

AGENDA



**COUNCIL HEARS PLANNING & ZONING
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, JULY 27, 2005
at 6:30 P.M.**

1. **Call to Order**

As a reminder, if you are carrying a cell phone, pager, computer, two-way radio, or other sound device, we ask that you turn it off at this time to minimize disruption of tonight's meeting.

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Consent Agenda** – All those items listed below may be enacted upon by one motion and approved as consent agenda items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Council requests.

a) **Approval of the Minutes:**

- 1) Special Session – July 13, 2005
- 2) Executive Session – July 13, 2005

b) **Set Next Meeting, Date and Time:**

- 1) Regular Session – August 3, 2005 at 6:30 p.m.
- 2) Work Session – August 10, 2005 at 2:30 p.m.
- 3) Regular Session - August 17, 2005 at 6:30 p.m.
- 4) Council Hears Planning & Zoning – Regular Session – August 24, 2005 at 6:30 p.m.

5. **Call to the Public for Items not on the Agenda.**

6. **Discussion, consideration, and possible acceptance of Azure Street into the Town's road system. Azure Street is located in the Verde Cliffs Subdivision.**

7. **Discussion, consideration, and possible approval of Ordinance 2005-A313, an ordinance of the Town of Camp Verde, Yavapai County, Arizona, changing the zoning from R1L to commercial for 22.4 acres and amending the PAD dated January 2003 for Homestead as shown in Exhibit A for eighteen (18) parcels 404-23-008B, 403-23-008C, 403-23-008F, 403-23-008J, 403-23-010B, 403-23-010D, 403-23-010G, 403-23-010H, 403-23-010J, 403-23-010K, 403-23-010N, 404-19-152D, 404-19-152E, 404-19-152G, 404-19-152L, 404-28-001K, 404-28-001L, and 404-28-001M, consisting of approximately 360 acres to allow the following changes as shown on Exhibit B: 1) Relocation of the Educational Site; 2) Redesign of the Street System including some exceptions to the Street Standards as shown in Exhibit C; 3) Exceptions to the Design Standards as shown in Exhibit D; and 4) Change of name of development to Simonton Ranch. This project is located along State Route 260 and Finnie Flat Road between I-17 and Cliffs Parkway.**

- **Call for STAFF PRESENTATION**
- **Declare PUBLIC HEARING OPEN**
 - a. **Call for APPLICANT'S STATEMENT**
 - b. **Call for COMMENT FROM OTHER PERSONS (either in favor or against)**
 - c. **Call for APPLICANT'S REBUTTAL (if appropriate)**
- **Declare PUBLIC HEARING CLOSED**
- **Call for COUNCIL DISCUSSION**

8. **Discussion, consideration, and possible approval of SRP 2005-02: a request made by Jim Rohr for approval of a site plan for a commercial office complex to be located on parcel 404-30-007 (2.77 acres) and is zoned C2-4.**

9. **Call to the Public for Items not on the Agenda**

There will be no Public Input on the following items:

10. **Advanced Approvals of Town Expenditures**

11. **Manager/Staff Report**

12. **Council Informational Reports** Individual members of the Council may provide brief summaries of current events and activities. These summaries are strictly for informing the public of such events and activities. The Council will have no discussion, consideration, or take action on any such item, except that an individual Council member may request that the item be placed on a future agenda.

13. **Adjournment**

Posted by: *V. Jones*

Date/Time: 7-22-05 11:30 a.m.

Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

**MINUTES
SPECIAL SESSION
MAYOR and COMMON COUNCIL
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
WEDNESDAY, JULY 13, 2005
at 2:30 P.M.**

**Minutes are a summary of the actions taken. They are not verbatim.
Input is placed after Council motion to facilitate future research.
Public input, where appropriate, is heard prior to the motion.**

1. Call to Order

Vice Mayor Baker called the meeting to order at 2:30 p.m., Mayor Gioia arrived at 2:31 p.m.

2. Roll Call

Mayor Gioia, Vice Mayor Baker, Councilors Teague, Hauser, Kovacovich, and Parrish were present; Councilor Smith was absent.

Also Present: Community Development Director Wright, Finance Director Bullard, Parks and Recreation Supervisor Moore, Marshal Smith and recording secretary Virginia Jones.

3. Discussion and consideration of the FY 2005/06 General Fund Operating Budget.

Finance Director Bullard reviewed additions since the last draft, which included Non-Departmental, adding line items for the following: \$200 for Conference room supplies, \$6,000 for Community Survey, \$5,500 for Cardboard Recycling Center, \$57,400 County Flood Control Items, \$10,000 additional Chamber of Commerce and \$10,000 Administrative Car.

Each department budget was reviewed with the following changes made:

- Add Parks & Recreation line item for Summer Program in the amount of \$8,000.
- Reduce Marshal's Office Computer Software Maintenance to \$10,000.
- Add line item under Streets for Traffic Signal Maintenance in the amount of \$12,000.
- Add line item under Streets for Transportation Enhancement in the amount of \$26,000.
- Include \$150,000 encumbrance earmarked for the purchase of Camp Verde Water System.

4. Discussion, consideration, and possible approval of Resolution 2005-657, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting and declaring as a Public Record, that certain document filed with the Town Clerk and entitled "Town of Camp Verde Tentative FY 2005/06 Budget".

On a motion by Hauser, seconded by Teague, Council voted to approve Resolution 2005-657, a Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, adopting and declaring as a Public Record, that certain

STAFF REPORT

Council Meeting of:

July 27, 2005

Title:

Town Acceptance of Azure Street in Verde Cliffs Subdivision

Description Of Item:

Universal Homes is the development company that has made most of the improvements shown on the Final Plat of the Verde Cliffs Subdivision and has been busy building houses throughout this development. There are several property owners scheduled to close on their home within thirty (30) days and the town needs to accept Azure Street in order for that to occur. Attached is the request from the developer to proceed with this action to accept Azure Street as well as reports from the Town's street Department and Town Engineer indicating the status of these improvements and what items are outstanding in order to process this application.

Recommended Council Action:

Staff feels that some agreement or conditions could be stipulated to insure the timely completion of Azure Street improvements, thereby allowing the developer and/or new homeowners the ability to close on the purchase of these recently finished houses.

Attachments:

Yes

Prepared by:

Will Wright

3. Engineer of Records Certification Statement

"In my professional opinion, the construction of (the specific site improvements required for approval) has been completed in substantial conformance with the construction plans and specifications including changes and addendums. My professional opinion is based, in part, upon the completion of certain tests and measurements and/or the review of the results of such tests and measurements completed by others. The rendering of this opinion in no way relieves any other party from meeting requirements imposed by contract, plans, specifications or commonly accepted industry standards.

H. SUBDIVISION ROAD MAINTENANCE

Once the improvements are approved and the surety released, the Council will review the roadways for acceptance into the Town System for Maintenance as per ARS 11-800.01H.



July 20, 2005

Mrs. Nancy Buckel
Senior Planner
Town of Camp Verde
473 South Main Street
Suite 108
Camp Verde, AZ 86322

RE: Completion and acceptance of roadways at Verde Cliffs

Mrs. Buckel,

The roadway improvements at the Verde Cliffs have been paved and are substantially complete. BFH Development will continue to work on behalf of UH Partners to ensure that all roadway improvements are completed (100%), and are accepted by the Town of Camp Verde.

At this time, several homes are under construction and nearing completion on Azure, Hitching Post (between Azure & Simonton) and Six Gun Drive. Therefore, we would like to ask the Town of Camp Verde for a conditional acceptance of these roadway improvements while people move into the community and we finish working on the following issues.

Roadway Issues;

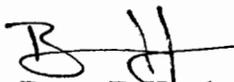
- 1) Install Valley Gutters
- 2) Install Street, No Parking, and Stop Signs
- 3) An Asphalt Seal will be applied in the next 30 days. Another Asphalt Seal will be applied (1-2 years) once most of the homes are built.
- 4) Install Sidewalk Ramps and finish all concrete tie-ins
- 5) Complete all drainage facilities, swales, and rip rap
- 6) Finish the Parkway grading (soil placement behind sidewalk and curbs)
- 7) Refresh all erosion control measures around the subdivision
- 8) WTI (our soils/geotechnical engineer) will prepare a letter that certifies that the road sub grade, ABC, concrete, and paving were installed, tested and built per the plans and specifications.

BFH Development will continue to work with the Town of Camp Verde to finalize all of these roadway issues, as well as any additional concerns the Town may have prior to accepting all of the roadways at Verde Cliffs. Once all of the roadway improvements are accepted, UH Partners will warranty all of the work for one year.

BFH Development will work with the Town to address any and all issues that come from punch lists generated over the next 30-60 days, as well as punch lists generated a year from now.

Thank you for your consideration in these matters.

Sincerely,
BFH DEVELOPMENT CORPORATION

A handwritten signature in black ink, appearing to read 'B F Handy III', written over a horizontal line.

Byron F. Handy III
President

7/19/2005

To: Byron F. Handy III
From: Marvin Buckel, Street Inspector- Town of Camp Verde
Caleb Lanting- AZ Engineering Co
Re: Verde Cliffs Subdivision- Road acceptances

The following is a list of things not yet completed at the Verde Cliffs Subdivision:

- | | | |
|-----|---|---------------|
| 1. | Valley gutters- | Not Installed |
| 2. | Street signs- | " |
| 3. | No Parking signs- | " |
| 4. | Stop signs- | " |
| 5. | Preservative seal on Asphalt- | " |
| 6. | Pedestrian ramps- | " |
| 7. | Sidewalk section on Tract A, Elk Ridge Dr.- | " |
| 8. | Sidewalk drainage structure into Detention Basin
— Tract A, Elk Ridge Dr.- | Not Completed |
| 9. | Outlet section of concrete pipe and Rip Rap for
outlet pipe Detention Basin, Tract A.- | " |
| 10. | No outlet for Detention Basin, Tract C.- | " |
| 11. | Curbs & Sidewalks need to be back filled.- | " |

Test results needed for:

1. Asphalt densities & thickness
2. Cylinder breaks for concrete curbs & sidewalks

As so many elements of the roadways are not in place or completed at this time, I can only recommend acceptance of Azure Drive on a conditional basis.

Also, of great concern:

The BMP's for storm water are no longer in place; the North side of the project in particular is unprotected. No wattles (straw logs) or Silt fences or any stabilization is in place at this time. Work on the perimeter fence (concrete block) along Tract C has been stopped for some time.

The drainage structures on Cliffs Parkway under the Sidewalks are not completed.

The drainage ditch along Cliffs Parkway is not yet established.

Several sidewalk sections on Cliffs Parkway are not completed; "sewer man hole", "drains" etc.

The wear and out fall improvements to Tract D, Detention/Retention Basin are not completed.

A design deficiency noted:

A containment wall and overflow structure are needed at the bottom of Saddle Creek Dr., to control water jumping the curb and prevent erosion of the slope from curb to basin.
"Emergency Outflow"



**ARIZONA
ENGINEERING
COMPANY**

Civil Engineering
Land Surveying

July 19, 2005

Nancy Buckel
Senior Planner
Town of Camp Verde
P.O. Box 710
Camp Verde, AZ 86322

Project Number: 04TOCV01
Project Name: Verde Cliffs Subdivision

Dear Nancy,

On Friday, July 15, 2005 Marvin Buckel and I conducted a walk through of the Verde Cliffs Subdivision per the developer's request. Construction of the infrastructure within the Verde Cliffs Subdivision has not been completed to a point that the Town should accept all the streets. In addition, the developer is deficient in the implementation of their Storm Water Pollution Prevention Plan (SWPPP). Best Management Practices (BMP's) should be reinstalled in locations where they have been damaged or no longer serve their intended function. These should be installed before the next rain. In particular the slope on the north side of the subdivision needs straw wattles installed perpendicular to the slope. A deficient SWPPP could result in a \$10,000 per day fine from ADEQ, or the contractor could be ordered to stop construction until BMP's are installed. BMP's should remain in place until the slopes are stabilized by vegetation growth.

The following compromise has been proposed so that the developer can begin selling some of the houses along Azure Drive: the Town could accept Azure Drive into the street system with the condition that the contractor complete the items listed below prior to acceptance.

