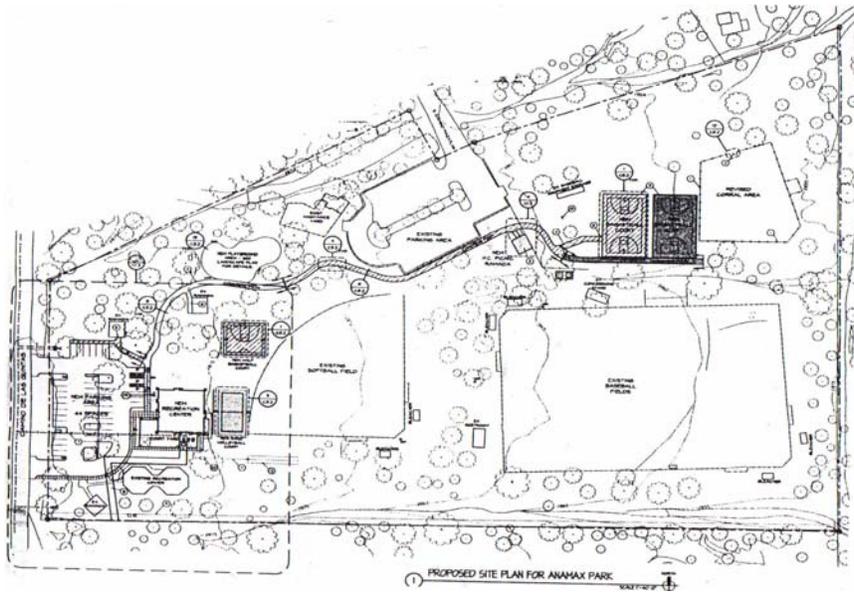




# **Parks & Recreation Area Design Standards Manual**



## **Town of Sahuarita Parks & Recreation Department**

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**17501 South Camino de las Quintas  
Sahuarita, Arizona 85629  
(520) - 625 - 2731**

# **Town of Sahuarita**

## **Parks & Recreation Department**

17501 S. Camino de Las Quintas

Sahuarita, Arizona 85629

June 2005

*"Creating community through people, parks, and programs"*



## **Sahuarita Town Council**

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Vice-Mayor: Marty Moreno

Council Member: Lynne Skelton

Council Member: John Stuckey

Council Member: Joseph Taylor

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Council Member: John Sullivan

## **Town Manager**

Jim Stahle

Developed through support from

**Parks & Recreation Department**

**Planning & Zoning Department**

**Parks & Recreation Commission**

**Planning & Zoning Commission**

**And Special Thanks to Pima County Natural Resources,**

**Parks & Recreation Department**

# Parks and Recreation Area Design Standards Manual Contents

<b>1. Introduction Page.....</b>	<b>3</b>
Purpose of the Parks and Recreation Area Design Standards Manual	
Summary of Important Requirements	
<b>2. The Town of Sahuarita Parks &amp; Recreation Area Design Standards Manual.....</b>	<b>4-6</b>
Purpose and Key Elements of the Design Manual	
-The Residential Recreation Area Matrix and Related Provisions	
-Calculating Fees Based on the Matrix	
-Apartment Projects	
-Commercial Developments	
<b>3. The Recreation Area Plan (RAP) .....</b>	<b>7-9</b>
Definition of the RAP Elements of the RAP	
RAP Review Process	
<b>4. Example of a Recreation Area Plan (RAP) Exhibit.....</b>	<b>10</b>
<b>5. Recreation Area Definitions and Minimum Feature Requirements.....</b>	<b>11-21</b>
Neighborhood/School Park	
Community Park	
District Park	
Regional Park	
Linear Park/River Park	
Special Purpose Parks/Alternative Recreation Areas	
<b>6. Recreation Area Feature Requirements Table.....</b>	<b>22</b>
<b>7. Requirements for Parks to be Transferred to Town of Sahuarita Upon Completion .....</b>	<b>23</b>
Plan submittal at the 30/60/90/100% stage	
Standard Construction Methods and Quality Control Testing	
As-built Plans Requirement	
Warranty Period	
<b>8. Trails-Related Requirements.....</b>	<b>23</b>
Trails-Related Requirements of the Parks & Recreation Area Design Standards Manual	
<b>9. Park Service Area Standards.....</b>	<b>24</b>
Neighborhood Parks Community	
Parks District Parks Regional Parks	
<b>10. Landscaping Recommendations.....</b>	<b>24</b>
Information Source Reference—ADWR	
<b>11. Contact Information.....</b>	<b>25</b>
<b>12. Appendices.....</b>	<b>25-92</b>
Recreation Area Feature Descriptions and Specifications	
Sample Pima County Recreation Area Park Configurations	

## 1. Introduction

The Town of Sahuarita Parks & Recreation Department's Recreation Area Design Manual was adopted by Town of Sahuarita as the implementation tool of the subdivision ordinance to assist the development community in meeting the requirements established by the Town Ordinance. The Parks & Recreation Area Design Manual provides the information necessary for developers and their consultants to determine the combination of developed recreation area and/or fees suitable for their project, and to produce a Recreation Area Plan (RAP) that meets demographic profile of their development and satisfies the requirements of the Ordinance.

**Summary of Important Requirements.** Project principals, project managers, planners, architects, designers, engineers, landscape architects and other related professionals are reminded to be aware of the following important requirements of the Recreation Areas in Subdivisions Ordinance as they proceed with their projects:

- Every residential subdivision development project must prepare a Recreation Area Plan (RAP). Please see Section 3 (page 7) for a description of the RAP and the RAP process. Exceptions to the requirement to design a recreation area for a given project can be requested for subdivision projects of 65 units or less, which may elect to pay an in-lieu fee of \$1,500 per unit (\$97,000 =65 units) or subdivisions of any size located within .75 mile of an existing county park with sufficient capacity (with "sufficient capacity" to be determined by Town of Sahuarita) to accommodate the residents of the subdivision, which may also request to pay the full in-lieu fee. Other exceptions are explained in this manual.
- Project planners are required to meet with the staff of the Town Planning & Zoning & Parks & Recreation Departments prior to the preparation of the RAP to ensure that the requirements of the standards manual are properly understood.
- If a RAP is prepared, the plan shall be included in the tentative plat or development plan submittal package.
- The approval of the RAP by the Town planning and recreation staff is required before the project's tentative plat can be approved.
- Developed park land shall be provided in accordance with the Residential Recreation Area Matrix set forth in the standards manual (unless the project is eligible for the full in-lieu fee option). A description of the Matrix can be found in Section 2 of this manual (page 6). The minimum amount of developed recreation space required to be provided in residential development projects of 66 units or more is 436 square feet per residential unit . (See the Matrix, this equals a 50-50 split or 50% built & 50% cash to the Town to upgrade existing facilities) Golf courses do not count against the recreation area requirement. Recommended features for recreation areas of various sizes can be found in Sections 5 and 6 of the Design Manual.
- All fees shall be paid to the Town of Sahuarita prior to final plat approval, or as otherwise set forth in the standards manual. The amount of the per-unit fee to be paid must be clearly noted on the plat.
- Recreation Areas intended to be dedicated to Town after they are constructed must meet

the requirements set forth in Section 7 of this manual, which mandates that construction documents for the subject recreation area shall be submitted for the Town Parks and Recreation and Planning and Zoning staff review at the 30%, 60%, 90%, and 100% plans stage, and that a final set of as-built plans be submitted to The Town of Sahuarita Parks and Recreation Department after the recreation area is constructed. The as-built are an element of the final assurances for all projects to be transferred to the Town of Sahuarita.

- Segments of Eastern Pima County Trail System Master Plan-listed trails that cross the subject project site or are located adjacent to the site must be constructed as a part of the subject project, and should be included in an appropriate manner on the project's plat and described in the project's RAP. The same requirement applies to any segment of the Pima County Regional Greenway System (River Parks, Greenways, etc.). Construction of trails and/or linear park or greenway segments may be credited against the ordinance's standard requirements.
- All recreation area improvements must be complete and fully functional by the subdivision project's 75% permit stage.

## **2. The Parks and Recreation Area Design Standards Manual**

The Town of Sahuarita Parks & Recreation Areas Design Standards Manual was created to help ensure that the recreation needs of Town of Sahuarita residents are met as the community continues to grow. When parks and recreation facilities are not constructed as new neighborhoods are established, residents of new neighborhoods are forced to wait for a considerable period of time—up to five years or more—until a bond program is passed or other funds become available to provide the funding needed to develop or enhance parks and recreation facilities in the Town. The relative infrequency of such bond elections means that new recreational demand will remain unsatisfied for many years to come, forcing children to play in the streets and families to drive considerable distances to already overburdened existing parks. Safety, traffic congestion, air quality, public health and neighborhood social interaction all suffer when recreation facilities are inadequate to meet community needs. Creating facilities as the community develops will save money, because the cost of land and facility development will increase as time passes. In addition, the possibility that land will not be available in some areas for parks and recreation facilities will be avoided.

### **Key Elements of the Ordinance: The Residential Recreation Area Matrix**

The principal element of the Design Standards Manual is the *Residential Recreation Area Matrix*. The Matrix is a flexible tool that provides developers with an opportunity to determine the proper combination of developed park space and fees for their project. The minimum amount of developed park space that must be provided is 436 square feet per lot. Please be aware that the Matrix's square footage requirement relates to *developed* park space, not simply raw land. This also includes land that is reserved or has been deemed no-build areas such as flood plains, steep slopes, retention basins etc. or

including designated open space towards the calculation for developed recreation areas. The minimum features for recreation areas of various sizes can be found in Sections 5 and 6 of the Design Manual.

**Table C.I Residential Recreation Area Matrix**

Acres/Money Ratio	Recreation Acreage per 1,000 people	Square Feet Per Lot	% Recreation Area in Acreage	In-Lieu Fee per Lot	% Recreation Area in Dollars
100/0%	8	871	100%	\$0	0%
	7.2	784	90%	\$120.00	10%
	6.4	697	80%	\$240.00	20%
	5.6	610	70%	\$360.00	30%
	4.8	523	60%	\$480.00	40%
50/50%	4	436	50%	\$600.00	50%
	3.2	348	40%	\$480.00	60%
	2.4	261	30%	\$840.00	70%
	1.6	174	20%	\$960.00	80%
	0.8	87	10%	\$1080.00	90%
0	0.08	8.7	1%	\$1188.00	99%

***Important Provisions Related to the Matrix***

1. The minimum amount of developed recreation space that must be provided by a given subdivision project is 436 square feet per residential unit. Subdivisions of 65 units or less have the option of paying the full in-lieu fee amount of \$1,500 per unit instead of providing developed recreation space *and* paying a fractional fee.
2. Subdivisions larger than 65 lots may elect to utilize the full in-lieu fee option if the subject project is within approximately .75 mile of an existing recreation area that has room to accommodate additional demand and has undeveloped capacity, or can be expanded through the acquisition and improvement of adjacent land. Determination as to whether an existing recreation area within .75 mile of a proposed subdivision has sufficient capacity to accommodate the residents of the new project is to be made by Town of Sahuarita Parks and Recreation and Planning Departments
3. Two additional options are available in meeting the requirements of the Design Standards Manual.
  - A-Subdividers may elect to provide a minimum of 10 acres of land within the subdivision’s “region” as defined in the Ordinance, and improve the property consistent with the requirements set fourth in the Recreation Area Design Manual.
  - B- Subdividers my elect to dedicate a parcel of land to Sahuarita that is in the subdivision's "region" as defined in the Ordinance, is adjacent to a district or regional park, and is of a value equal to or greater than the value of the standard requirements (park development and/or fee).
4. Fees shall be paid to the Town of Sahuarita for each residential lot at time of issuance of Building Permits for use of fees, see page 6.

### ***Calculating Fees Based on the Matrix***

To calculate fees based on the standard expressed in the Matrix, divide the square footage of developed recreation space to be provided per residential unit by 871. This calculation will give you a percent of 100. Multiply the remaining percentage by \$1,200 to determine the in-lieu fee. For example:

- 436 square feet of developed park space to be provided per unit, divided by 871 = .50 or 50%.
- 50% to be provided in developed park space, remaining 50% to be paid in cash.
- 50% of the \$1,200 base fee = \$600. Fee to be paid is \$600 per lot.
- Multiply \$600 by the total number of lots to determine the total in-lieu fee.

