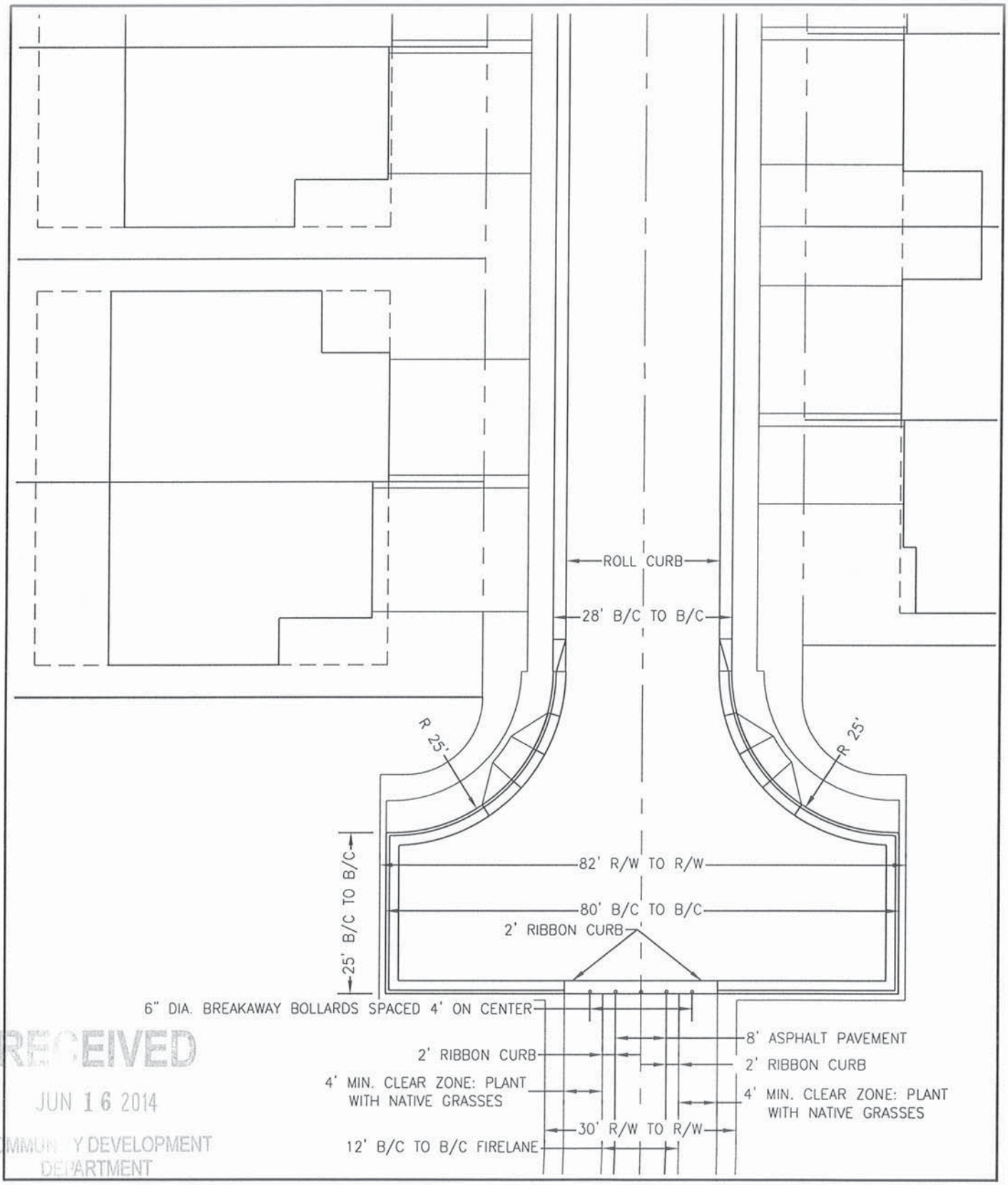

RECEIVED
JUN 16 2014
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TIMBER RIDGE P.A.D. HAMMERHEAD DETAIL

Issue 001	Date JUN. 2014
Title TIMBER RIDGE P.A.D.	Drawn TJG
HAMMERHEAD DETAIL	Scale 1"=20'
Job No. 17060.A001	