The following items should be completed prior to the Town's of acceptance of Azure Drive:

- Valley Gutters along Azure Drive should be complete and in-place.
- Sidewalk ramps along Azure Drive should be installed.
- Backfill behind curbs along Azure Drive.
- Developer shall provide AC density tests for the entire subdivision.
- Developer shall provide Concrete cylinder tests for the entire subdivision.
- All signage must be installed along Azure Drive.
- Landscaping should be completed on houses that are sold.

In addition to the above items required for approval of Azure Drive a list of items which should be completed prior to full acceptance of all streets within the subdivision has been provided below. The list below is not necessarily a complete list; additional requirements may be added as construction progresses. In addition to complying with the requirements listed below the

DATE: July 7, 2005

TO: Members of the Camp Verde P&Z Commission and Town Council

THROUGH: Bill Lee, Town Manager

FROM: Will Wright, Community Development Director

SUBJECT: Scott Simonton Request to Amend the Planned Area Development (PAD) Designation of the Homestead PAD for Simonton Ranch

The Council met on July 6th to discuss the request for zoning map changes to the Simonton Ranch development (formally known as the Homestead at Camp Verde offered by Harvard), which consists of eighteen (18) parcels and comprises approximately 360 acres. Mr. Simonton's request for the 6th was to remove the Planned Area Development (PAD) zoning overlay and place hard zoning onto these parcels to proceed with his development plans. In addition, he was also requesting that the variances to both zoning regulations (i.e., lot size, setbacks, lot coverage) as well as to the town's subdivision regulations (street and sidewalk standards) be approved by the Council.

Mr. Brad Woodford the Town Attorney, however, indicated that the Planning & Zoning Code does not grant the Town Council authority to adopt variances to the zoning regulations, except under the provision of the PAD zoning designation and/or through the Board of Adjustments and Appeals. The Council is able to adopt exceptions to the subdivision regulations during both the review of a site plan and/or during the platting process, which are brought before the Commission for consideration and for Council action.

Mr. Simonton's latest request is to amend the PAD and underlying zoning for the Simonton Ranch development, which would provide the Council the opportunity (authority) to grant variances to both the zoning and subdivision regulations. The Town Code does provide for amendments to a PAD in Section 109P.7, which states "the following procedure shall be followed for any amendment to a Planned Area Development (PAD)...." Further, this section states in paragraphs a and b 1 "A PAD applicant or his successors in interest may file a request for ... amendment with the Planning and Zoning Department." Mr. Simonton's request to amend the PAD consists of the following changes, namely: 1) allow the clustering of the educational site and open space areas within the PAD; 2) permit the redesign of the roadway system that will serve the transportation needs for the developments in this PAD; and 3) change the boundaries of the underlying zones approved in the Homestead PAD.

It is important to point out that the Town Council approved Harvard's PAD with underlying zoning and a street system in April, 1999 through Ordinance 99A141. This PAD was amended several times through the years with the last amendment occurring in January of 2003. I have attached a copy of the last approved map of Harvard's PAD for the Homestead development, including the land summary key that shows the boundaries for the various uses for this proposed development. A couple of things are worth noting as you look at this map, which shows the Council's willingness to work cooperatively with Harvard on this development that is so important to Camp Verde due to its size and central location in the community.

First, a review of the Land Use Summary key indicates that the maximum of 800 residential units as well as a maximum of 300 multi-family units are described. It is worth noting, the density designations for both the R1L and R2 development units are not shown, thereby allowing for some clustering and/or flexibility when the phased in subdivisions are brought to the town for review and approval. Staff as well as members of the P&Z Commission and the Council would, of course, have some oversight with the development of each phase as they would be presented with the subdivision plat reviews. Secondly, this map shows that many of the approximately eighteen (18) development units were given conditional or backup zoning in addition to the primary underlying zone. For example, development units 8, 9, 11, 13 and 14 all include the statement underneath the adopted primary zone of "w/C-2 option", while units 12, 16 and 18 as well as a couple of the Open Space archeology sites and the school site allows the possibility of a residential use with R1L zoning.

Mr. Simonton's map, which he included as an exhibit in his application to amend the PAD, shows the changes to the PAD he is proposing. His intent is to modify very little, essentially maintaining the same considerations, including the changes or exceptions to the zoning and subdivision regulations provided in a table in this application and compares it with those approved with the Harvard Homestead Development. The minor changes to the Harvard PAD also include the following:

- 1) Maintain the same number of residential units (1,100) approved by the Council with Harvard's PAD on approximately the same acreage;
- 2) Modify the amount of commercial acreage from 50.6 acres shown on the Harvard PAD to about 73 acres "... in response to the town's request for commercial along Finnie Flat Road". It is worth noting that Harvard actually had closer to 82 acres of commercial when you add in those properties given the option to have a commercial use as discussed above;
- 3) Permit Mr. Simonton to move the educational site to another area to alleviate potential concerns with the currently designated site, such as expansive soils and proximity to Bashas that sells alcohol, while providing other potential educational opportunities with the adjacent archeological site;
- 4) Change the street system as shown that provides more points of ingress and egress into this master planned development due to the limitations associated with crossing the major washes that bisect this property. Mr. Simonton does not want to cross any of these washes for a variety of regulatory reasons. Since this site has a lot of frontage property along both State Route 260 and Finnie Flat Road, staff did not have any concerns related to the new street system design. A copy, however, of this design has been forwarded to the Marshal's Office, Fire District and the Street Department for their consideration and comments; and
- 5) Exhibit A shows the exceptions being requested by Mr. Simonton and compares them to those that were approved for the Harvard development. A close review of these exceptions indicates that Scott is asking only for similar considerations that were granted to Harvard, which allow him to put in the type of product his builders feel will better fit today's market.

After careful review of what Council had approved for Harvard with the Homestead Development, staff feels comfortable that this request to amend the PAD for the Simonton Ranch development is consistent with the vast majority of what had been proposed and approved for Harvard. For this reasons, staff would recommend approval of these amendments to the master-planned development of Simonton Ranch.

Memo

To: Nancy Buckel, Senior Planner
From: Marvin Buckel, Street Inspector
Date: July 21st, 2005
Re: Simonton Ranch Proposed Street Sections

Proposed Section "A", Local Residential Street with Median:

Comments: This road section travels through a commercial area and should have sidewalks to move pedestrians safely in and out of the neighborhood. The proposed residential area it connects with, has a sidewalk as proposed, connectivity should be maintained. As this section is not wide enough to allow parking, it should be so signed. Camp Verde Standard CV-500 would label this road a residential collector, needing two 4' sidewalks or one 6' sidewalk, CV Section 506.

Proposed Section "B", Local Residential Street:

Comments: Within the residential area this street may work. However, sidewalks are required per CV section 506 and again the road will not allow on Street parking and should be signed as such. A portion of this street is a collector and passes through a commercial area. This portion should be changed to a residential collector road & built as such with no on Street Parking.

Proposed Section "C", Local Collector Street:

Comments: Town Standards CV-506 would require sidewalks on both sides of the street or one 6' sidewalk; this collector connects 3 neighborhoods and should have adequate pedestrian facilities. On street parking, should be signed "No Parking" due to street function and width.

Proposed Section "D", Local Residential Street with Median:

Comments: This proposed street has no sidewalk system. This section also is actually a collector road, moving vehicles & pedestrians through a proposed commercial area to Finnie Flat Rd, as such it must carry neighborhood volumes of vehicles & pedestrians. No street parking is possible with this section.

Proposed Section "E", Local Street:

Comments: This section has no curbs or sidewalks as required by CV-506. The two Asphalt walkways if accepted should be constructed with the same Base section and Asphalt Section as the Street to allow driveways to connect with the road and not cause failures and to enhance the length of life of the road system and reduce related maintenance. Again, no on Street Parking is possible with this section.

Proposed Section "F" Local Street:

Comments: Town Standards CV-506 requires sidewalks on both sides of the street or one 6' sidewalk and a 4" ABC shoulder. No on Street Parking is again possible with this section and should be signed as such, to facilitate Emergency Services. Also, at least one of these roads is actually a collector and should be constructed as such.

Generally, none of these sections address any road drainage issues or shoulder build up in the absence of sidewalks as required by CV Section 502 Design STD's

The road sections have no surfacing details or ABC details and do not reflect CV 506 sidewalk details. All of these road sections will need to provide for a concentrated population and should have adequate pedestrian facilities and provision for Emergency Services in and out of the neighborhoods and to the commercial areas. A more detailed plan would be helpful.

Thank you,



Marvin Buckel

Street Inspector



ORDINANCE 2005 A313

AN ORDINANCE OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, CHANGING THE ZONING FROM R1L TO COMMERCIAL FOR 22.4 ACRES AND AMENDING THE PAD DATED JANUARY 2003 FOR HOMESTEAD AS SHOWN IN EXHIBIT 'A' FOR EIGHTEEN (18) PARCELS 404-23-008B, 403-23-008C, 403-23-008F, 403-23-008J, 403-23-010B, 403-23-010D, 403-23-010G, 403-23-010H, 403-23-010J, 403-23-010K, 403-23-010N, 404-19-152D, 404-19-152E, 404-19-152G, 404-19-152L, 404-28-001K, 404-28-001L, AND 404-28-001M, CONSISTING OF APPROXIMATELY 360 ACRES TO ALLOW THE FOLLOWING CHANGES AS SHOWN ON EXHIBIT 'B':

1. RELOCATION OF THE EDUCATIONAL SITE.
2. REDESIGN OF THE STREET SYSTEM INCLUDING SOME EXCEPTIONS TO THE STREET STANDARDS AS SHOWN IN EXHIBIT 'C'.
3. EXCEPTIONS TO THE DESIGN STANDARDS AS SHOWN IN EXHIBIT 'D'.
4. CHANGE OF NAME OF DEVELOPMENT TO SIMONTON RANCH. THIS PROJECT IS LOCATED ALONG STATE ROUTE 260 AND FINNIE FLAT ROAD BETWEEN I-17 AND CLIFFS PARKWAY.

WHEREAS, the Town of Camp Verde adopted the Planning and Zoning Ordinance in Ordinance 87 A23, approved July 9, 1987 and,

WHEREAS, Section 113 of the Planning and Zoning Ordinance allows for the amendment, supplement or change of zoning boundaries or zoning text regulations of the Planning and Zoning Ordinance by the Town Council and,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

Section 1:

I The Town Council hereby finds as follows:

- A. A request for **AMENDMENT TO A PAD 2005-01 and ZONING MAP CHANGE 2005-16 for 22.4 acres** was filed by Scott Simonton – Camp Verde Homestead, LLC and Verde River Properties, LLC for the purpose

of changing the PAD dated January 2003 as shown in Exhibit 'A' to the PAD as shown in Exhibit 'B'

- B. This request for Zoning Map Change and amendment to the PAD was reviewed by the Planning Commission on **July 26, 2005** in public hearing that was advertised and posted according to state law and by the Town Council on **July 27, 2005**.
- C. The proposed use will not constitute a threat to the health, safety, welfare or convenience to the general public and should be approved.

II. **Zoning Map Change 2005-16 as depicted on Exhibit B** is approved, based on the following findings and with the following exceptions and requirements:

- A. The amended Zones and PAD will not injure the public health safety, or welfare of the general public.
- B. The property is shown on Town's General Plan Land Use Map as Commercial/High Density Residential/Open Space; therefore, the proposed zoning map change is consistent with State Planning Law and the requirements of the Camp Verde Zoning Ordinance.
- C. Water will be provided by connection to Camp Verde Water System.
- D. The residential design standards lot width, setbacks and lot coverage standards are set as described in attached **Exhibit 'D'**.
- E. Project parcels 12-14 (larger lots, upscale area, more country feel) will have tree lined streets with 28' asphalt plus 3' striped walking path each side, thickened asphalt edges and no curb, gutter or sidewalk. See 'F' on **Exhibit 'C'** for all street cross sections.
- F. Project parcels 15, 17, 18, and 19 to have 4' sidewalk on one side only with a 28' roadway with two 14' lanes. See 'B' on **Exhibit 'C'** for all street cross sections.
- G. Project parcels 17 and 20 entrance roads are to be divided 20' lanes with a 10' median. Parcel 17 to have 10' PUE's on each side of the roadway. Parcel 20 to have 10' PUE only on one side of the roadway. The divided entrances will provide both primary and secondary access. See 'A' on **Exhibit 'C'** for all street cross sections.
- H. Parcels 16 and 17 (apartment or higher density cluster housing area) will have 40' ROW. See 'F' on **Exhibit 'C'** for all street cross sections.
- I. Roll curbs will be used where feasible and vertical curb only where needed to carry water. See **Exhibit 'C'** for all street cross sections.