**NOTE:** If the subject project is 65 units or less and the developer elects to pay the full in-lieu fee and "cash out" of the requirements and not utilize the matrix, then the fee to be paid is \$1,500, not \$1,200.

### ***\*\*Use of Fees Generated by the Parks & Recreation Area Design Standards Manual***

Any fees that may be generated through the "in-lieu" fee option, will be utilized solely for park development at the discretion and recommendation of the Parks and Recreation and Planning/Zoning staff based on Community needs, parks and trail plans and goals, and availability of land, however, The Town Council will have final say.

### ***Apartment Projects***

Residential apartment projects shall create recreation areas and provide developed recreational facilities at a level that meets or exceeds 460 square feet per unit, and must include recreational facilities and structures. Such recreation facilities and structures may include turfing areas, swimming pools, path systems, ramadas, recreation centers, exercise equipment, tot lots, and more. Consistent with the requirements of the ordinance, the developer shall depict the proposed recreational facilities on the project's Recreation Area Plan (RAP). The square footage requirement for apartment projects is based on a multiplier of 1.62 people per residential unit. Single family residences typically house approximately 2.5 people per unit.

### ***Commercial Developments***

Per the Manual, commercial projects that encompass or abut trail corridors listed on the Eastern Pima County Trail System Master Plan or are located within the Town of Sahuarita Master Trail Plan, are included in the Pima County Original Greenways Plan, or are identified as important and/or desirable linkages during the development review process by the Town Parks and Recreation and Planning/Zoning staff, shall provide the corridor to accommodate the trail and construct the trail to the specifications set forth in the Design Standards Manual. Example #1: The developer of a strip mall to be constructed along the bank of the Santa Cruz River must provide a 100' corridor to accommodate the future planned Santa Cruz Trail path identified in the Pima County Master Trail Plan. It must be constructed consistent with the River Park standards set forth in the Design Standards Manual.

### **3. The Recreation Area Plan (RAP)**

The purpose of the design requirement of the Recreation Area Plan (RAP) is to describe in sufficient detail the recreation facilities and/or trails to be constructed as requirements of the proposed residential project. The RAP is a separate stand-alone planning document, and will remain on file at the Parks and Recreation Department, Town Clerk's office and available on the Town's website. **NOTE:** Sub-dividers with projects of 65 units or less that elect to pay the \$1,500 per unit fee are not required to prepare a Recreation Area Plan.

To comply with the Parks & Recreation Area Design Standards Manual, sub-dividers are encouraged to participate in a RAP pre-submission meeting with Town Parks and Recreation and Planning/Zoning staff to review requirements and ensure that the applicant and the applicant's representatives are heading in the right direction. Staff will endeavor to schedule pre-submission meetings as expeditiously as possible to keep development projects moving forward.

#### **The Recreation Area Plan (RAP) Submittal and Review Process**

1. Applicant and/or the applicant's representatives meet with Town Parks and Recreation and Planning/Zoning staff to discuss the proposed residential development project. Staff explains the applicant's options in accordance with the Residential Recreation Area Matrix (or the in-lieu fee alternative) and the requirements set forth in the Zoning Code, including the specific elements to be included in the RAP.
2. Applicant prepares RAP consistent with the Code and Parks & Recreation Area Design Standards Manual.
3. Applicant submits the RAP to staff along with the project's Tentative Plat.
4. Staff reviews and provides comments on the RAP and Tentative Plat. Any necessary changes are made by the petitioner.
5. Staff approves RAP prior to the Tentative Plat, proceeding to the Planning Commission for approvals.

**NOTE:** The RAP must be approved by Town of Sahuarita Parks & Recreation, & The Planning and Zoning staff *before* the tentative plat for a project can be approved.

#### **Elements to be included in the RAP**

The RAP may be produced in standard 8.5" by 11" format, and should contain the following information:

1. The total acreage of the subdivision and the total number of housing units.
2. A simple map that depicts the location of the subdivision (within the regional/metropolitan context). Identify any public parks within a 5-mile radius of the proposed subdivision (this information can be found in Town of Sahuarita maps or street atlas)
3. A concept drawing of the proposed subdivision.
4. A demographic profile of the proposed subdivision. Describe in a short paragraph or less the target market for the subdivision. What ages of residents is the project intended to serve? This information will help the applicant and the Town determine whether the recreation features proposed actually fit the project (i.e. age-appropriate infrastructure, recreation features, equipment, pathways, etc.)

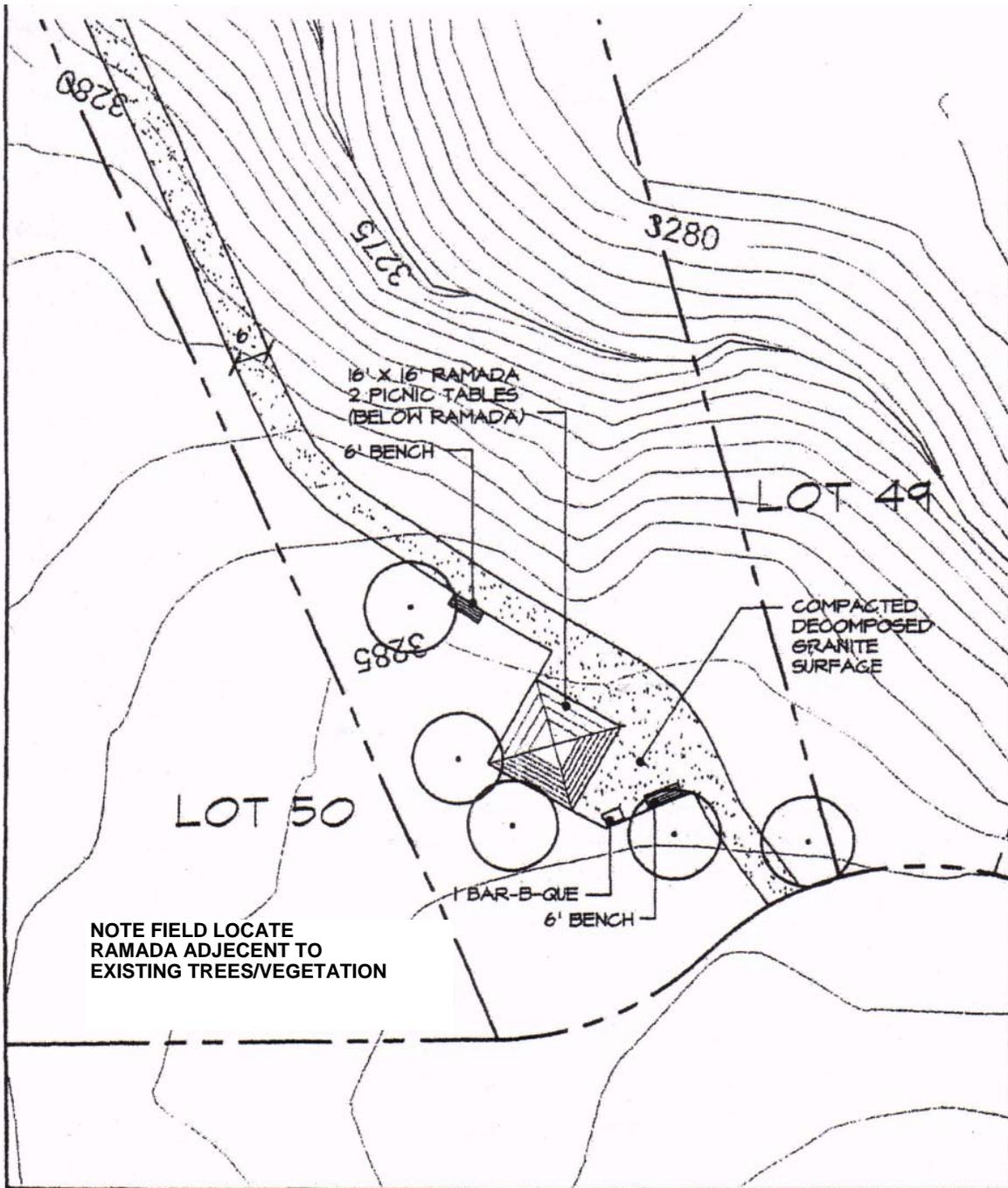
5. The size of the recreation area that the standards manual requires to be provided, the per-unit fee that will be paid, and the features to be provided for that size of recreation area (for recreation area types and a list of recommended features, please see Section 5 of this Manual, or the table in Section 6). Please be aware that the in-lieu fees to be paid as a part of the RAP must be set forth on the plat itself as a separate note. Options regarding the provision of recreational space and fees can be found in Section 2 above, within the description of the Residential Recreation Area Matrix. The required recreational space may be provided in several units or nodes at the discretion of the Parks and Recreation and Planning Departments, as long as the individual units remain sufficiently sized to be functional. Please note the following requirements set forth in this standards manual:
  - Shallow retention basins *may* be applied to the recreation area requirements if developed for recreation purposes. The use of basins as recreation elements shall comply with the standards established by the Pima County Flood Control District. Use of basins for recreation purposes shall be subject to the approval of the Town Engineer, Planning & Zoning & Parks and Recreation Departments.
  - Recreation areas should be designed so that all subdivision residents can have use of and access to the recreation area.
  - Recreation areas shall avoid known archeological and historical sites.
  - Recreation area improvements should be constructed in an environmentally sensitive manner, minimizing the disturbance of the site's natural vegetation, and mitigating effects on adjacent upland areas, washes, wildlife corridors, and natural open space.
  - One paved, on-site parking space shall be provided for every 20 dwelling units or portion thereof, unless sufficient, unobtrusive on-street parking is available adjacent to the recreation area.
  - Privately-owned recreation areas, recreation features and parking improvements shall be completed in accordance with the RAP and fully functional by the time 75% of the building permits have been issued.
6. The location of the recreation area(s) within the proposed subdivision, along with any trails that pass through or are located adjacent to the project must be noted. Also include the dimensions of the recreation area(s), the size of the recreation area(s), and how the size of the recreation area was calculated (i.e. show the mathematical calculations used in this determination).
7. Clearly identify the entity that will be responsible for maintenance of the recreation area and its facilities. Privately-owned recreation areas and improvements shall be maintained by the private property owners of the subdivision. **IMPORTANT NOTE:** Recreation areas that are intended to be transferred to the ownership of the Town upon completion must meet the standards of the Town Parks and Recreation Department (please see Section 7 of this manual), and construction drawings must be submitted to Town Recreation, Planning and Zoning, and Engineer staff for review at the 30%, 60%, 90% and 100% plans stages (see

specific requirements set forth in Section 7). Parks not planned for transfer to Town of Sahuarita must be managed and maintained by the project's private property owners, which will be either the developer or the Home Owners Association after the developer turn it over.

8. Provide a graphic depiction of the recreation area concept drawing (plan view) with all recreation improvements to be provided as a part of the recreation area(s). (For an example, please see page 10.) This will allow staff to determine if the minimum requirements for the type of recreation area being constructed are being met. Standard details of a variety of recreation features and recreation-related site furnishings and infrastructure can be found in the Appendix of this Design Standards Manual.
9. Indicate on the park concept drawing where the access points and parking will occur.
10. Indicate any Eastern Pima County Trail System Master Plan and Town of Sahuarita-listed trails that cross or are located adjacent to the project site, and how these trails will be constructed and/or how linkages will occur. Please note that the subject project's recreation area should link with any trails that cross the site or are located in proximity to the site.
11. The topography of the subject park/recreation area site. (For an example, please see page 10.)

#### 4. RECREATION AREA PLAN EXHIBIT

### Example of Recreation Area Plan (RAP)



RECREATION NODE

'B' not to scale

## **5. Recreation Area Definitions and Minimum Feature Requirements**

The following section describes the recreation areas commonly found in Pima County that the Town of Sahuarita has adopted, and the minimum improvements that generally must be provided for each size of recreation area/park to meet the recreational needs of the project's residents. A table summarizing the features for each size recreation area can be found in Section 6.

### *Neighborhood/School Parks*

A neighborhood park is 10.0 acres or less in size, and may occur in conjunction with a school site (NOTE: the park/recreation area is land exclusive of, and in addition to, the school site). If the recreation area is constructed with the intention of transferring ownership and maintenance responsibility to the Town it must be constructed to the standards of the Town Parks and Recreation Department. Please see Section 7 for additional information. Examples of neighborhood parks are cited below in each size category. Please see the Appendix for layout examples of existing Pima County neighborhood parks.

### *Neighborhood Parks Up to 1 Acre In Size*

A neighborhood park of approximately one acre in size is often described as a "pocket park." Examples of neighborhood parks in this size category include Pima County's Catalina Neighborhood Park and Branding Iron Park, and the City of South Tucson's Yaqui Park.

Minimum features for parks in this size category include:

- Infrastructure:
  - Water
  - Electricity
- Linkages to adjacent or nearby trails, linear parks, greenways, etc. (if applicable)
- Signs.
- Fencing (as needed).
- Landscaping (trees and other plant materials, preferably native; see Section 10 in manual for additional information).
- Irrigation.
- Turf area: 30% of total park area (exclusive of parking spaces, roads, footprints of restrooms and other structures and other areas committed to non-recreational purposes). Alternate functional recreation area surfacing, including recreation-grade artificial turf, etc., may be acceptable alternatives.
- Vehicular barriers (as needed).
- Parking: 1 space per every 20 units, as per the ordinance.
- Trash receptacles - a minimum of 1 trash receptacle necessary.
- Bicycle Racks: 1 bicycle rack (4 bike capacity) necessary.
- Park benches: 1 bench necessary; 2 benches preferable.

Recommended/suggested additional features:

- Security lighting.
- Public art.
- Water fountain.

### ***Neighborhood Parks 1.01-5 acres in Size***

Examples of neighborhood parks in this size category include Pima County's Meadowbrook Park, Casas Adobes Park, Richardson Park, and Ted Walker Park.

Minimum features for parks in this size category include:

- Infrastructure
  - Water
  - Electricity
- Linkages to adjacent or nearby trails, linear parks, greenways, etc. (if applicable).
- Signs.
- Fencing (as needed).
- Landscaping (trees and other plant materials, preferably native; see Section 10 in manual for additional information).
- Irrigation.
- Vehicular barriers (as needed)
- Parking: one space per every 20 units, as per the ordinance.
- Trash receptacles: 1-3 acres: 2 receptacles; 3-5 acres: 2 to 4 receptacles.
- Bicycle racks: 1 - 3 acres: 1 rack (4 bike capacity); 3-5 acres: 2 racks (4 bike cap. ea.).
- Water fountain: recommended in 1 to 3 ac. recreation area; 1 fountain necessary in 3.0 - 5.0 acre recreation area.
- Restroom: one unisex restroom is recommended for recreation areas 3.0-5.0 acres.
- Turf area: 30% of total park area (exclusive of parking spaces, roads, footprints of restrooms and other structures and other areas committed to non-recreational purposes). Alternate functional recreation area surfacing, including recreation-grade artificial turf, etc., may be acceptable alternatives.
- Park benches - H D outdoor park type.
  - 1.0-3.0 acres: 2 benches. 3.0 - 5.0 acres: 4 benches.
- Shade structure(s) on concrete pad (choice of vendor and style), 20' x 28'. 1.0-3.0 acres: 1 structure, minimum. 3.0 - 5.0 acres: 1 structure, minimum.

- Picnic tables with benches:
  - 1.0-3.0 acres: 2 tables.
  - 3.0-5.0 acres: 4 tables.
- Grills:
  - 1.0-3.0 acres: 2 grills.
  - 3.0 - 5 .0 acres: 3 grills.
- Basketball court:
  - 1.0 - 3.0 acres: recommended only.
  - 3.0 - 5 .0 acres: one half-court basketball court (post-tension slab recommended).
- Playground or fitness Equipment:
  - 1.0 - 3.0 acres: 3 pieces of play or fitness equipment (swings, slide, teeter-totter par course, etc.).
  - 3.0 - 5 .0 acres: one multi-use play structure with five components, or par course with five stations.

Recommended/suggested additional features:

- Security lighting.
- Public art.
- Water fountain: recommended for recreation areas in the 1.0 to 3.0 size category.
- Telephone: recommended in the 3-5 acre recreation area category.
- Perimeter walking/jogging path system: recommended for all recreation areas 1.0 to 5.0 acres in size.
- Athletic field (baseball/softball): recommended in the 3.0 to 5.0 size category.

### ***Neighborhood Parks From 5.01-10 acres In Size***

Examples of neighborhood parks in this size category include Children's Memorial Park, Wildwood Park, Denny Dunn Park, Los Ninos Park, Cardinal Park, and Mission Ridge Park and in Sahuarita, Los Arroyos Park.

Minimum features for parks in this size category include:

- Infrastructure:
  - Water
  - Power
  - Sewer
- Water fountains:
  - 5.0 - .75 acres: 1 fountain.
  - .75 - 10.0 acres: 2 fountains

Unisex restroom

5.0-.75 acres: 1 unisex restroom recommended.

.75 - 10.0 acres: 2 unisex restrooms recommended.

Linkages to adjacent or nearby trails, linear parks, greenways, etc.: (if applicable).

Signs.

Fencing (as needed).

Landscaping (trees and other plant materials, preferably native; see Section 10 in manual for additional information).

Irrigation.

Turf area: 30% of total park area for all recreation areas in the 5.0 to 10 acre size range (exclusive of parking spaces, roads, footprints of restrooms and other structures and other areas committed to non-recreational purposes). Alternate functional recreation area surfacing, including recreation-grade artificial turf, etc., may be acceptable alternatives.

Vehicular barriers (as needed).

Parking: one space per every 20 units, as per the ordinance.

Trash receptacles:

5.0 - .75 acres: 4 receptacles.

.75 - 10.0 acres: 6 receptacles.

Bicycle racks:

5.0 - .75 acres: 4 racks (4- bike capacity).

.75 - 10.0 acres: 6 (4 bike capacity).

Park benches:

5.0 - .75 acres: 6 benches.

.75 - 10.0 acres: 8 benches.

Security lighting: mandatory for all recreation areas in 5.0 to 10.0 acres in size.

Shade structure(s) on concrete pad (choice of vendor and style), 20' x 28'.

5.0 - .75 acres: 2 structures, minimum.

.75 - 10.0 acres: 2 structure, minimum.

Picnic tables with benches:

5.0 - .75 acres: 6 picnic tables.

.75 - 10.0 acres: 8 picnic tables.

Grills:

5.0 - .75 acres: 4 grills.

.75 - 10.0 acres: 6 grills.

- Basketball court:
  - 5.0 - .75 acres: 1 full-court necessary; + 1 half-court recommended.
  - .75 - 10.0 acres: 1 full-court necessary; + 1 half-court recommended.
- Playground and/or fitness equipment:
  - 5.0 - .75 acres: 2 individual components plus one 5-pc multi-use play structure.
  - .75 - 10.0 acres: 2 individual components plus two 5-pc multi-use play structures.
- Perimeter walking/jogging path system:
  - 5.0 - .75 acres: path system necessary.
  - .75 - 10.0 acres: path system necessary.
- Athletic fields:
  - 5.0 - .75 acres: provide either 1 baseball/softball field or 1 soccer/football field.
  - .75 - 10.0 acres: provide 1 baseball/softball field *and* 1 soccer/football field.

Recommended/suggested additional features:

- Security lighting.
- Public art.
- Telephone (5.0 - .75 acre recreation areas).
- Additional basketball court (full or half-court).

### **Community Parks**

A community park ranges from 10.01 to 40 acres in size. Examples of community parks include Mehl Foothills Park, McDonald Park, Three Points Park and in Sahuarita, Anamax Park.

Minimum features for parks in this size category include:

- Infrastructure:
  - Water
  - Electricity
  - Telephone
  - Sewer
- Water fountains
  - 10 - 20 acres: 3 fountains.
  - 20 - 40 acres: 5 fountains.

- Restrooms:
  - 10.01 - 20.0 acres: 2 restroom buildings, each with one men's facility (one toilet, one urinal and sink) and one women's facility (two toilets and sink).
  - 20.01 -40.0 acres: 3 restroom buildings, each with one men's facility (one toilet, one urinal and sink) and one women's facility (two toilets and sink).
- Linkages to adjacent or nearby trails, linear parks, greenways, etc.: (if applicable).
- Signs.
- Fencing (as needed).
- Landscaping (trees and other plant materials, preferably native; see Section 10 in manual for additional information).
- Irrigation.
- Turf area: 20% of total park area for all recreation areas in the 10.0 to 40.0 acre size range (exclusive of parking spaces, roads, footprints of restrooms and other structures and other areas committed to non-recreational purposes). Alternate functional recreation area surfacing, including recreation-grade artificial turf, etc., may be acceptable alternatives.
- Parking: one space per every 20 units, as per the ordinance.
- Vehicular barriers: (as needed).
- Trash receptacles:
  - 10.01 - 20.0 acres: 10 receptacles.
  - 20.01 - 0.0 acres: 15 receptacles.
- Bicycle racks
  - 10.01 - 20.0 acres: 10 (4 bike capacity).
  - 20.01 - 40.0 acres: 15 (4 bike capacity).
- Park benches:
  - 10.01 - 20.0 acres: 10 benches.
  - 20.01 - 40.0 acres: 15 benches.
- Security lighting: mandatory for recreation areas in the 10 .0 to 40.0 size category
- Shade structure(s) on concrete pad (choice of vendor and style),
  - 20' x 28'. 10.01 - 20.0 acres: 3 structures.
  - 20.01 - 40.0 acres: 4 structures.
- Picnic tables with benches:
  - 10.01 - 20.0 acres: 12 picnic tables.
  - 20.01 - 40.0 acres: 18 picnic tables.

- Grills:
  - 10.01 - 20.0 acres: 8 grills.
  - 20.01 - 40.0 acres: 14 grills.
- Basketball court:
  - 10.0 - 20.0 acres: 1 full and 1 half-court basketball courts required (post-tension slabs recommended).
  - 20.01 - 40.0 acres: 2 full-court basketball courts required (post-tension slabs recommended).
- Playground and/or fitness equipment:
  - 10.01 - 20.0 acres: 4 individual components (play or fitness) plus two 5-pc multi-use play structures.
  - 20.01 - 40.0 acres: 6 individual components (play or fitness) plus two 5-pc multi-use play structures.
- Perimeter walking/jogging path system:
  - 10.01 - 40.0 acres: DG or paved perimeter path system mandatory, with DG path or paved path to be constructed to the specifications shown in the Appendix of this manual.
- Athletic fields:
  - 10.01 - 20.0 acres: 1 baseball/softball field and 1 soccer/football field.
  - 20.01 - 40.0 acres: 2 baseball/softball fields *and* 1 soccer/football field.
- Maintenance building: necessary for recreation areas in this size category.

Recommended/suggested additional features:

- Public art.
- Additional half or full-size basketball court.
- Additional soccer field (strongly recommended).
- Swimming pool.
- Community center.

### ***District Parks***

District parks are typically 40.01 acres to 100 acres in size. Examples include Lawrence District Park, Picture Rocks Park, and Sahuarita Park.

Minimum features for parks in this size category include:

- Infrastructure:
  - Water
  - Power
  - Telephone (line to site)
  - Sewer

- Water fountains: 6 fountains.
- Restroom facilities: 4 restroom buildings or equivalent, each with one men's facility (one toilet, one urinal and sink) and one women's facility (two toilets and sink).
- Linkages to adjacent or nearby trails, linear parks, greenways, etc. (if applicable).
- Signs.
- Fencing (as needed).
- Landscaping (trees and other plant materials, preferably native; see Section 10 in manual for additional information).
- Irrigation.
- Turf area: 15% of total park area for all recreation areas in the 40.0 to 100.0 acre size range (exclusive of parking spaces, roads, footprints of restrooms and other structures and other areas committed to non-recreational purposes). Alternate functional recreation area surfacing, including recreation-grade artificial turf, etc., may be acceptable alternatives.
- Parking: one space per every 20 units, as per the ordinance.
- Vehicular barriers: (as needed).
- Trash receptacles: 15 receptacles minimum.
- Bicycle racks: 12 racks (4 -bike capacity) minimum.
- Park benches: 15 benches minimum.
- Security lighting - necessary.
- Shade structure(s) on concrete pad (choice of vendor and style), 20' x 28': 5 structures.
- Picnic tables with benches: 20 minimum.
- Grills: 16 minimum.
- Basketball courts: 2 full and 1 half-court basketball court necessary (post-tension slab recommended).
- Play or and/or fitness equipment: 6 individual components (play or fitness) plus three 5-piece multi-use play structures.
- Perimeter walking/jogging path system: DG or paved perimeter path system mandatory, with DG path or paved path to be constructed to the specifications shown in the Appendix of this manual.
- Athletic fields: 3 baseball/softball fields required, plus 2 soccer/football fields.
- Maintenance building: necessary.
- Swimming pool: necessary.
- Community center: necessary.