Section 2. All ordinances or parts of ordinances adopted by the Town of Camp Verde in conflict with the provisions of this ordinance or any part of the code adopted, are hereby repealed, effective as of the effective date of this ordinance.

Section 3. This ordinance is effective upon completion of publication and any posting as required by law.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by a majority vote of the Town Council in an open meeting by the Town Council, Town of Camp Verde, Arizona, on the 27th day of July 2005, to be effective when publication and posting, pursuant to ARS 9-813, is completed.

Approved: _____
Tony Gioia, Mayor

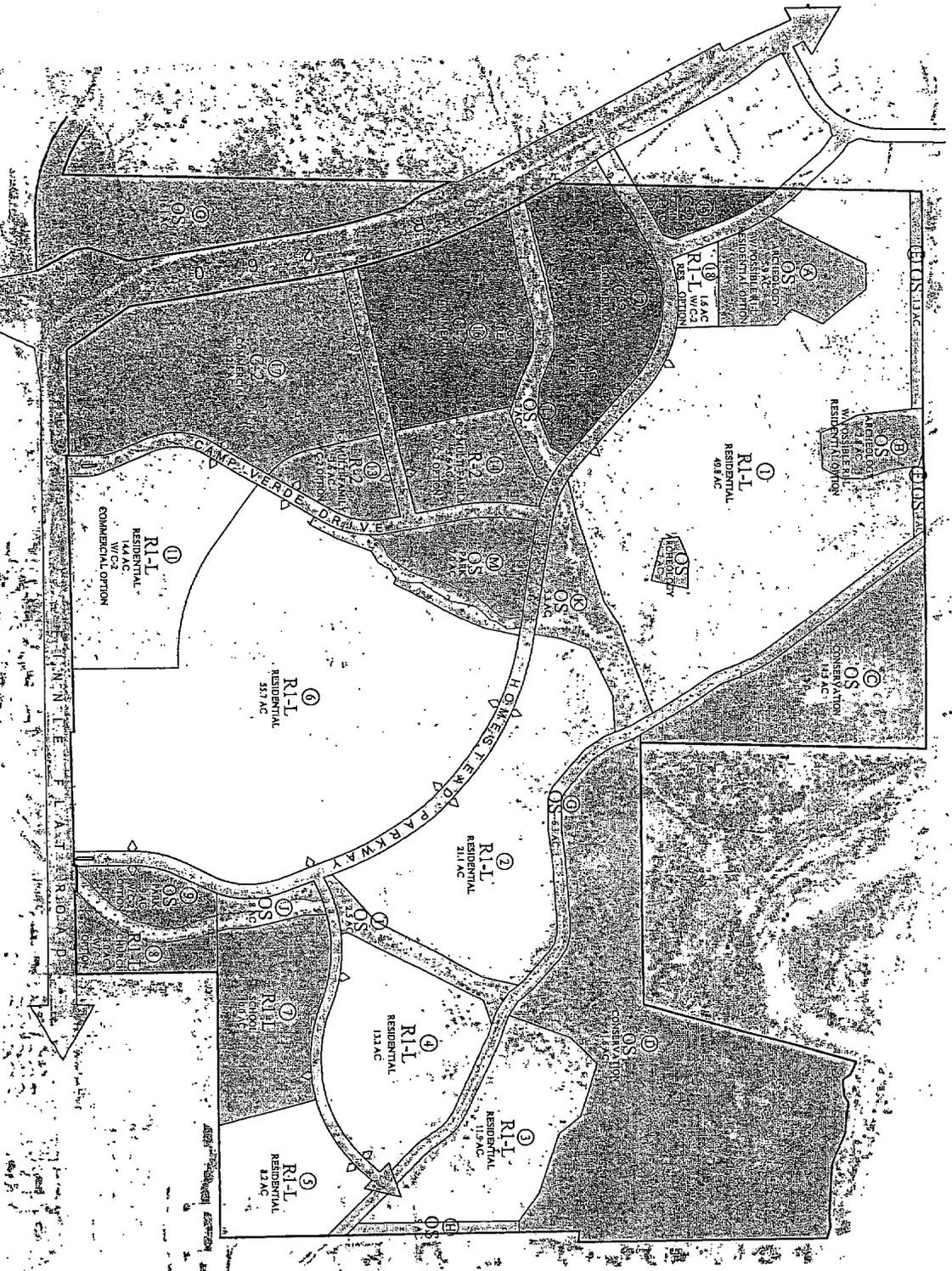
Date: _____

Attest: _____
Deborah Barber, Town Clerk

Approved as to form:

Town Attorney

EXHIBIT 'A'



Land Use Summary

Use	Acres	%	DU/acre
R-1-L (Residential)	175.9*	42.1%	12 maximum
*Includes 16.0 acres possible C-2 Commercial Densities within the R-1-L use areas may range in density from PAD-1 to PAD-12 Maximum Residential Units: 800 Units			
R-2 (Multi-family)	9.2	2.4%	18 maximum
*Includes 9.2 acres possible C-2 Commercial Maximum Multi-family Units: 300 Units			
R-1-L (Church Site)	3.0*	0.8%	
*Includes 3.0 acres possible C-2 Commercial			
R-1-L (School Site)	10.0	2.6%	
C-2 (Commercial)	30.6*	17.5%	
*Includes 6.5 acres possible R-1-L Residential Includes 6.3 acres possible R-2 Multi-family			
OS (Open Space/ Parks/Conservation/ Archeology)	114.2*	30.1%	
*Includes 2.9 acres possible C-2 Commercial			
Inerior Backbone Arterial Streets	17.2	4.5%	
PROJECT TOTAL	380.1	100.0%	
PARCEL ACCESS	◇		
LOCATION			

NOTE:
Due to the conceptual nature of this land use diagram, all calculations and area takeoffs are approximate and may change prior to final town approval.

Parcels A and B may be mitigated and developed as R-1-L Residential.

Design is conceptual in nature only. Final design sizes, classifications, and locations may change prior to the filing of the preliminary plat and acceptance by the Town of Camp Verde.

At the time of subdivision, Tract G is designed as C-2 (Commercial)/ OS (Open Space). It is assumed that at the time of the preliminary plat, the tract shall be designated OS (Open Space).

As the design of the proposed land use plan is conceptual and based on preliminary site findings, the actual amount of open space may decrease upon closer investigation of site conditions and constraints.

In order to achieve access to the project from Highway 280, an easement will need to be granted by the responsible parties prior to construction of the roadway.

C-2 areas designated on the Land Use Plan as "Commercial w/ R-1-L Residential Option" and "Commercial w/ R-2 Multi-Family Option" are zoned Commercial under the condition that they may revert to R-1-L Residential or R-2 Multi-Family at Developer's option after the passage of 18 months from the beginning of construction of the project's first residential subdivision.

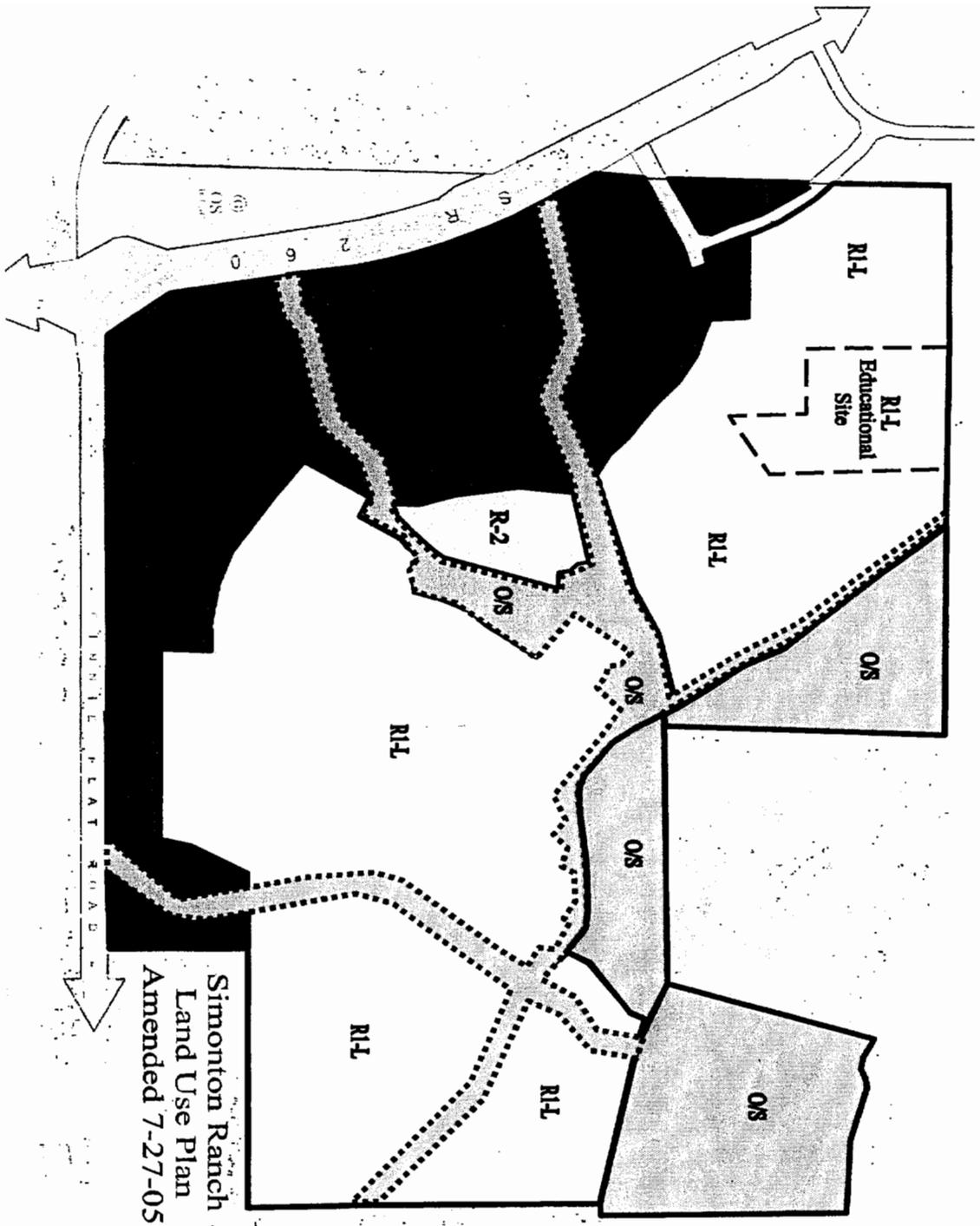


W	R	G
1	2	3
4	5	6
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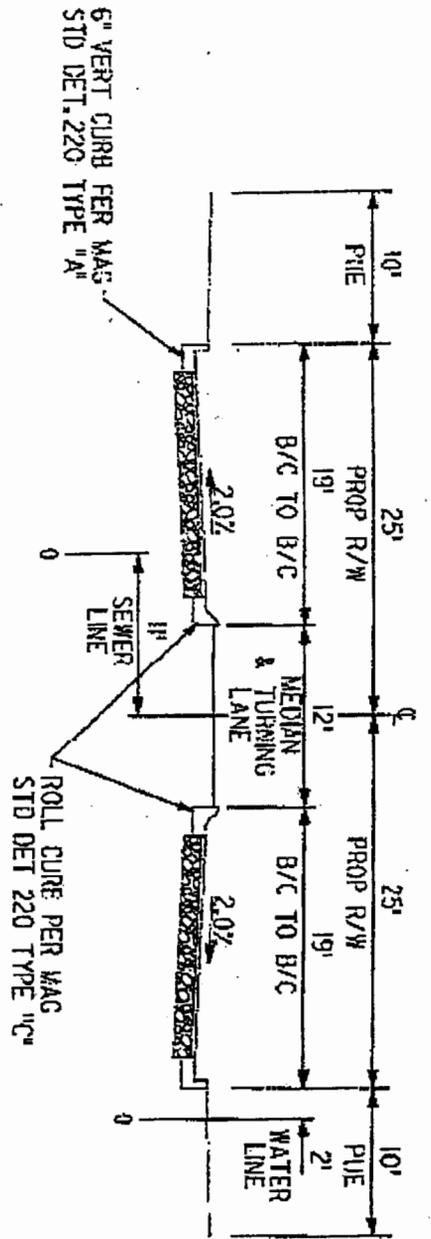
Exhibit C-1
Land Use Plan - Amended
The Homestead at Camp Verde · Camp Verde, Arizona
Harvard Investments, Inc.
7600 E. Doubletree Ranch Rd., Suite 220, Scottsdale, AZ 85258