Recommended/suggested additional features:

- Public Art
- Additional half or full-size basketball court.
- Additional soccer field.

### ***Regional Parks***

Regional parks exceed 100 acres in size. Regional parks may be urban parks, natural resource parks (i.e. natural open space parks with passive recreation features such as trails), or "hybrid" parks that contain both developed and natural features. Examples include Drachman Agua Caliente Park, Thomas Jay Regional Park, Manzanita Park, Ajo Regional Park, Arthur Pack Park, Southeast Regional Park, and Tucson Mountain Park.

Minimum features for parks in this size category include:

District Park features, plus additional features identified by the developer and the Town of Sahuarita, Parks and Recreation Department. A tract of high-quality natural open space (i.e. with significant natural resource values) may satisfy the recreation area requirement in all or part.

Recommended Features:

Special purpose park (open space area with trails, skate park, equestrian facility, etc.).

### ***Linear Parks/Greenways***

Linear Parks/Greenways are regional park or park-like features developed along watercourses and/or major road rights-of-way, and are intended to provide recreation and fitness opportunities, as well as alternate modes of transportation. These facilities are typically developed to the City/County River Park or Divided Urban Pathway Standards (cross-sections of these standards can be found in the Appendix of this Design Manual). Examples include the Rillito River Park, the Santa Cruz River Park, the Pantano River Park, the Houghton Greenway, and the Camino Loma Alta Greenway.

Linear Park or Greenway segments constructed to fulfill the requirements of the code (in full or part) shall be constructed to Town of Sahuarita standards consistent with the standards in the Parks & Recreation Area Design Standards Manual. Completed Linear Park/Greenway segments shall be transferred to the Town of Sahuarita, and will be maintained by the Town of Sahuarita or entity by another agreement with the county. Standard conditions expressed in Section 7 of this manual, including warranty period, apply.

Minimum features for parks in this size category include:

- Paved path (12' - 15' in width, per River Park or Divided Urban Pathway Standard).
- Natural surface (DG) path (8' -10' in width, per River Park or Divided Urban Pathway Standard).
- Bridges (if necessary).
- Landscaping (native species).
- Irrigation.
- Shade Structure (one structure every one mile); design to be approved by TOSPRD.

- Parking/Staging (public access facilities).
- Water fountain (one fountain every one mile).
- Fencing/railing/post-and-cable, or other vehicular barriers as appropriate.
- Signage (as appropriate, consistent with the Regional Greenways Plan).
- Linkages to adjacent or nearby parks, trails, linear parks, greenways, etc.

Optional Features:

Restrooms.

Park nodes adjoining the corridor with turf and other recreation features.

### ***Special Purpose Parks / Alternative Recreation Areas.***

Special Purpose Parks (SPPs) are developed to serve a particular community recreational need, such as a skateboard park, a natural-resource based trails park, an equestrian center, a soccer complex, a dog park, an amphitheater or performing arts facility, or an off-highway vehicle park. SPPs can range in size from one half acre to 640 acres or more, depending on the special purpose. Examples include the BMX track at Pima County's Manzanita Park, the skate park at the City of Tucson's Purple Heart Park, and Pima County's Pima Motorsports Park.

Alternative Recreation Areas are recreation areas designed to complement and serve the special needs of a given residential subdivision project and/or its surrounding area. Examples of Alternative Recreation Areas include:

**A. Active Adult Recreation Area.** An Active Adult Recreation Area could be constructed to address the unmet recreation needs of active adults, and might include a community recreation center or club house, park space, and/or a golf course that provides recreational utility considerably beyond golf—for example, a golf course with a system of walking trails around its perimeter combined with a Par Course, adjacent park nodes and other similar features that are directly integrated into its design (golf courses themselves are not eligible for inclusion as recreation areas, and no credit against the standard requirements will be applied for them).

**B. Educational Recreation Area.** An Educational Recreation Area could be created to take advantage of an opportunity to provide significant educational benefits within a recreational context. Examples of this kind of recreation area might include a night sky/astronomy park, a water resources park (i.e. constructed wetlands with a path system and interpretive exhibits), a passive wildlife observation park with a path system and other features, an archeological park with a path system and interpretive exhibits, a cultural heritage or diversity park, a military veterans memorial park, and/or a public art park. All such parks should provide substantial recreational utility along with their educational features.

**C. Special Needs Recreation Area.** A Special Needs Recreation Area could be developed to provide recreation opportunities for physically challenged members of the community. One example is Pima County's Feliz Paseos Universal Access Open Space and Trails Park, which, when complete, will include an accessible trail system and interpretive exhibits, along with other features.

**D. Expanded Capacity Recreation Area.** This category of recreation area would address unmet needs for expanded hours at an existing or new recreation facility or facilities. Examples might include the construction of an indoor or sun-shielded active recreation area (such as a basketball facility under a ramada-type structure), lighting of amenities such as ball fields, and other similar enhancements that dramatically increase the availability of facilities to the public.

**E. Other Opportunities.** Town of Sahuarita recognizes that new and unique types of recreation facilities may be created as time passes, such as technology parks, and is willing to consider proposals that suggest alternative kinds of recreation facilities that may significantly benefit the community and its quality of life. Such proposals must provide value that is either equivalent or greater than the value of the standard requirements.

## 6. Recreation Area Feature Requirements

**N = Necessary / R = Recommended**

RECREATION AREA FEATURES	< 1 acre	1-3 acres	3-5 acres	5-7.5 acres	7.5-10 acres	10-20 acres	20-40 acres	40-100 acres
Water	N	N	N	N	N	N	N	N
Electricity	N	N	N	N	N	N	N	N
Telephone	n/a	n/a	R	R	R	N	N	N
Water Fountains	R	R	N-1	N-1	N-2	N-3	N-5	N-6
Wastewater / Sewer	n/a	n/a	n/a	n/a	n/a	N	N	N
Unisex Restroom	n/a	n/a	R-1	R-1	R-2	n/a	n/a	n/a
Restrooms — Separate Men s and Women	n/a	n/a	n/a	n/a	n/a	N-2	N-3	N-4
Trail Linkages as applicable	N	N	N	N	N	N	N	N
Signage	N	N	N	N	N	N	N	N
Fencing as needed	N	N	N	N	N	N	N	N
Landscaping including trees; native preferred	N	N	N	N	N	N	N	N
Irrigation	N	N	N	N	N	N	N	N
Turf Area (or alternative)	N-30%	N-30%	N-30%	N-30%	N-30%	N-20%	N-20%	N-1 5%
Parking per code (unless alt. available)	N	N	N	N	N	N	N	N
Vehicle barriers	N	N	N	N	N	N	N	N
Trash Receptacles	N-1	N-2	N-2 to 4	N-4	N-6	N-10	N-15	N-1 5+
Bicycle Racks (4 bike capacity)	N-1	N-1	N-2	N-4	N-6	N-6	N-10	N-12
Park Benches	N-1/R-2	N-2	N-4	N-6	N-8	N-10	N-15	N-15+
Security Lighting	R	R	N	N	N	N	N	N
Public Art	R	R	R	R	R	R	R	R
Shade Structures (S.S./Concrete Pad 20' x 28')	n/a	N-1	N-1	N-2	N-2	N-3	N-4	N-5
Picnic Tables w/benches	n/a	N-2	N-4	N-6	N-8	N-12	N-18	N-20
Grills	n/a	N-2	N-3	N-4	N-6	N-8	N-14	N-16
Basketball Court - One Half Court Size	n/a	n/a	N-1	R	R	N-1	n/a	N-1
Basketball Court - Full Court Size	n/a	n/a	n/a	N-1	N-1	N-1	N-2	N-2
Play Ground - Individual Components	n/a	N-3	n/a	N-2	N-2	N-4	N-6	N-6
Play Ground - Multi-Use Structures (5piece)	n/a	n/a	N-1	N-1	N-2	N-2	N-2	N-3
Perimeter Walking/Jogging Path System	n/a	R	R	N	N	N	N	N
Athletic Field - Baseball/Softball	n/a	n/a	R	N or N	N	N	N-2	N-3
Athletic Field - Soccer/Football	n/a	n/a	n/a	N	N	N	N-1	N-2
Maintenance Building	n/a	n/a	n/a	n/a	n/a	N	N	N
Swimming Pool	n/a	n/a	n/a	n/a	n/a	R	R	N
Community Center (large enough to serve population needs)	n/a	n/a	n/a	n/a	n/a	R	R	N

## **7. Requirements for Parks to be Transferred to The Town Upon Completion**

Recreation areas constructed pursuant to the subdivision ordinance and the Parks & Recreation Area Design Standards Manual may be transferred to the Town of Sahuarita upon their completion, provided that they meet the following requirements:

- The recreation area must be a minimum of 10 acres in size.
- The recreation area must abut, and be served by, a collector-sized or larger street.
- The recreation area must be constructed in a manner consistent with the Town/County Standard Specifications for Public Improvements and the standards of the Town of Sahuarita Parks and Recreation Department.

Additional Requirements:

- Plans for the subject recreation area must be reviewed and approved by the Town Parks and Recreation and all appropriate Development Services staff at the 30/60/90/100% plan stages.
- Public participation shall be a part of the design process for the park. the Parks and Recreation Department will assist with the scheduling and execution of public meetings.
- Projects must be consistent with the Town lighting code and other applicable code requirements.
- Low water use plant materials shall utilized in the project (per the ADWR list; please see Section 10 of this manual.
- A set of as-built plans for the recreation area shall be provided to the Town Parks and Recreation Department after the project is completed.
- Consistent with state standards, a minimum two-year warranty period shall be provided by the developer for the subject recreation area and all of its facilities.

## **8. Trails-Related Requirements**

The Parks & Recreation Area Design Standards Manual includes the following trails-related requirements:

1. If a trail listed on the Eastern Pima County Trail System Master Plan or Sahuarita's trail system, passes through a residential or commercial project, the developer shall provide a corridor for the trail and construct the segment of the trail consistent with the Parks and Recreation Area Design Standards Manual and the standards manual of the Eastern Pima County Trail System Master Plan, or as directed by the Town Parks and Recreation Department.
2. When residential projects abut trails listed on the Eastern Pima County Trail System Master Plan, or trails the Town has planned or trails identified as a significant trail

corridor the developer shall provide a connection to the trail from the subdivision's recreation area in a manner acceptable to the Town of Sahuarita Parks and Recreation, and Planning and Zoning Departments.

3. The minimum corridor width for a Pima County River Park is 100', and the standard width of a Greenway corridor is 50' and the Town of Sahuarita will follow this standard.
4. Trail corridors and trails-related improvements may be credited against the standard requirements of the Ordinance.

\*\*Cross-sections that depict trail standards for River Park and Greenway corridor development can be found in the Appendix of the Design Manual, along with cross-sections for both paved and DG (Decomposed Granite) paths.

## 9. Park Service-Area Standards

A "service area" is the region that is typically served by a recreation area of a given size. Service area standards often vary according to the jurisdiction and the authority. The service areas provided below should be considered general guidelines, and not strict standards. "NRPA" is the National Recreation and Park Association.

### Neighborhood Parks (0-10 acres)

NRPA: 0.1 acres to 1.0 acres: .25 mile; 1.0 acres to 10 acres: .5 miles.

Tucson: 0.1 acres to 1.0 acres: .25 miles; 1.0 acres to 15 acres: .5 miles

Oro Valley: 2.0 acres to 15 acres: .5 mile

Marana: 10 acres to 20 acres: .5 mile

### Community Parks (10.01 - 40.0 acres)

NRPA: 30 acres to 50 acres: 0.5 to 3.0 miles

Tucson: 15 acres to 40 acres: 1.0 miles

Oro Valley: 15 acres to 200 acres: 3 miles

### District Parks (40.01 - 100.0 acres)

NRPA: Determined by the quality and suitability of the site.

Tucson: 40 acres to 200 acres: 2.5 miles

Marana: 40 acres to 100 acres: 2 miles

### Regional Parks (100 acres plus)

NRPA: Determined by the quality and suitability of the site.

Tucson: 200 acres plus: 7.0 miles

Chicago: 50 acres plus: 1.0 mile

## 10. Landscaping Recommendations

It is strongly recommended that the plant materials utilized in the development of parks and recreation areas be native and drought-tolerant wherever possible. An excellent reference manual that lists a wide variety of low water use plants is the Arizona Department of Water Resources' *Desert Guide*. A copy of the guide can be viewed or printed from the ADWR web site.

The Desert Guide can be accessed directly through the following address:  
<http://www.water.az.gov/adwr/Content/Conservation/LowWaterPlantList/TucsonAMA/Files/DesertGuideTUC.p>

## **11. Contact Information**

The following agency contacts are available to provide you with additional information about the Parks Recreation Area Design Standards Manual and related requirements or information on Pima County's ordinance and manual:

- Town of Sahuarita Parks & Recreation Department: 625-2731
- Town of Sahuarita Planning and Zoning Department: 648-1972

For Pima County Information:

- Planning Unit, Planning and Development Division, Pima County Natural Resources, Parks and Recreation Department: 877-6000
- Pima County Planning Division, Pima County Development Services Department: 740-6800

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## **12. Appendices**

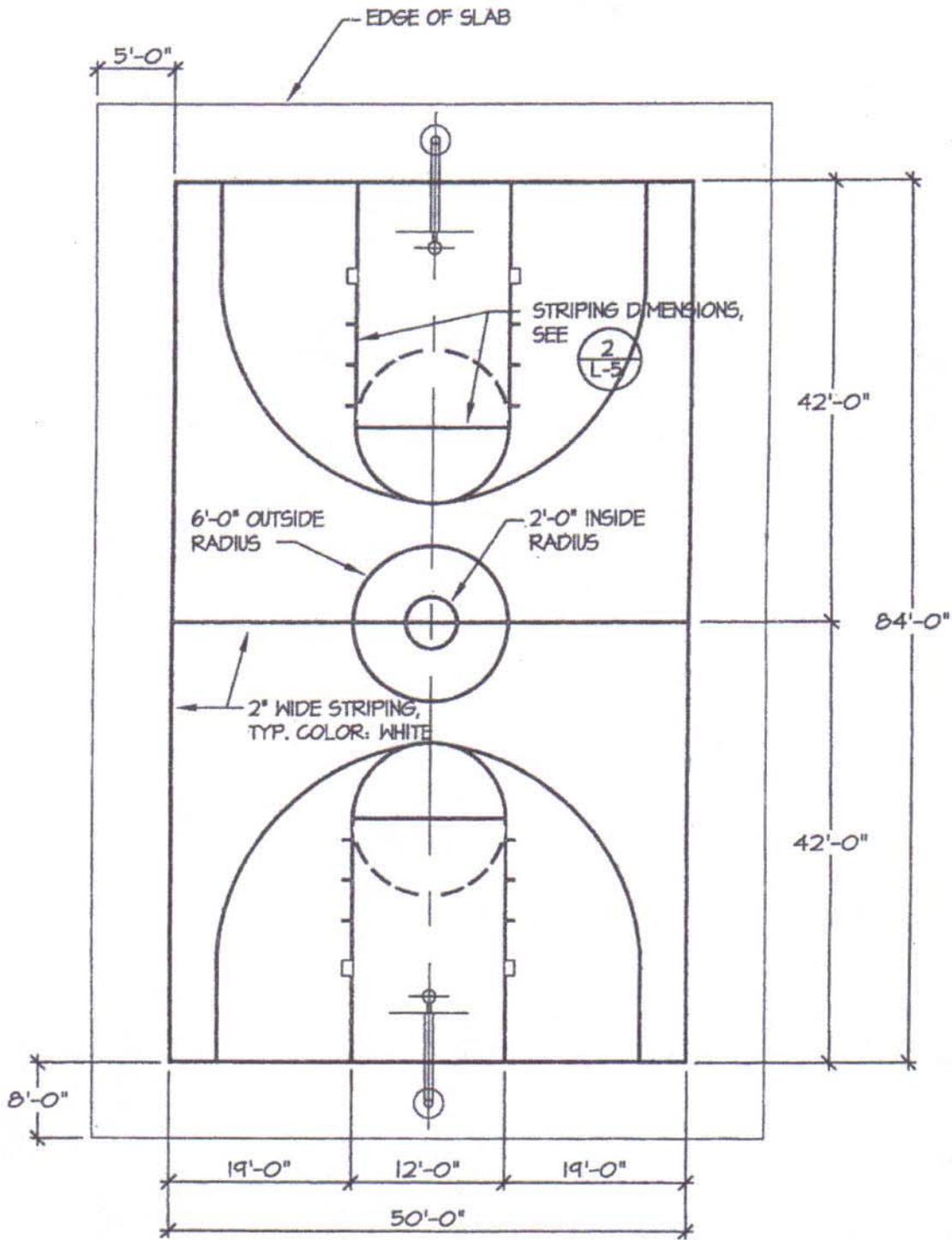
The Appendices of this manual include the following information:

- Recreation Area Feature Descriptions and Specifications
- Sample Pima County Recreation Area/Park Configuration



# **Recreation Area Feature Descriptions and Specifications**

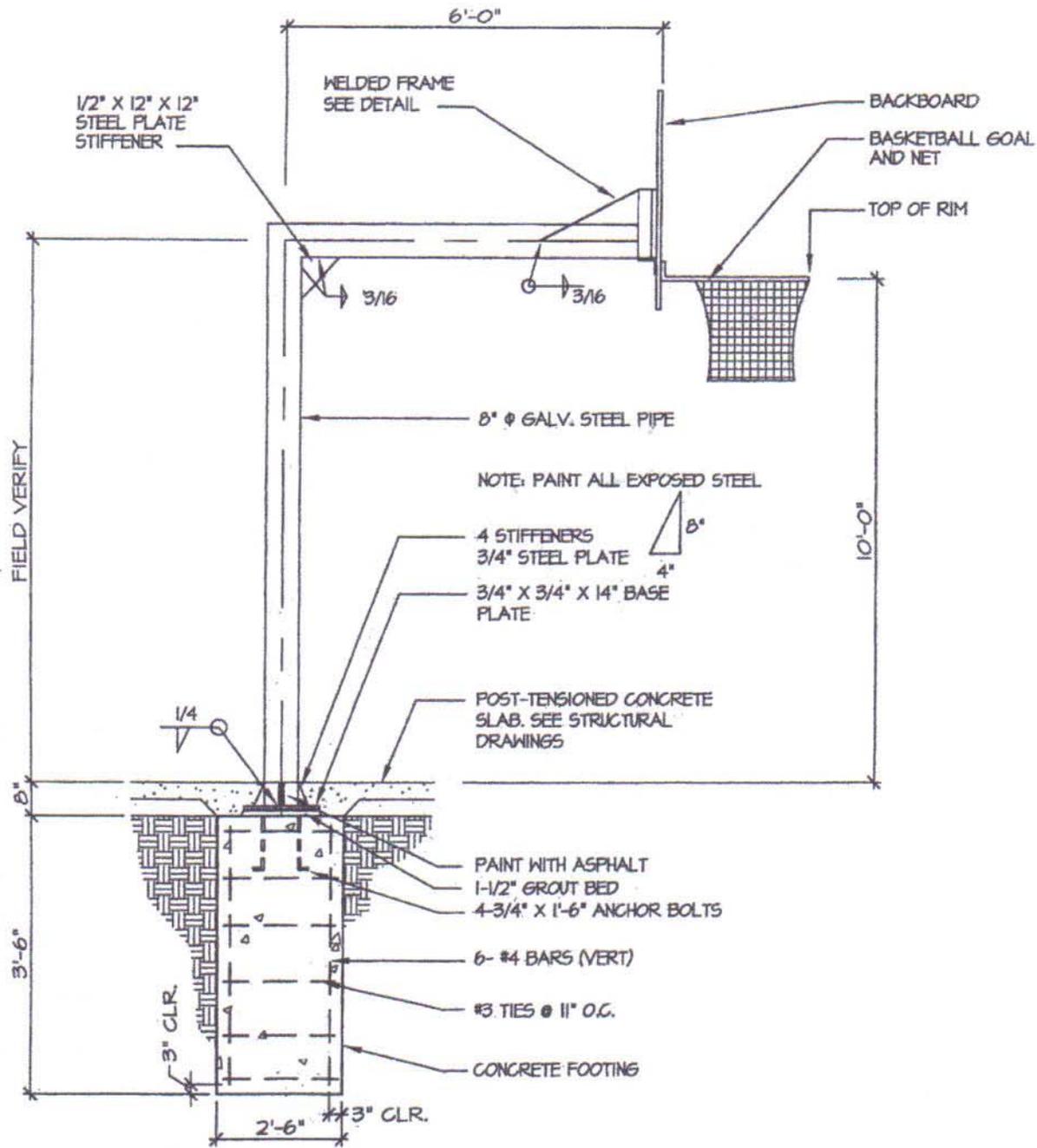
# ATHLETIC FIELD LAYOUTS



## BASKETBALL COURT STRIPING PLAN

not to scale

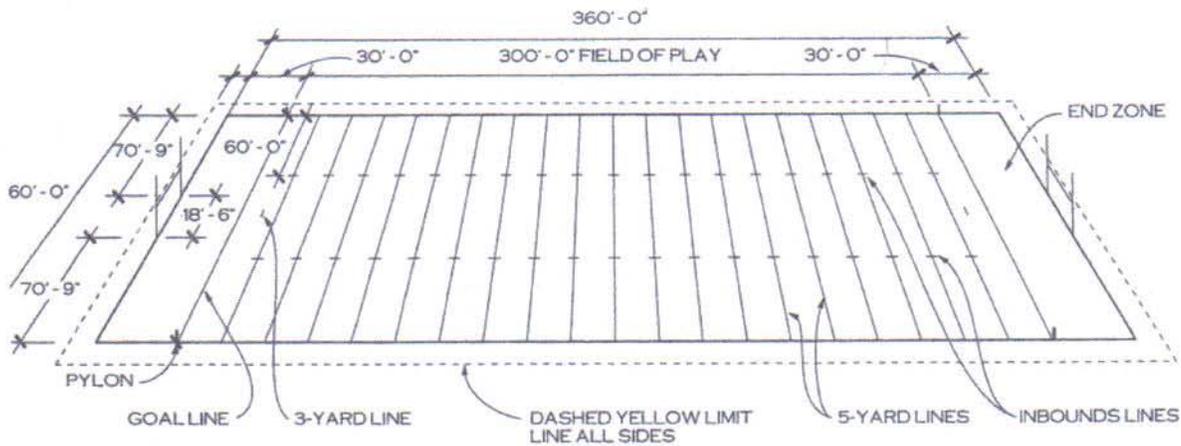
# ATHLETIC FIELD LAYOUTS



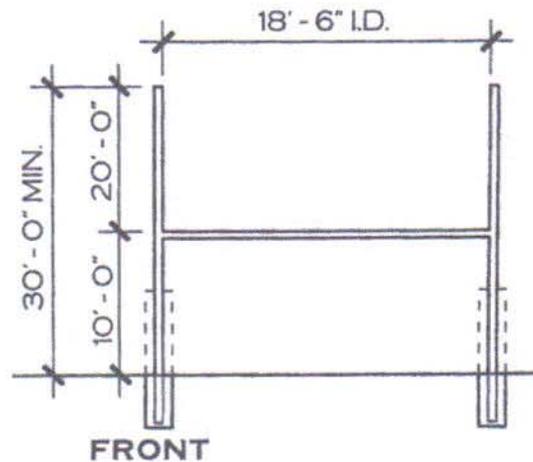
## BASKETBALL AND BACKBOARD POST

not to scale

# ATHLETIC FIELD LAYOUTS



Playing field is 360 ft. long x 160 ft. wide. All field dimensions are 4 in' wide and are marked with a white, nontoxic material. All measurements are from the edge of the line closest to the center of the playing field. End zone markings should not overlap goal lines. Location of in-bound lines is 60 ft. (53 ft. 4 in. for high school) for college football. Marks should be 4 in. wide x 2 ft. long.