Rev. January 8, 2003
Approved

EXHIBIT 'B'

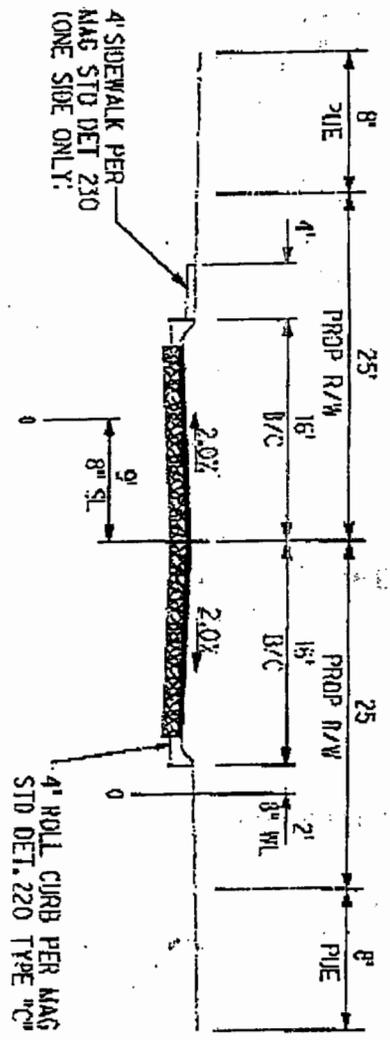


Simonton Ranch
Land Use Plan
Amended 7-27-05



SECTION "A"
LOCAL RESIDENTIAL STREET WITH MEDIAN

(FOR SINGLE ACCESS TO PARCEL 17 & ADDITIONAL ACCESS TO PARCELS 6 & 7.
 SEE PLAN VIEW DETAIL FOR TURNING LANES)

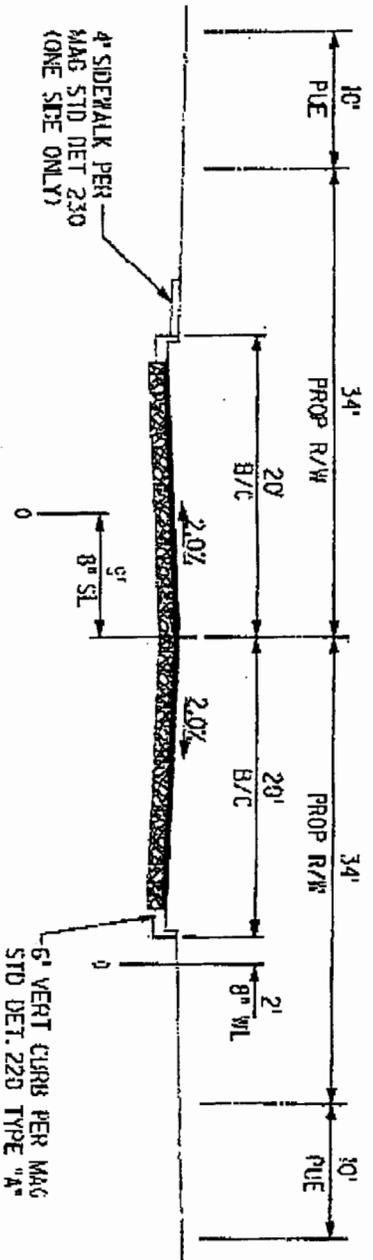


SECTION "B"
LOCAL RESIDENTIAL STREET

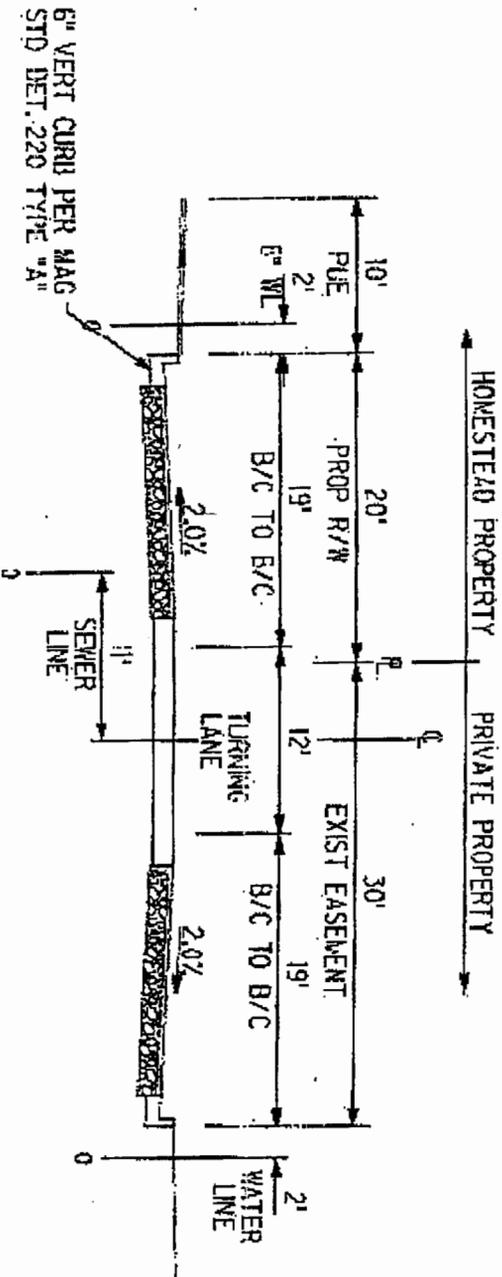
(FOR INTERIOR STREETS WITH SIDEWALK ONE SIDE ONLY
 * 10' PILE ALONG SECONDARY ENTRANCE 3044B)

EXHIBIT

C-2

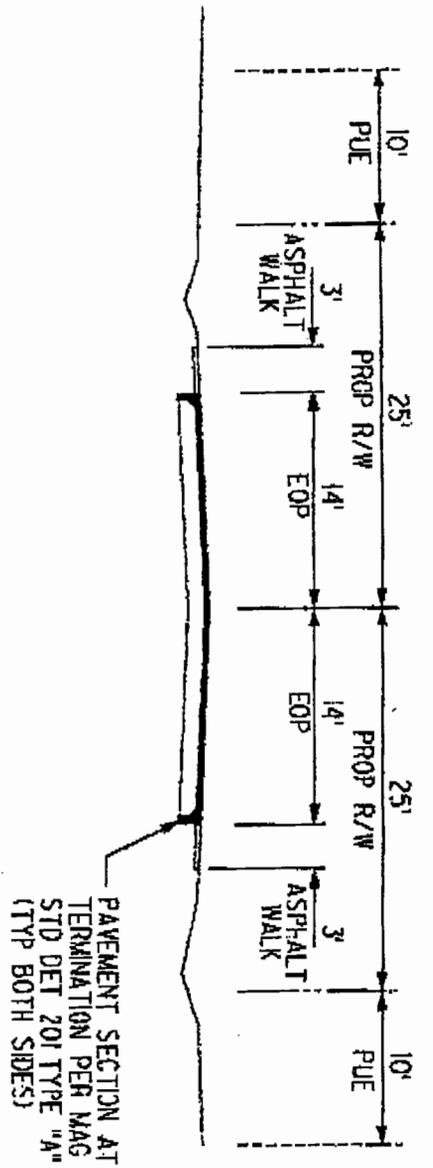


SECTION "C"
LOCAL COLLECTOR STREET
 (WITH SIDEWALK ONE SIDE ONLY)

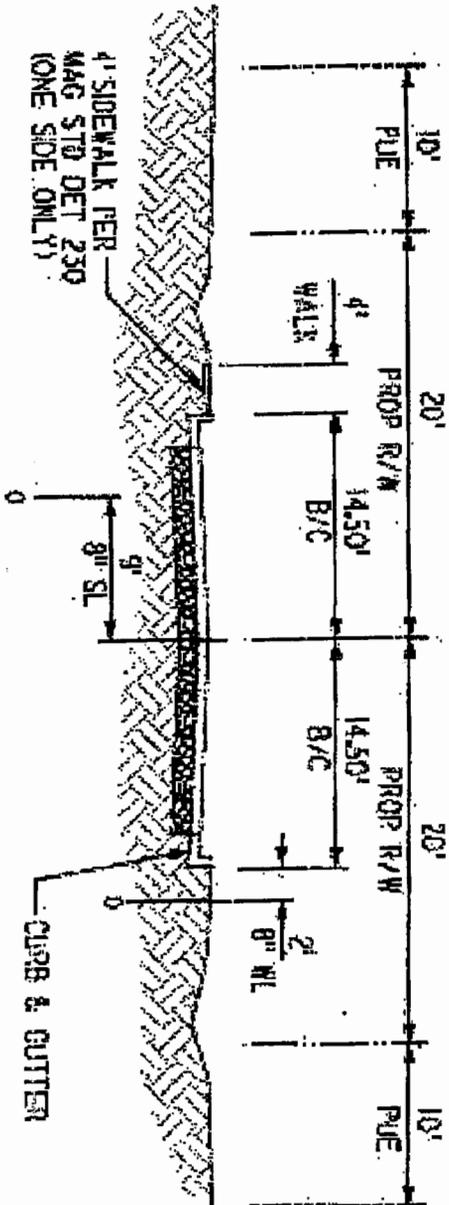


SECTION "D"

LOCAL RESIDENTIAL STREET WITH MEDIAN
 (FOR SINGLE ACCESS TO PARCELS 13, 14 & ADDITIONAL ACCESS TO PARCEL 20)



SECTION "E"
LOCAL STREET
 (FOR PARCELS 12, 13, & 14)



SECTION "R"
LOCAL STREET

EXHIBIT C-4

EXHIBIT D

**SIMONTON RANCH
RESIDENTIAL DESIGN STANDARDS**

Land Use	Unit Type	Density	Front Yard Setback (1)	Side Yard Setback (2)	Rear Yard Setback (3)	Lot Coverage (5)	Typical Lot Dimensions
R1-L PAD 3-5	Single Family Detached	1.35-2.20 DU/AC	25'	5' Min. 10' Total	25'	30%	150' X 235' 120' X 150'
R1-L PAD 6-8	Single Family Detached	2.75-4.75 DU/AC	18'	5' Min. 10' Total	20'	40%	60' X 110'
R1-L PAD 7-9	Single Family Detached	3.50-6.00 DU/AC	18'	5' Min. 10' Total	20'	50%	50' X 110'
R1-L PAD 8-10	Single Family Detached/Attached	4.75-8.00 DU/AC	15' (4)	0' Min. 10' Total	10'	50%	Attached Patio Homes
R1-L PAD 6-12	Single Family Detached/Attached	6.00-12.00 DU/AC	15' (4)	0' Min. 10' Total	10'	60%	Casitas or Villas
R2	Apartments or SF Detached/Attached	15.00-20.00 DU/AC					Apartments or Casitas

- (1) Porch may encroach into front yard setback.
- (2) Side yard may be reduced to less than 10' total if one of the following apply:
 - a. Units are attached by a common roof line.
 - b. Units are attached by a common wall.
 - c. Internal sprinklers are installed.
- (3) Covered patio may encroach into rear yard setback.
- (4) Living area, but not garage may encroach into front yard setback.
- (5) Lot coverage shall be the greater of the above Lot Coverage percentages or % Coverage Structures per Town of Camp Verde Planning & Zoning Ordinances applied to the gross development parcel acreage.