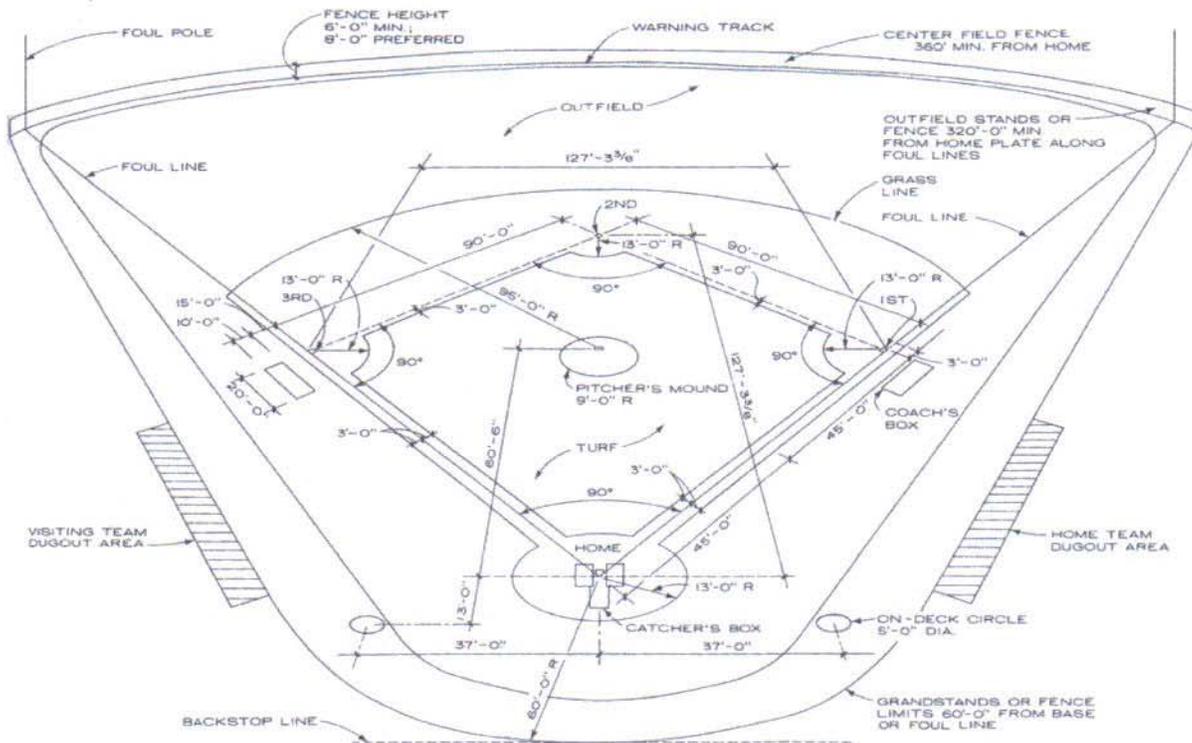


Goalposts should be padded to a height of 6 ft. Color of posts should be yellow or white.

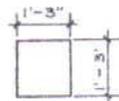


FOOTBALL- National Collegiate Athletic Association  
not to scale

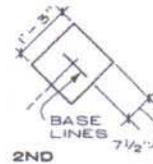
# ATHLETIC FIELD LAYOUTS



-  5<sup>3</sup>/<sub>32</sub>" DIAMETER
-  3<sup>13</sup>/<sub>16</sub>" DIAMETER
-  3<sup>1</sup>/<sub>2</sub>" DIAMETER
- SOFTBALL**
-  2<sup>13</sup>/<sub>16</sub>" TO 2<sup>29</sup>/<sub>32</sub>" DIAMETER
- BASEBALL**



NOTE: BASES ARE MADE OF WHITE CANVAS, FILLED WITH SOFT MATERIAL AND SECURED TO GROUND.  
1ST AND 3RD



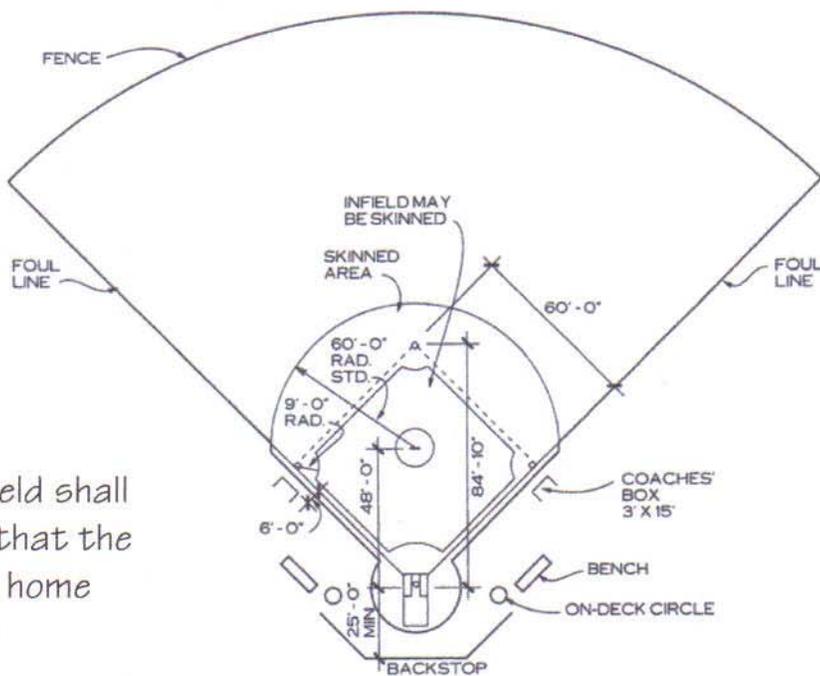
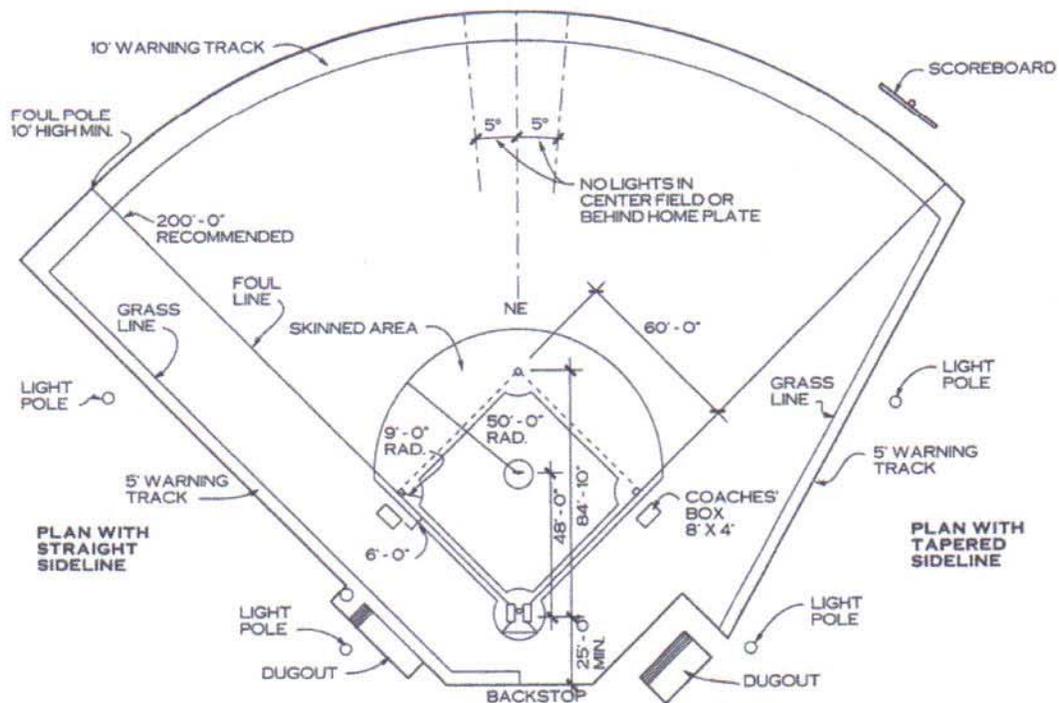
ORIENTATION- No standard - consider time of day for games; months when played; location of field, surrounding buildings and stands. East-northeast recommended by NCAA (home plate to center field)



**FULL-SIZE BASEBALL**

not to scale

# ATHLETIC FIELD LAYOUTS

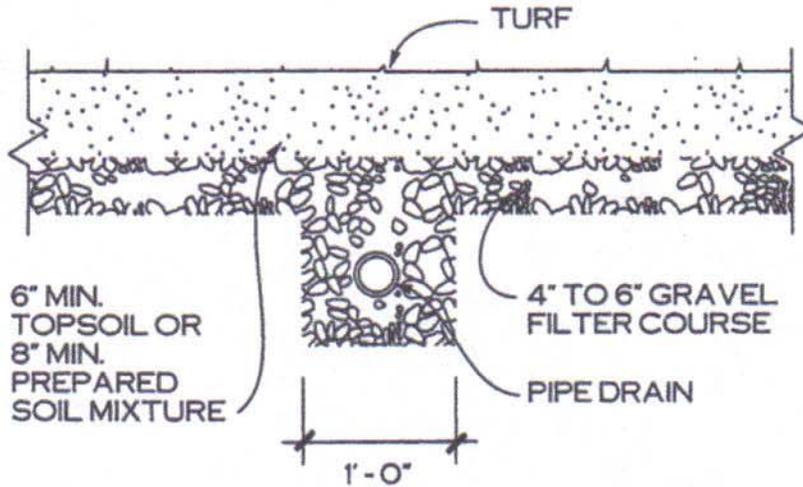


NOTE: The infield shall be graded so that the baselines and home plate are level



PLAN OF LITTLE LEAGUE BASEBALL FIELD  
not to scale

# ATHLETIC FIELD LAYOUTS



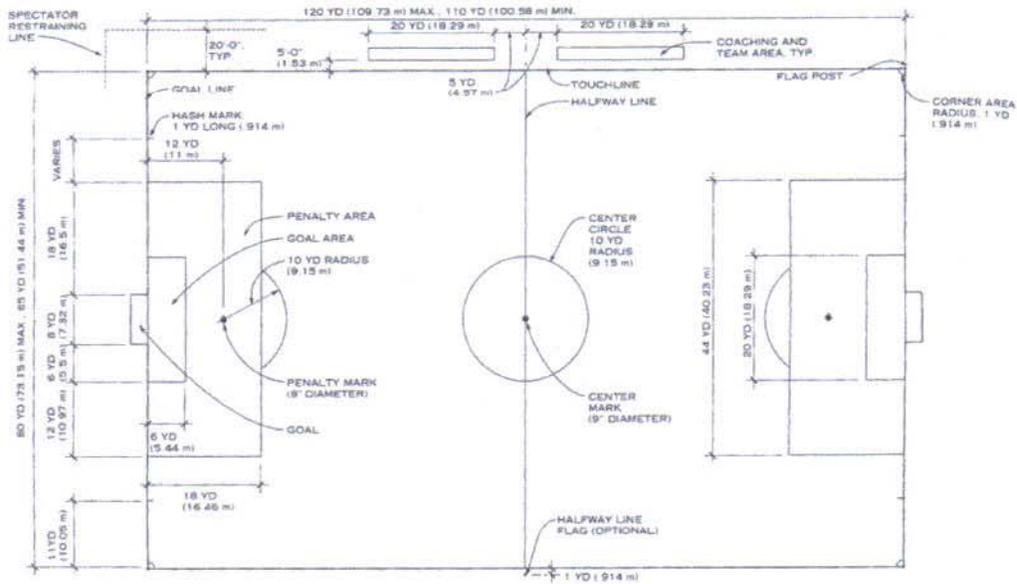
NOTES: Baselines should be level; if the diamond must pitch, the slope should not be more than 2% from third to first base or vice versa. The minimum slope of turf areas outside the skinned area is 1% when there is good subsoil drainage, 2.5% when drainage is poor.