Simonton Ranch

July 7, 2005

Mr. Will Wright
Ms. Nancy Buckel
Town of Camp Verde
473 S. Main Street
Camp Verde, Arizona 86322

Re: The Homestead at Camp Verde Minor Plan Amendment Request

Dear Mr. Wright and Ms. Buckel:

This letter is to request a minor plan amendment to the revised Homestead PAD Land Use Plan labeled Exhibit C-1 dated January 24, 2003 (see attached), which were approved in the letter dated February 19, 2003 (see attached).

We request that:

1. The project name be changed to Simonton Ranch.
2. The rear portion of Parcel 11 be relocated to Finnie Flat Road as shown on Exhibit 1 (Minor Plan Amendment Request Dated 7-7-05 to Land Use Plan Previously Amended 2-19-03).

This is in response to the Town's request that the property along Finnie Flat Road be developed with commercial uses.

3. Parcel M be relocated to Parcels 2 and 6 as shown on Exhibit 1 (Minor Plan Amendment Request Dated 7-7-05 to Land Use Plan Previously Amended 2-19-03).

This is to relocate the open space on the east side of Middle Wash to allow a clubhouse and amenities to be provided for the major portion of residential development on the property. This would result in a more upscale development on the property.

4. Parcel 7 be relocated to Parcel 1, including Parcel B, as shown on Exhibit 1 (Minor Plan Amendment Request Dated 7-7-05 to Land Use Plan Previously Amended 2-19-03).

This site provides for a contingent use of the property as a school site, which must be developed within 10 years of April 1999. It is unlikely it will be developed as a school site for many reasons:

- a. *The soils in this area are the most expansive on the property.*

- b. *The site is too small to accommodate a school.*
- c. *Road access is limited.*
- d. *It abuts Bashas, which sells liquor.*
- e. *There is no current need for a school. Current projections show a possible need in 6 to 7 years.*
- f. *The District has no funds available to construct the school.*
- g. *The District has been approved to acquire an 80-acre site from the Coconino National Forest that will meet the needs for a future elementary, middle and high school. As a condition of that purchase there can be no alternative building site on private land.*

An alternative educational use is to relocate this site to the archeological area that could serve the public in an educational manner as well as bring tourism to the Town.

We, along with various parcel users and development partners, are anxious to start the long awaited development of this property. Your prompt action on this request will allow the development to move forward in a timely manner.

Sincerely,



G. Scott Simonton
Camp Verde Homestead, LLC
Verde River Properties, LLC

Simonton Ranch

July 7, 2005

Mr. Will Wright
Ms. Nancy Buckel
Town of Camp Verde
473 S. Main Street
Camp Verde, Arizona 86322

Re: Simonton Ranch (AKA The Homestead at Camp Verde) Minor Plan Amendment

Dear Mr. Wright and Ms. Buckel:

This letter is to amend or modify:

- A. The Homestead at Camp Verde Residential Design Standards dated February 14, 2003 and submitted as Exhibit 2 (see attached) and approved in the letter dated February 19, 2003 (see attached); to amend setbacks;
- B. Street designs and development standards.

A. RESIDENTIAL DESIGN STANDARDS Harvard proposed lot sizes based on alley loaded houses and product lines they anticipated developing. The Camp Verde housing market has changed significantly since Harvard's zoning case; buyer profiles are more accurately identified; and we have a desire to create a more upscale development with larger homes on a wider range of lot sizes from attached product to acre lots. Neither the larger nor smaller lots were anticipated by Harvard. Therefore, it is necessary to amend their requested standards and in some cases have exceptions to Town standards. In the end, the exceptions will only serve to make the development more desirable.

We wish to retain as much flexibility as possible as the product is still being finalized for some parcels. Setbacks requested allow for more innovative product and design and a more upscale development. Some neighborhoods are expected to have clubhouses and common area amenities not previously proposed.

The requested setback changes are reflected on the Residential Design Standards on the attached schedule (see Exhibit 2A - Simonton Ranch Residential Design Standards). Exhibit 2B - The Homestead at Camp Verde and Simonton Ranch Residential Design Standards Comparison compares The Homestead and Simonton Ranch project standards.

Percentage Coverage Structures as outlined in TABLE 3-DENSITY CHART FOR PLANNED AREA DEVELOPMENT of the Town Planning & Zoning Ordinances sets forth total site coverage percentages. In some cases, Town standards exceed individual lot coverage percentages requested by Harvard. We request the right to be governed by the Town standards to the extent they exceed those requested by Harvard (Exhibit 2).

B. STREET AND DEVELOPMENT STANDARDS Changes are requested for street standards (see Exhibit 3 - Simonton Ranch Street Cross-sections). Street and development

standards for The Homestead at Camp Verde included no street lights and sidewalks one side only. That is to remain the standard. Exhibit 3-1 illustrates the street alignment with streets not crossing the washes as to minimize federal requirements. It also identifies the location of particular street cross-sections. Exhibit 3-2 illustrates The Homestead at Camp Verde street alignment compared to the conceptual street layout for Simonton Ranch. Exhibit 3-3 shows the development parcels referred to below.

Cross-section A (see Exhibit 3-4): Parcel 17 is surrounded by West Wash and Middle Wash and has as its only access the full access median break on Highway 260 between Homestead Parkway and Finnie Flat Road. Two 20-foot lanes separated by a median are to be constructed at the full access point and pass through the Highway 260 commercial property to provide both primary and secondary access to Parcel 17. The divided entrance road will also provide access to the commercial property.

Cross-section B (see Exhibit 3-4): Parcels 15, 18, 19 and the secondary entrance road to Parcel 18 will utilize the existing approved standard street cross-section with a 50-foot right-of-way with 32-foot back of curb to back of curb.

Cross-section C (see Exhibit 3-5): The major entrance road to Parcels 15, 18, and 19 provides for a 68-foot right-of-way with 40-foot back of curb to back of curb.

Cross-section D (see Exhibit 3-5): Parcel 14 lies east of Faulkner Wash with its only access from Finnie Flat Road across Parcel 20. Two 20-foot lanes separated by a striped median are to be constructed passing through Parcel 20 to provide both primary and secondary access to Parcels 14 and 13. This road will be located at the eastern edge of Parcel 20 and will provide access to that parcel as well.

Cross-section E (see Exhibit 3-6): Parcels 12, 13, and 14 are lower density planning areas with 18,000 to 35,000 square foot up-scale homesites. Concrete curbs and sidewalks are not proposed for these areas. Roads are to be 50-foot right-of-way with 34-feet of pavement, 28-foot of roadway and a 3-foot striped walking lane on each side. The streets are to be tree-lined to create a "country feel".

Cross-section F (see Exhibit 3-6): Parcels 16 and 17 are to be smaller patio home, townhouse, or other higher density product. The streets are proposed to be 40-foot right-of-ways with 29-foot back of curb to back of curb.

We are anxious to start the long awaited development of this property. Your prompt action on this request will allow the development to move forward in a timely manner.

Sincerely,



G. Scott Simonton
Camp Verde Homestead, LLC
Verde River Properties, LLC

EXHIBIT 2B

**THE HOMESTEAD AT CAMP VERDE AND SIMONTON RANCH
RESIDENTIAL DESIGN STANDARDS COMPARISON**

	Land Use	Unit Type	Density	Front Yard Setback (1)	Side Yard Setback (2)	Rear Yard Setback (3)	Typical Lot Dimensions
The Homestead	R1-L PAD 3-5	Single Family Detached	1.35-2.20 DU/AC	25'	10' Min. 25' Total	35'	125' X 130'
The Homestead	R1-L PAD 6-8	Single Family Detached	2.75-4.75 DU/AC	20'	5' Min. 15' Total	30'	70' X 125'
The Homestead	R1-L PAD 7-9	Single Family Detached	3.50-6.00 DU/AC	20'	5' Min. 15' Total	25'	60' X 120'
The Homestead	R1-L PAD 8-10	Single Family Detached	4.75-8.00 DU/AC	15'	3' Min./10' Total or 0' Min/10' Total	25'	50' X 115' Alley Product
The Homestead	R1-L PAD 6-12	Single Family Detached or Cluster	6.00-12.00 DU/AC	15'	0' Min 10' Total (2)	25'	40' X 110' Alley Product
The Homestead	R2	Apartments	15.00-20.00 DU/AC				
	Land Use	Unit Type	Density	Front Yard Setback (1)	Side Yard Setback (2)	Rear Yard Setback (3)	Typical Lot Dimensions
Simonton Ranch	R1-L PAD 3-5	Single Family Detached	1.35-2.20 DU/AC	25'	5' Min. 10' Total	25'	150' X 235' 120' X 150'
Simonton Ranch	R1-L PAD 6-8	Single Family Detached	2.75-4.75 DU/AC	18'	5' Min. 10' Total	20'	60' X 110'
Simonton Ranch	R1-L PAD 7-9	Single Family Detached	3.50-6.00 DU/AC	18'	5' Min. 10' Total	20'	50' X 110'
Simonton Ranch	R1-L PAD 8-10	Single Family Detached/Attached	4.75-8.00 DU/AC	15' (4)	0' Min 10' Total	10'	Attached Patio Homes
Simonton Ranch	R1-L PAD 6-12	Single Family Detached/Attached	6.00-12.00 DU/AC	15' (4)	0' Min 10' Total	10'	Casitas or Villas
Simonton Ranch	R2	Apartments or SF Detached/Attached	15.00-20.00 DU/AC				Apartments or Casitas

(1) Porch may encroach into front yard setback.

(2) Side yard may be reduced to less than 10' total if one of the following apply:

- a. Units are attached by a common roof line.
- b. Units are attached by a common wall.
- c. Internal sprinklers are installed.

(3) Covered patio may encroach into rear yard setback.

(4) Living area, but not garage may encroach into front yard setback.

Land Use Summary

Use	Acre	%	DU/acre
R-1-L (Residential)	175.9*	42.1%	12 maximum
*Includes 16.0 acre possible C-2 Commercial densities within the R-1-L use area may range in density from P/D-1 to P/D-12			
R-2 (Multi-family)	9.2	2.4%	18 maximum
*Includes 9.2 acre possible C-2 Commercial Maximum Multi-Family Units: 300 Units			
R-1-L (Church Site)	3.0*	0.8%	
*Includes 3.0 acre possible C-2 Commercial			
R-1-L (School Site)	10.0	2.6%	
C-2 (Commercial)	50.6*	17.5%	
*Includes 6.5 acre possible R-1-L Residential Includes 6.3 acre possible R-2 Multi-Family			
OS (Open Space/ Parks/Conservation/ Archeology)	114.2*	30.1%	
*Includes 2.9 acre possible C-2 Commercial			
Interior Backbone Arterial Streets	17.2	4.5%	
PROJECT TOTAL	380.1	100.0%	
PARCEL ACCESS LOCATION	◊		

NOTE:
Due to the conceptual nature of this land use diagram, all calculations and area lakeoffs are approximate and may change prior to final town approval.

Parcels A and B may be mitigated and developed as R-1-L Residential.

Design is conceptual in nature only. Final design sizes, classifications, and locations may change prior to the filing of the preliminary plat and acceptance by the Town of Camp Verde.

At the time of substantial "Tract G is designed as C-2 (Commercial)/ OS (Open Space). It is assumed that at the time of the preliminary plat, the tract shall be designated OS (Open Space).

As the design of the proposed land use plan is conceptual and based on preliminary site findings, the actual amount of open space may decrease upon closer investigation of site conditions and constraints.

In order to achieve access to the project from Highway 260, an easement will need to be granted by the responsible parties prior to construction of the roadway.

C-2 areas designated on the Land Use Plan as "Commercial w/ R-1-L Residential Option" and "Commercial w/ R-2 Multi-Family Option" are zoned Commercial under the condition that they may revert to R-1-L Residential or R-2 Multi-Family at Developer's option after the passage of 18 months from the beginning of construction of the project's first residential subdivision.



W	R	G
1	2	3
4	5	6
7	8	9

Rev. January 8, 2003
Approved

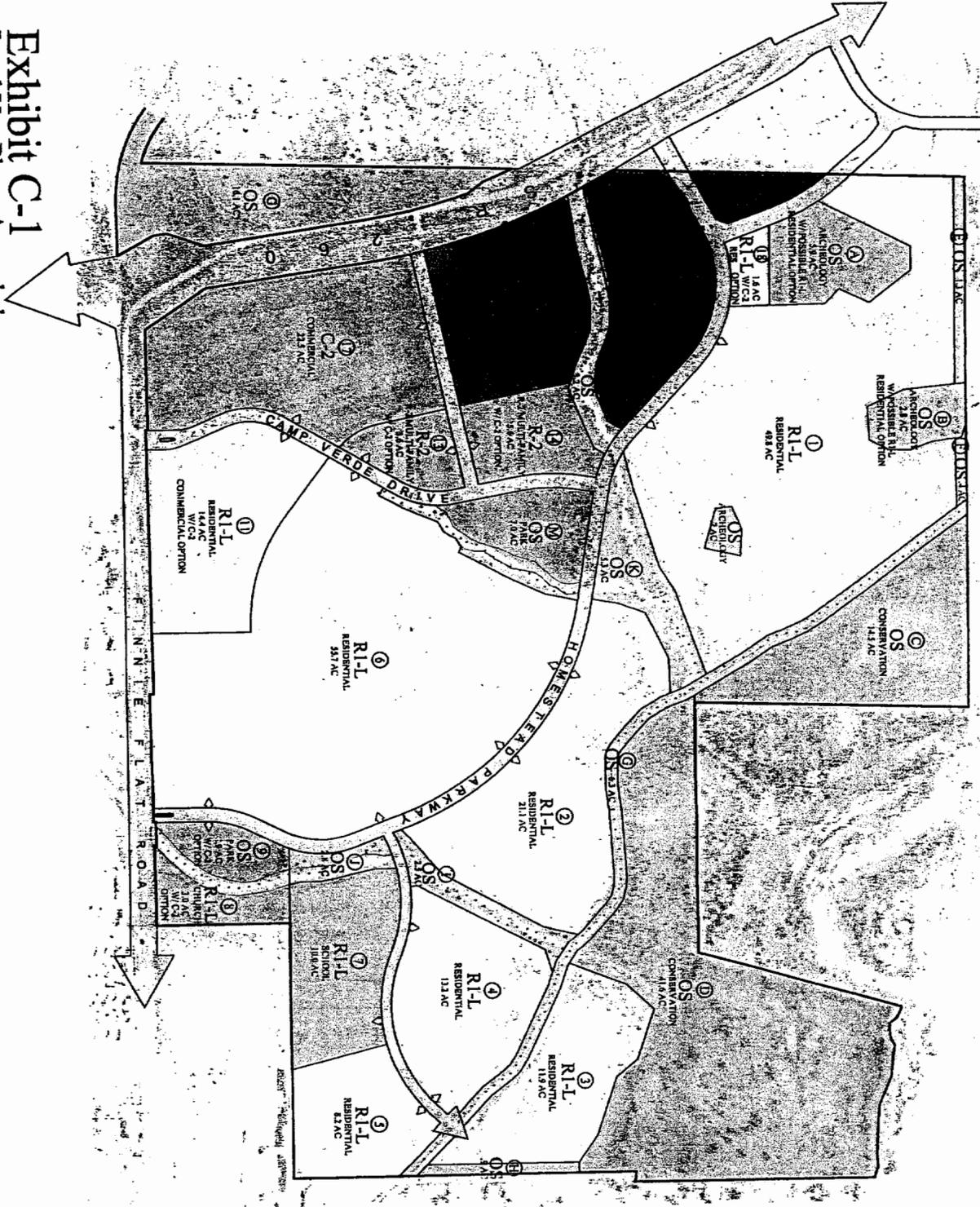
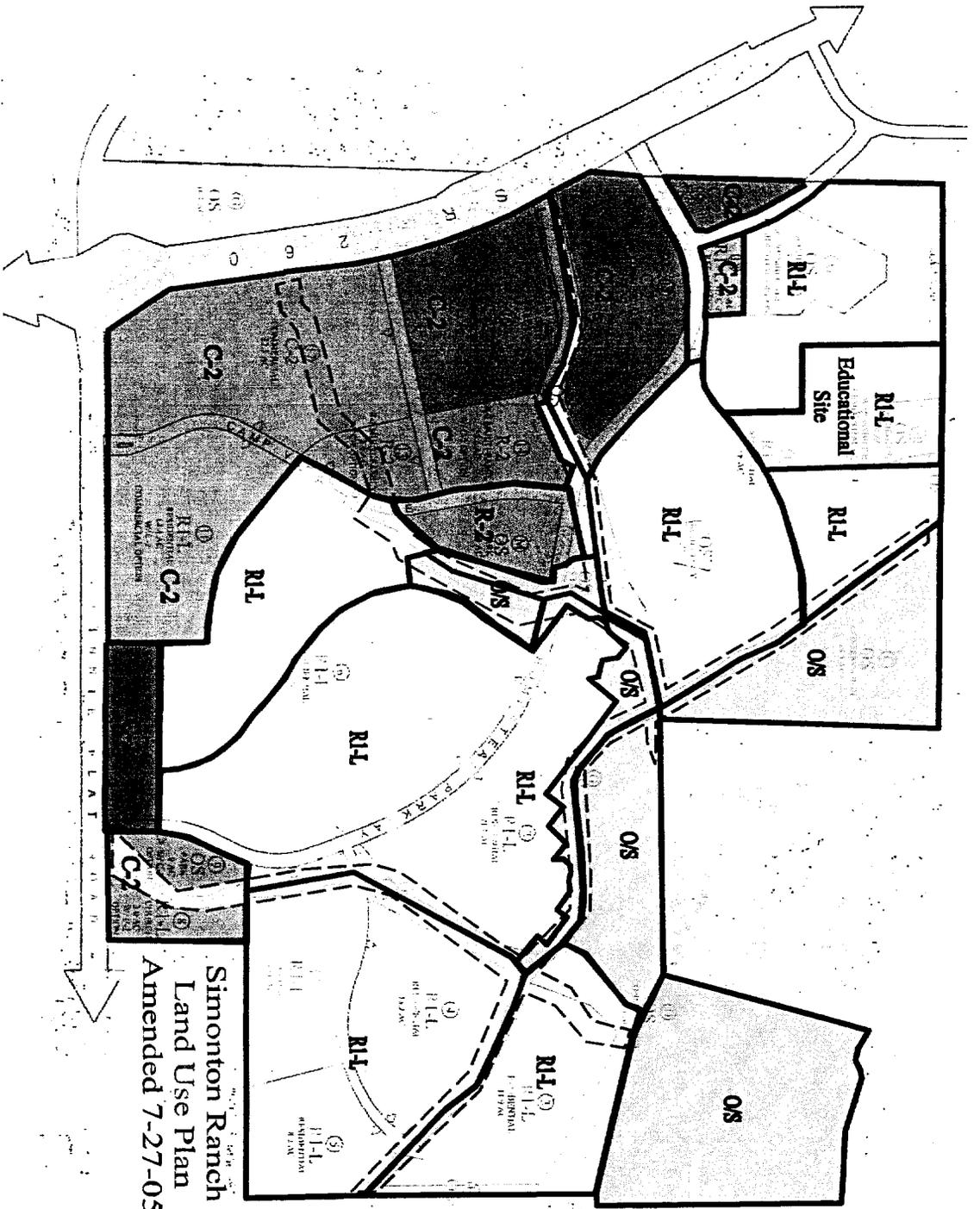


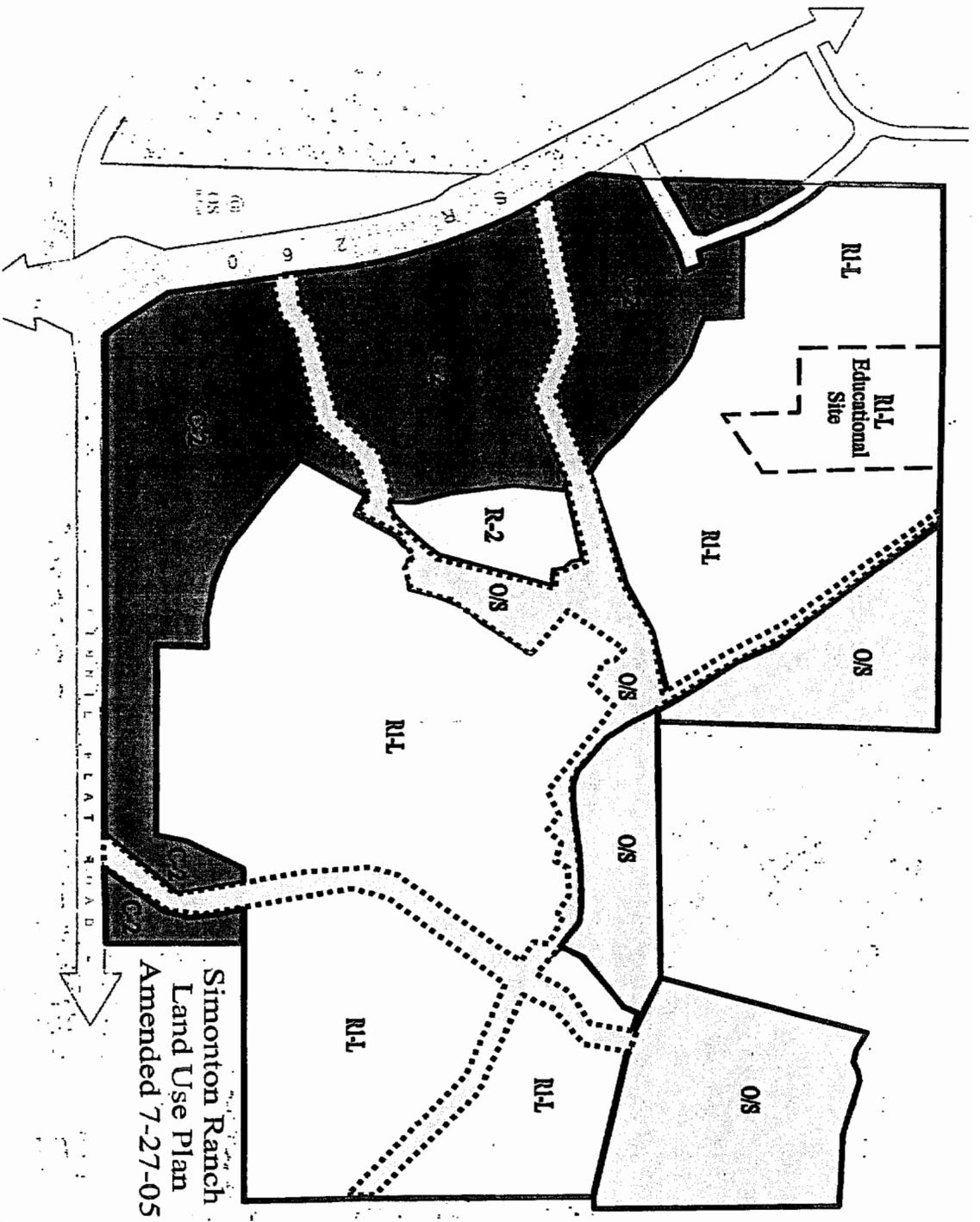
Exhibit C-1 Land Use Plan - Amended

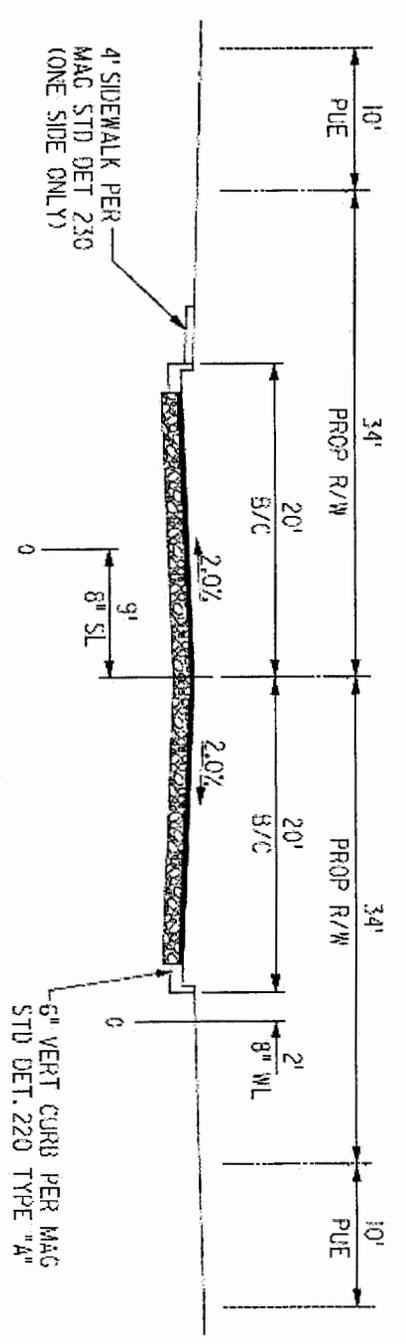
The Homestead at Camp Verde · Camp Verde, Arizona