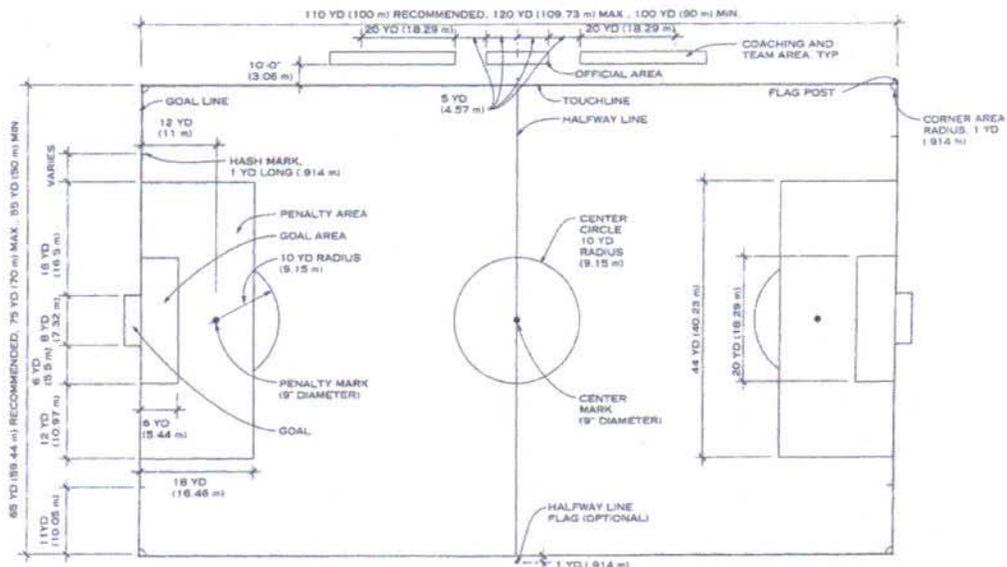
## SECTION OF TURF AND SUBSOIL DRAIN

not to scale

# ATHLETIC FIELD LAYOUTS



NCAA SOCCER- Recommended field dimensions are 75 yd. (90m.) wide x 120 yd. (109.73 m.) long. Field markings should be 4 in. (0.10 m.) wide.

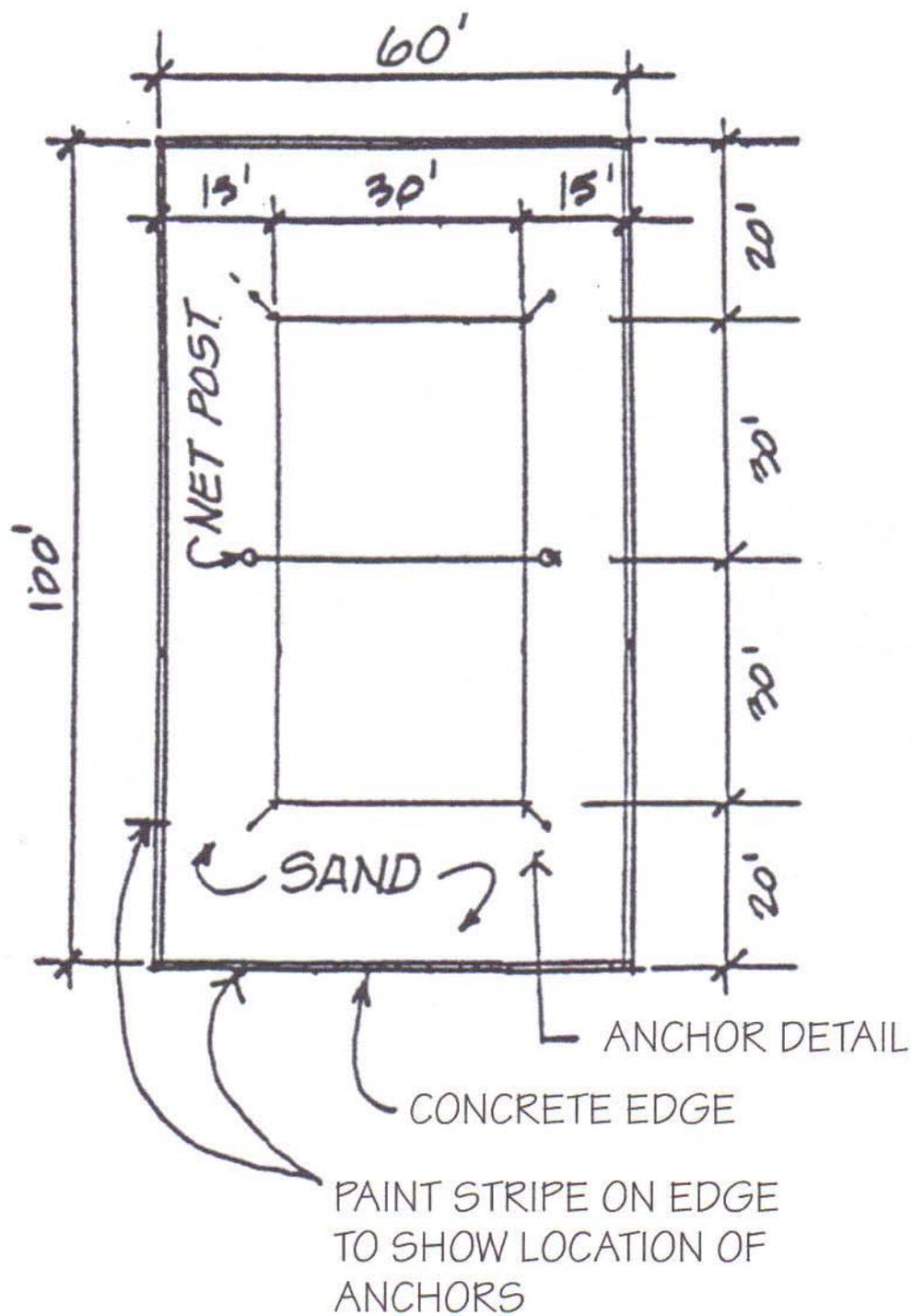


HIGH SCHOOL SOCCER- Recommended field dimensions for middle school soccer are 55 yd. (50m.) wide x 100 yd. long. Field markings should be 4 in. (0.10 m.) wide.



SOCCER FIELDS  
not to scale

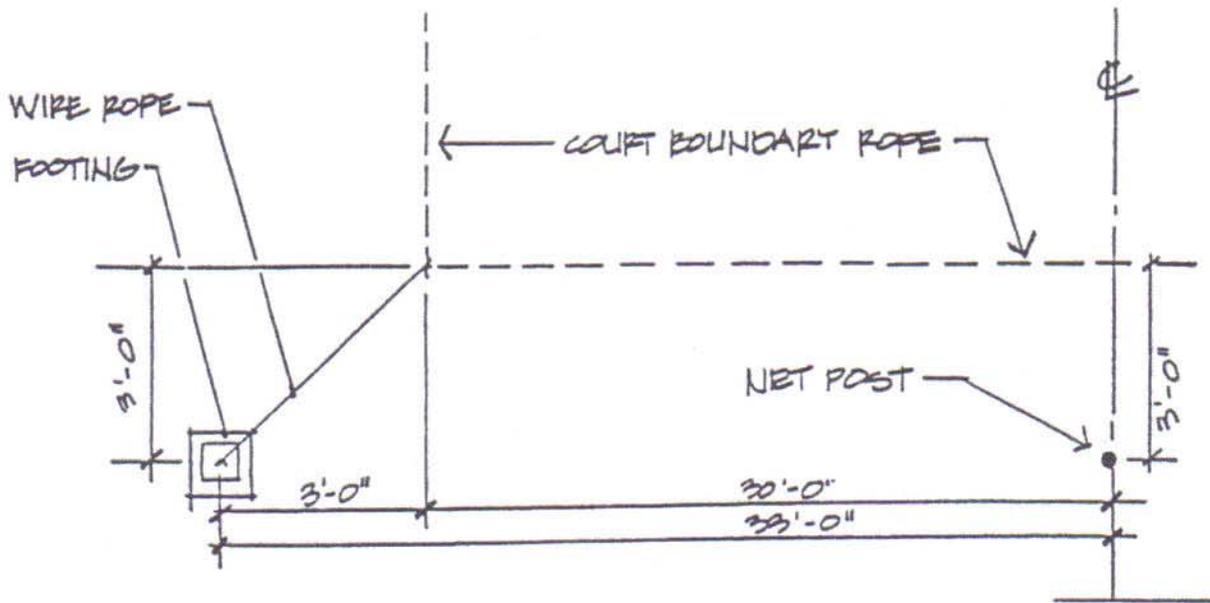
# ATHLETIC FIELD LAYOUTS



## SAND VOLLEYBALL COURT LAYOUT

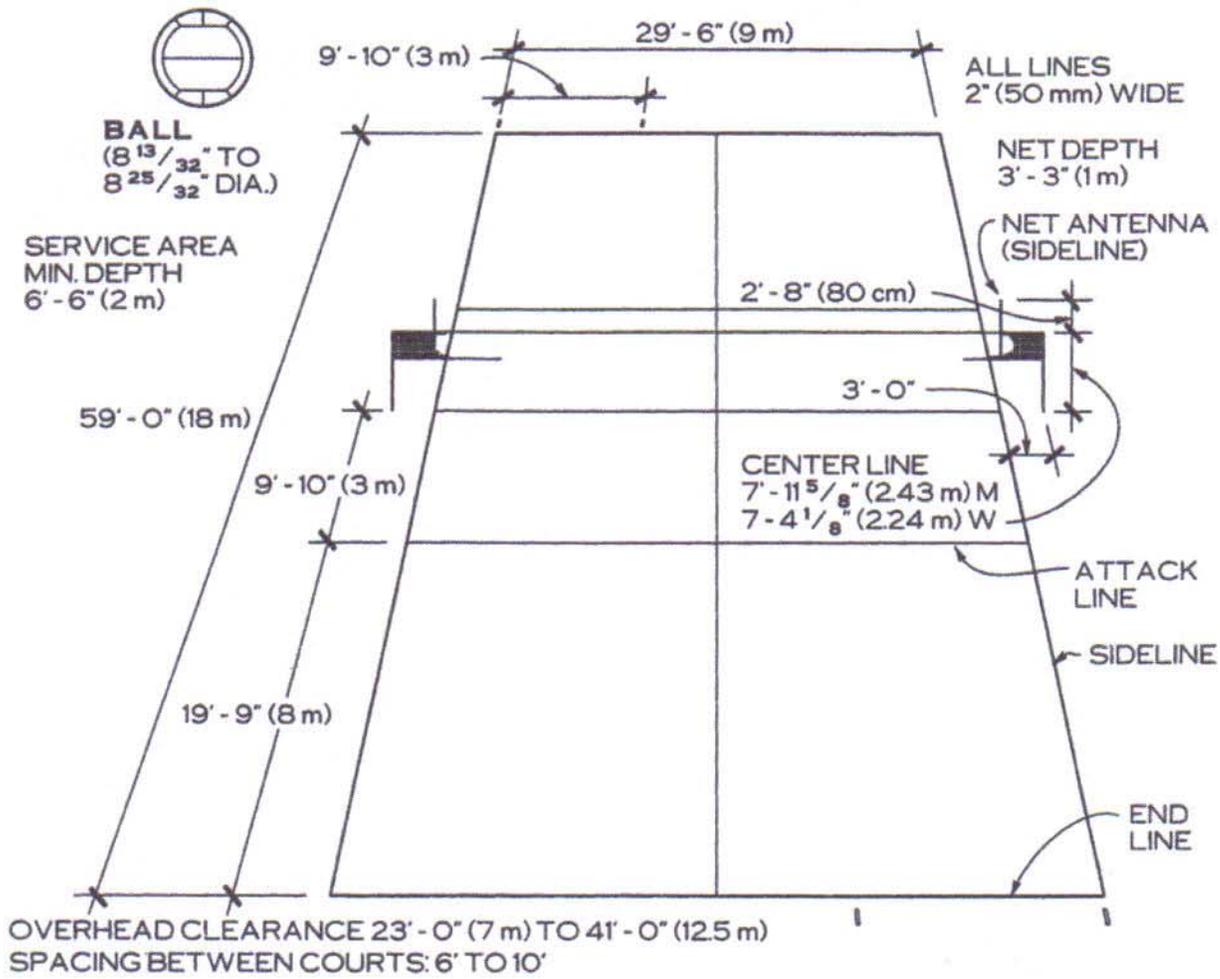
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# ATHLETIC FIELD LAYOUTS