Harvard Investments, Inc.
7600 E. Doubletree Ranch Rd., Suite 220, Scottsdale, AZ 85258

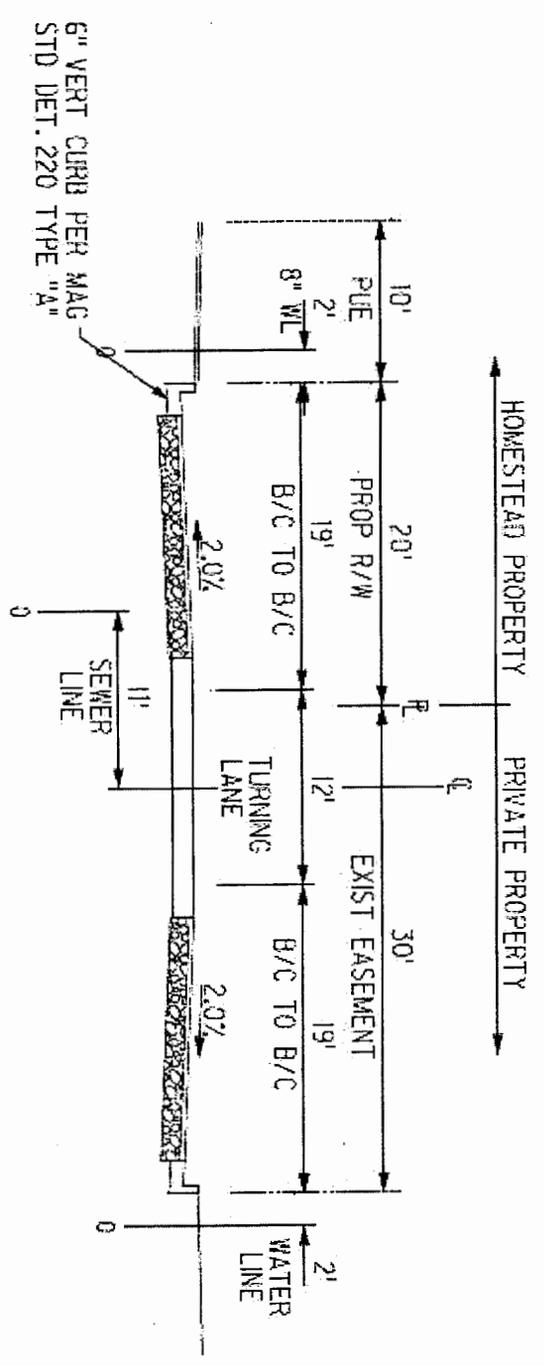


Simonton Ranch
Land Use Plan
Amended 7-27-05

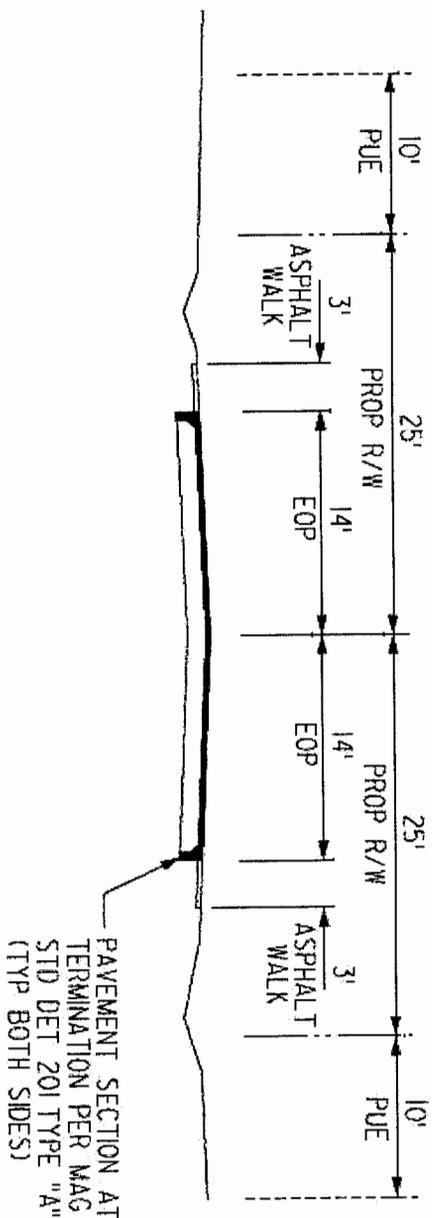




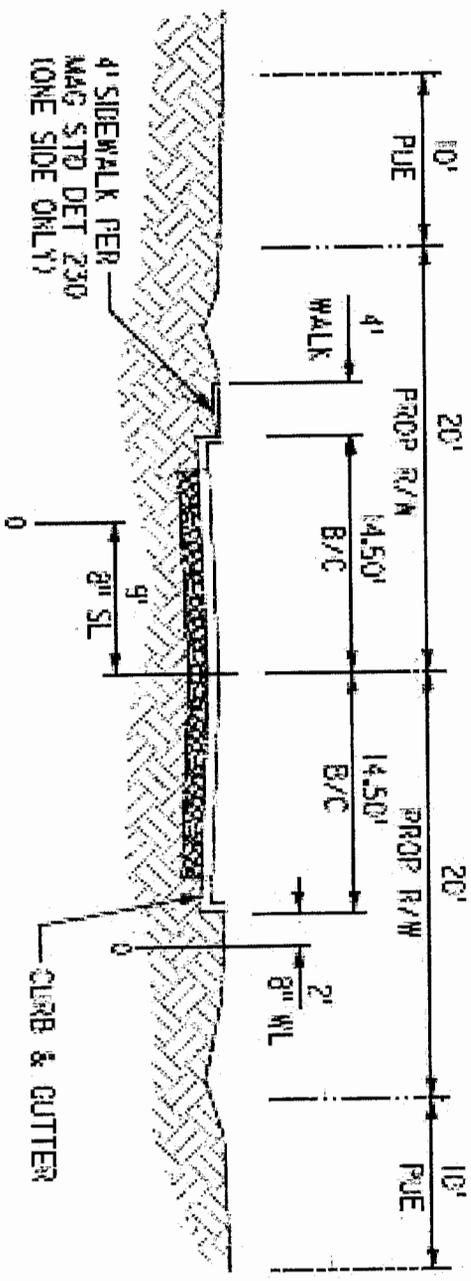
SECTION "C"
LOCAL COLLECTOR STREET
 (WITH SIDEWALK ONE SIDE ONLY)



SECTION "D"
LOCAL RESIDENTIAL STREET WITH MEDIAN
 (FOR SINGLE ACCESS TO PARCELS 13, 14 & ADDITIONAL ACCESS TO PARCEL 20)



SECTION "E"
LOCAL STREET
 (FOR PARCELS 12, 13, & 14)



SECTION "F"
LOCAL STREET

EXHIBIT 3-6

Staff Report

Council Meeting of: July ²⁷/~~6~~, 2005

Title: **SPR 2005-02: A request made by Jim Rohr owner, for approval of a site plan for a commercial office complex to be located on parcel 404-30-007 (2.77 acres) and is zoned C2-4.**

Description Of Item: This parcel is located on Montezuma Castle Hwy across from Babe's Restaurant.

It is the owner's intent to create a center for small businesses with a combination of office space and warehousing containing approximately 16,500 square feet of space. The parking for this center as shown on the site plan is adequate for the intended use. This center will be constructed with a western style porch/overhang. The materials used in the building will be in neutral tan colors and rock veneer. Landscaping will be low maintenance. The signage will also carry the western theme.

The plan addresses building footprint, parking, and traffic flow. A conceptual elevation drawing has also been submitted.

Recommended Council Action: The Commission unanimously recommended Council approve the site plan (SPR 2005-02) for a business park containing office space and warehousing for small businesses.

Attachments: Yes

Prepared by: Will Wright



LETTER OF TRANSMITTAL

TO: Town of Camp Verde Building Department
DATE: July 20, 2005
RE: Rohr Office/Warehouse Development in Camp Verde – Paving, Grading, Drainage, and Utility Plans and Drainage Report

We are sending you the following documents with this transmittal:

Copies	Date	Description:
3	7/20/05	Revised Paving, Grading, Drainage, and Utility Plans
3	7/20/05	Revised Drainage Report
1	7/20/05	Plot Plan (8.5"x11") Set of Construction Plans

These revised plans are transmitted for your review and comment. An original submittal was made on June 15th, which included an Application for Permit, Legal Description, Town of Camp Verde Information Sheet, and Driveway/Culvert Application. These original documents are still applicable with the submittal of the revised construction plans and drainage report. Please note that the plans have been revised to better accommodate the grading needs of the two proposed buildings.

If enclosures are not as noted, kindly notify us at once. Please note that Yavapai County is receiving the same set of revised plans in support of an application for a temporary on-site wastewater vault system permit. Thank you.

Sincerely,

Bradley T. Dixon, PE, CFM
Project Manager

CC: Jim Rohr

ROHR OFFICE/WAREHOUSE DEVELOPEMENT

SITUATED IN THE NW 1/4 OF SECTION 32, T 14 N, R 5 E, GILA & SALT RIVER MERIDIAN,
 TOWN OF CAMP VERDE, ARIZONA, CONTAINING 2.68 ACRES
 APN 404-30-007 YCR-YAVAPAI COUNTY RECORDER

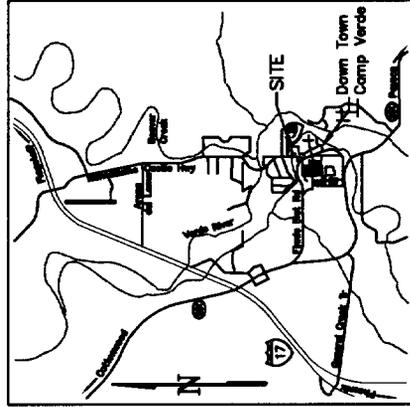
SITE PLAN

Owner / Developer

Mr. James Rohr
 4141 East Broken Rock Loop
 Flagstaff, Arizona 86004
 Phone: (928) 773-1924

UTILITY ACKNOWLEDGEMENTS

- Arizona Public Service Date
- QWest Communications Date
- Cable Television of Sedona Date
- Citizens Utilities Company Date
- Camp Verde Sanitary District Date



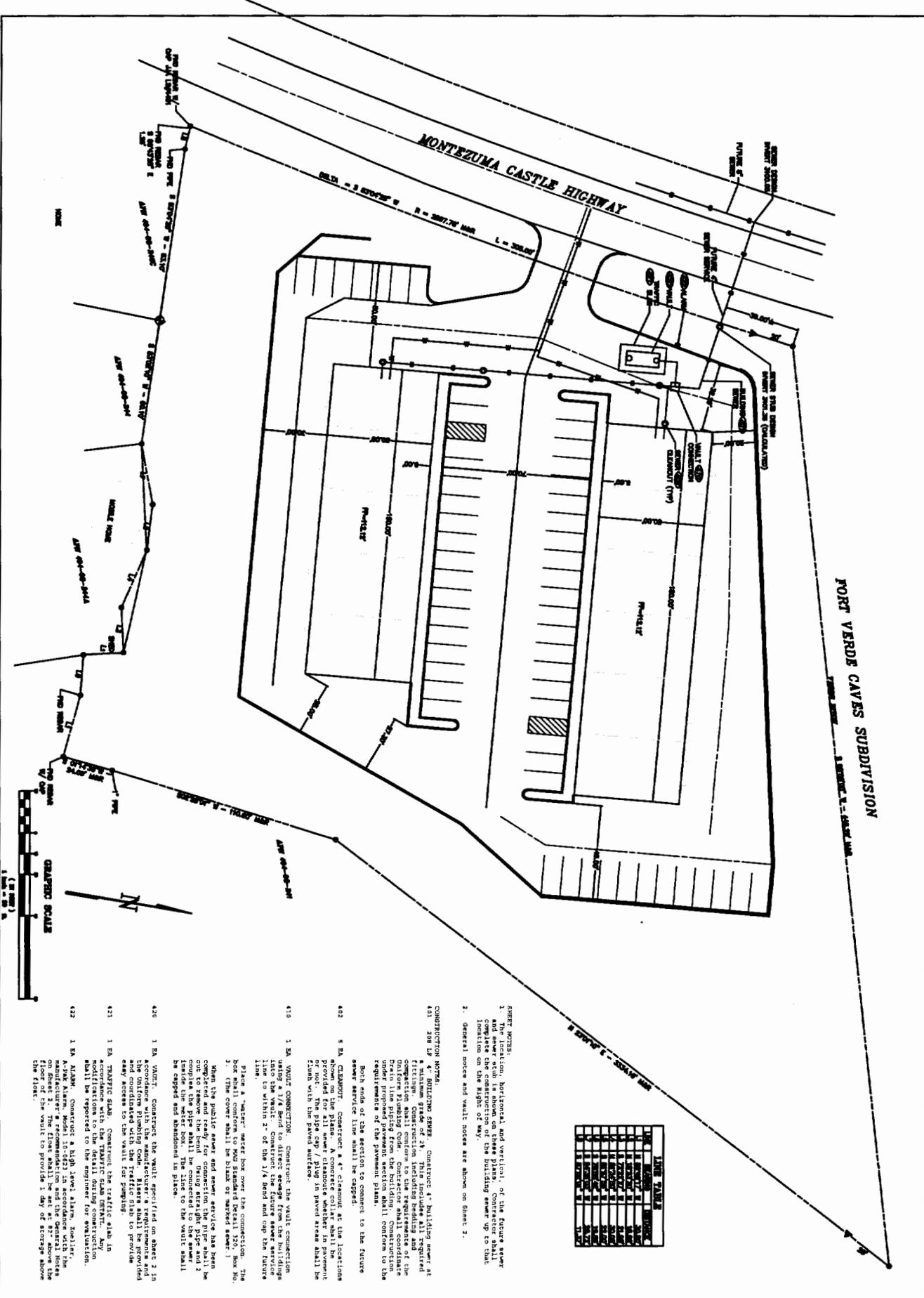
SECRET INDEX	1
COVER SHEET NOTES	2
OWNER AND ENGINEER'S NOTES	3
PAVING GRADING & DRAINAGE	4
UTILITY PLAN	4

DATE	BY	REVISION
9/16/95	LD	ADD
8/14/95	LD	REVISE
7/20/95	LD	REVISE



Engineering and Environmental Consultants, Inc.
 610 NORTH AVENUE, SUITE 200
 FLAGSTAFF, ARIZONA 86004
 PHONE: (928) 773-1924
 FAX: (928) 773-1925

Rohr Office/Warehouse Development
 Site Plan
 Cover Sheet



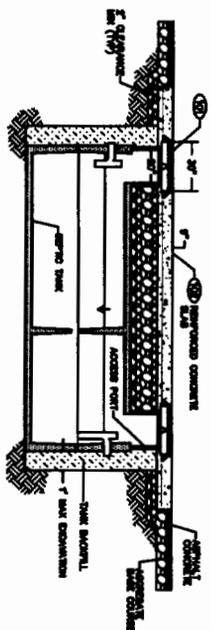
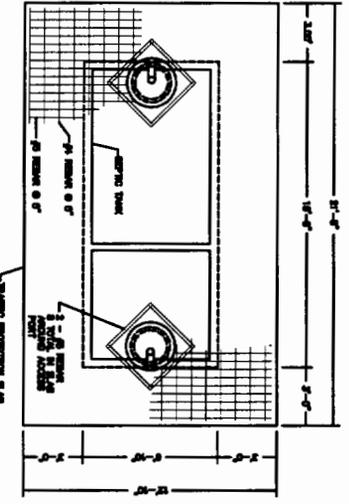
4 of 4
405034

Rohr Office/Warehouse Development
Site Plan
Utility Plan

Drawn by	LB	Date:	6/10/06
Check	DMM	Date:	6/15/06
Revision		Date	
1	ISSUED FOR PERMITS	7/20/06	SSD

eec
Engineering and Environmental Consultants, Inc.
405 NORTH AVENUE STREET, SUITE 1
PLANTERSVILLE, SOUTH CAROLINA 29387-7700-0000
© 2006 ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC.

- SHEET NOTES:**
1. All shop, fabrication, and vertical of the future sewer and water shall be shown on these plans. Contractor shall complete the construction of the building sewer up to that location on the right of way.
 2. General notes and wall notes are shown on sheet 2.
- CONSTRUCTION NOTES:**
401. 208 LP 4" BUILDING SEWER. Construct 4" building sewer at a minimum grade of 21'. This includes all required manholes, cleanouts, and connections. Contractor shall conform to the requirements of the Uniform Plumbing Code. Contractor shall coordinate under proposed pavement section shall conform to the requirements of the pavement plans.
 402. 5 SA CLEANOUT. Construct 4" cleanout at the locations shown on the plans. A concrete collar shall be provided for the cleanout. The pipe cap / plug in paved areas shall be flush with the paved surface.
 410. 1 SA VOLT CONNECTION. Construct the vault connection to the vault. Construct the future sewer service line to within 2' of the 1/4 bend and cap the future line.
 411. 1 SA WATER. Water shall be capped. The place a water meter box over the connection. The meter shall be installed in the vault. (The cover shall be blank or marked sewer.)
 420. 1 SA VOLT. Construct the vault specified on sheet 2 in accordance with the specifications and details shown on the uniform plumbing code. Slaves shall be provided and coordinated with the traffic sign to provide way across to the vault for pumping.
 421. 1 SA MODIFIC. Construct the traffic sign in accordance with the specifications and details shown on the uniform plumbing code. Slaves shall be provided and coordinated with the detail during construction.
 422. 1 SA ALARM. Construct a High Level alarm, notified. Alarm shall be installed in accordance with the specifications and details shown on sheet 2. The float shall be set at 2' above the floor of the vault to provide 1 day of storage above the float.



SEPTIC TANK - TRAFFIC SLAB DETAIL

- GENERAL NOTES**
1. All construction shall conform to the Uniform Plumbing, Electrical and Building Codes as adopted by Maricopa County and the Arizona Department of Environmental Quality (ADEQ) regulations. All materials and equipment shall be installed in accordance with the manufacturer's recommendations.
 2. The minimum cover on all pipe is 12" unless specified otherwise on the plans.
 3. The 4" drainage pipe may be plastic pipe and shall meet the requirements of the Uniform Plumbing Code. The contractor shall provide minimum slopes as called for in the Uniform Plumbing Code, generally 1/4" per foot. All above grade pipe shall be resistant to ultraviolet light degradation or suitably coated for protection.
 4. Excavations for the vault shall be to the required grade. The bottom shall be compacted to 95% maximum standard proctor. If unstable material or rock is encountered the excavation shall continue to 6" below the bottom of the excavation and be backfilled with compacted material. The contractor shall provide a minimum of 2" of compacted material (sand specification 705) shall be placed and compacted to the proper grade.
 5. "Tied line" as built drawings and a letter stating that construction is complete and in accordance with the contract documents with exceptions plainly noted.
 6. There are no public sewer lines within 200' of the property at this time. Camp Verde Sanitary District had withdrawn the design of a sewer line to service this property and expects the construction to be completed within one year.
- CONSTRUCTION NOTES**
1. The vault shall be a 4,500 gallon "appliance" tank as manufactured by Trencher Products or approved equal. An effluent filter is not required. The outlet pipe shall be capped, watertight. The tank shall be water tight with properly sealed joints and piping.

2. All lateral pipe, valves and fittings shall be suitable for wastewater applications.

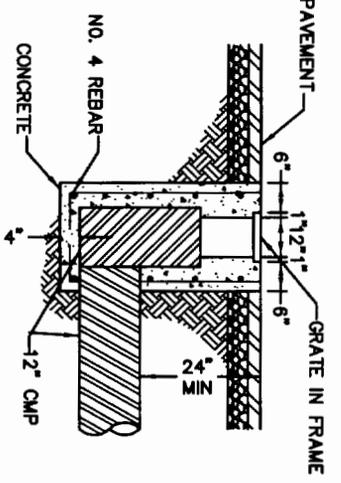
3. Flexible coupling meeting UPC requirements are recommended on gravity flow lines between tanks to allow for differential settlement.

4. The tanks shall be tested for leakage in accordance with IS 9.4114, E.4.

5. All exterior construction shall be in 100% 1/2" junction boxes with no certification. All concrete shall be in accordance with the specifications for concrete in the contract documents.

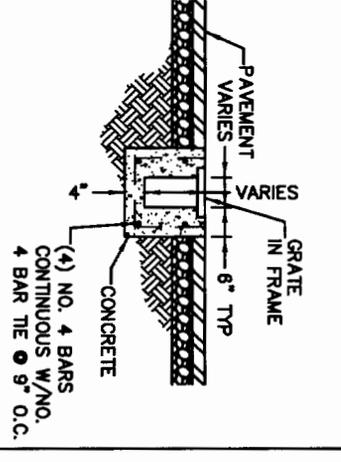
6. The concrete for the system shall be covered in a weather tight enclosure located on a suitable pole 3 feet above grade or round to the retention as appropriate.

- WASTEWATER**
- GENERAL NOTES**
1. All construction shall conform to the Uniform Plumbing, Electrical and Building Codes as adopted by Maricopa County and the Arizona Department of Environmental Quality (ADEQ) regulations. All materials and equipment shall be installed in accordance with the manufacturer's recommendations.
 2. The minimum cover on all pipe is 12" unless specified otherwise on the plans.
 3. The 4" drainage pipe may be plastic pipe and shall meet the requirements of the Uniform Plumbing Code. The contractor shall provide minimum slopes as called for in the Uniform Plumbing Code, generally 1/4" per foot. All above grade pipe shall be resistant to ultraviolet light degradation or suitably coated for protection.
 4. Excavations for the vault shall be to the required grade. The bottom shall be compacted to 95% maximum standard proctor. If unstable material or rock is encountered the excavation shall continue to 6" below the bottom of the excavation and be backfilled with compacted material. The contractor shall provide a minimum of 2" of compacted material (sand specification 705) shall be placed and compacted to the proper grade.
 5. "Tied line" as built drawings and a letter stating that construction is complete and in accordance with the contract documents with exceptions plainly noted.
 6. There are no public sewer lines within 200' of the property at this time. Camp Verde Sanitary District had withdrawn the design of a sewer line to service this property and expects the construction to be completed within one year.
- VAULT**
1. The vault tank shall be a 4,500 gallon "appliance" tank as manufactured by Trencher Products or approved equal. An effluent filter is not required. The outlet pipe shall be capped, watertight. The tank shall be water tight with properly sealed joints and piping.
 2. All lateral pipe, valves and fittings shall be suitable for wastewater applications.
 3. Flexible coupling meeting UPC requirements are recommended on gravity flow lines between tanks to allow for differential settlement.
 4. The tanks shall be tested for leakage in accordance with IS 9.4114, E.4.
 5. All exterior construction shall be in 100% 1/2" junction boxes with no certification. All concrete shall be in accordance with the specifications for concrete in the contract documents.
 6. The concrete for the system shall be covered in a weather tight enclosure located on a suitable pole 3 feet above grade or round to the retention as appropriate.



- NOTES:**
1. Top grate shall conform to parking lot elevations. The trench drain invert, trench width and grate width shall conform to construction key notes.

TRENCH DRAIN CONNECTION DETAIL



- NOTES:**
1. Top grate shall conform to parking lot elevations. The trench drain invert, trench width and grate width shall conform to construction key notes.
 2. The channel shall be placed on native material compacted to 95% relative density.
 3. The trench frame frames shall be Hensh R-4990 heavy duty trench frames with grates P 1-7/B-4 cover. Installation shall conform to manufacturer's recommendations.

CONCRETE TRENCH DETAIL

Drawn by:	LB	Date:	6/14/05
Check:	BYD	Date:	6/14/05
Revised:		By:	