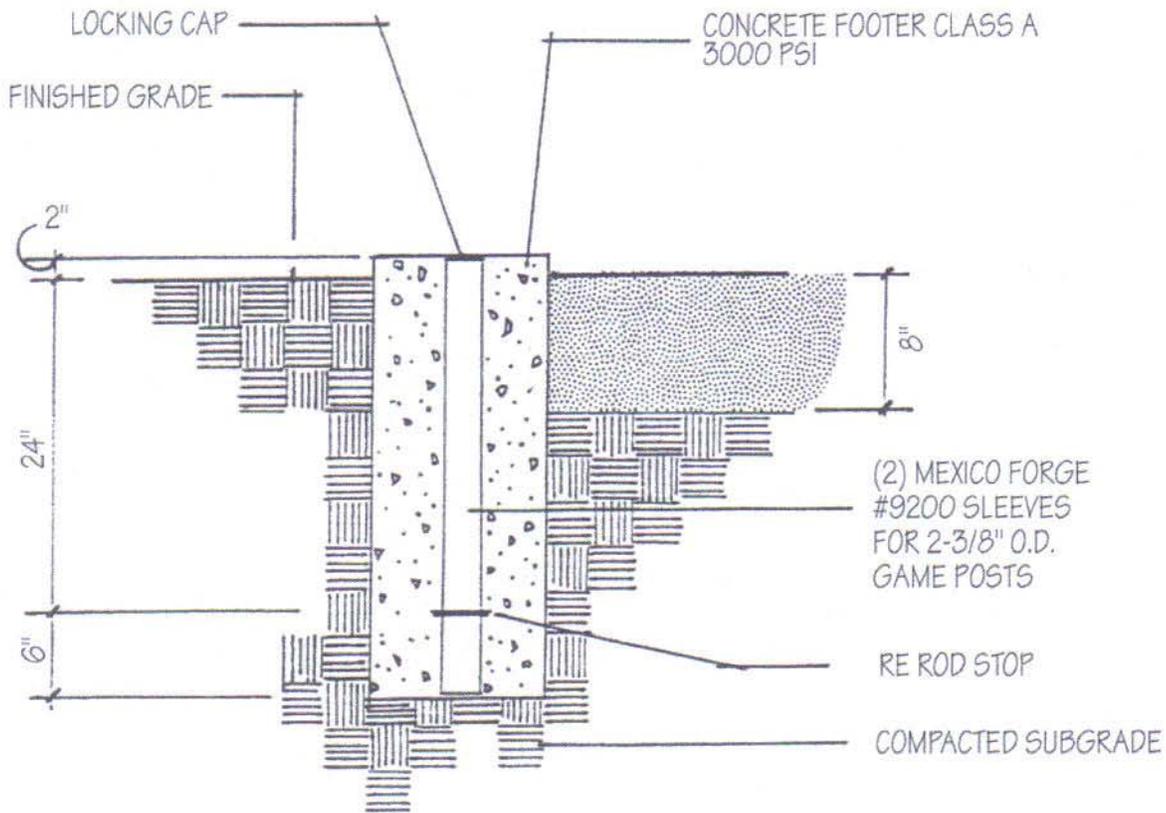
SAND VOLLEYBALL COURT ROPE ANCHOR PLAN VIEW  
not to scale

# ATHLETIC FIELD LAYOUTS



**VOLLEYBALL**  
not to scale

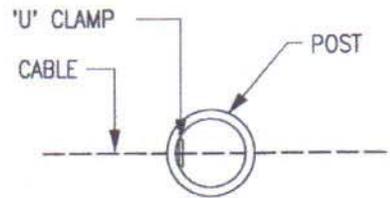
# ATHLETIC FIELD LAYOUTS



GAME SLEEVE DETAIL  
not to scale

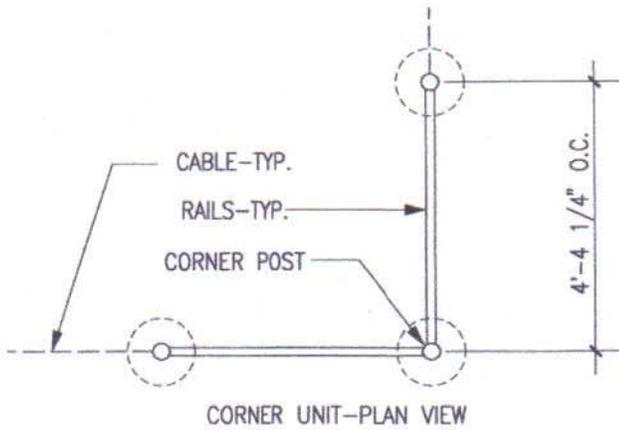


# GATES AND FENCES

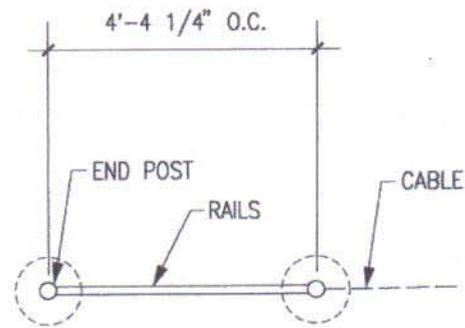


CABLE TO BE DRAWN TAUT WITH A 'U' CLAMP AROUND CABLE INSIDE OF EVERY 5TH POST IN LINE.

POST PLAN VIEW



CORNER UNIT-PLAN VIEW



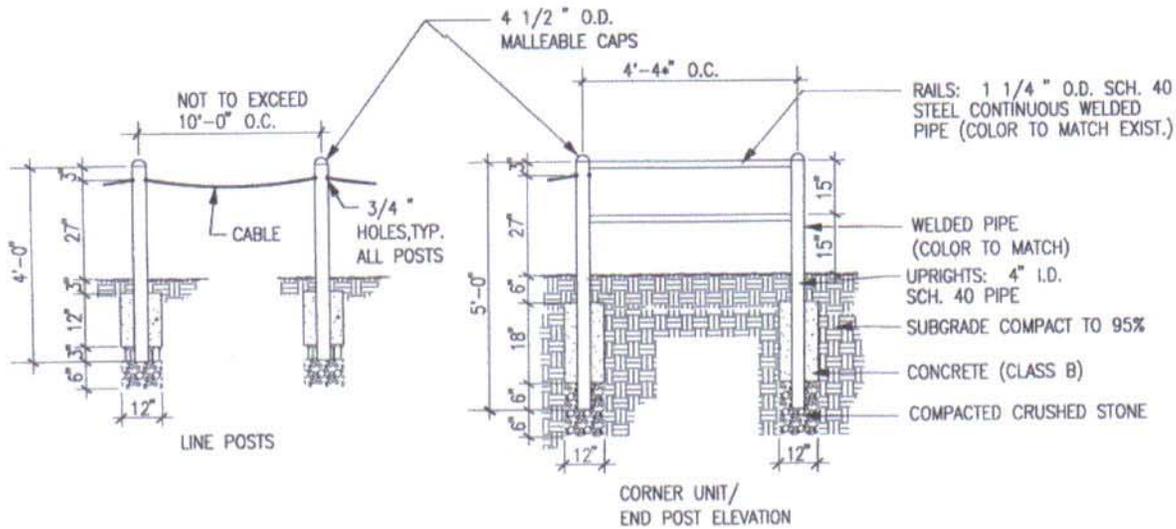
END POST-PLAN VIEW

INSTALL END POST CONFIGURATION AT ALL TERMINUS POINTS TO POST & CABLE RUNS.



## POST AND CABLE DETAIL not to scale

# GATES AND FENCES



## NOTES:

1. ALL SINGLE POSTS, CORNER POSTS, AND THEIR CAPS SHALL BE PAINTED 'FLEMISH BLUE' ACRYLIC EPOXY EXTERIOR PAINT.
2. ENTRANCE GATES AND CAPS SHALL BE PAINTED 'TRAFFIC YELLOW' ACRYLIC EPOXY EXTERIOR PAINT.
3. PAINT BY DUNN EDWARDS PAINT OR EQUAL, 'FLEMISH BLUE' #59. PAINT SHALL BE APPLIED WITH ONE PRIMER COAT AND 2 FINISH COATS.
4. CABLE SHALL BE 1/2" (6 x 25) GALVANIZED FIBRE CORE WIRE ROPE.
5. CABLE TO BE RETURNED AROUND POST AND FASTENED WITH (3) 'U' CLAMPS.
6. REFER TO LAYOUT PLAN FOR LOCATION.



STEPOVER GATE

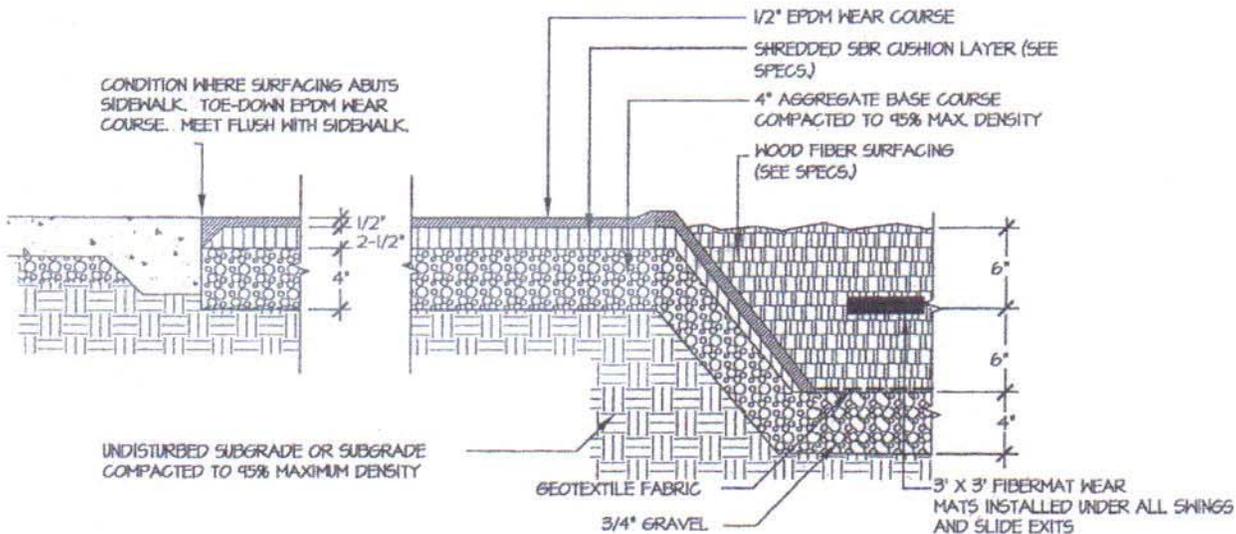
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# PLAYGROUNDS

## NOTES:

1. WOOD FIBER SURFACING TO BE INSTALLED OVER ENTIRE 40' X 50' PLAYGROUND AREA EXCEPT WHERE POURED-IN-PLACE RUBBER RESILIENT SAFETY SURFACING OCCURS.
2. TOTAL THICKNESS OF RESILIENT SAFETY SURFACING IS BASED ON THE MAXIMUM FALL HEIGHT OF THE PLAY EQUIPMENT.
3. RESILIENT SAFETY SURFACE'S WEAR COURSE COLOR SHALL BE 50% BLACK AND 50% COLORS AS SELECTED BY THE OWNER'S REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR THE EXCAVATION AND PREPARATION OF THE AREA TO RECEIVE THE RESILIENT SAFETY SURFACING TO MANUFACTURER'S RECOMMENDATIONS.
5. SEE ALSO THE SPECIFICATIONS FOR ADDITIONAL RESILIENT SAFETY SURFACING REQUIREMENTS.



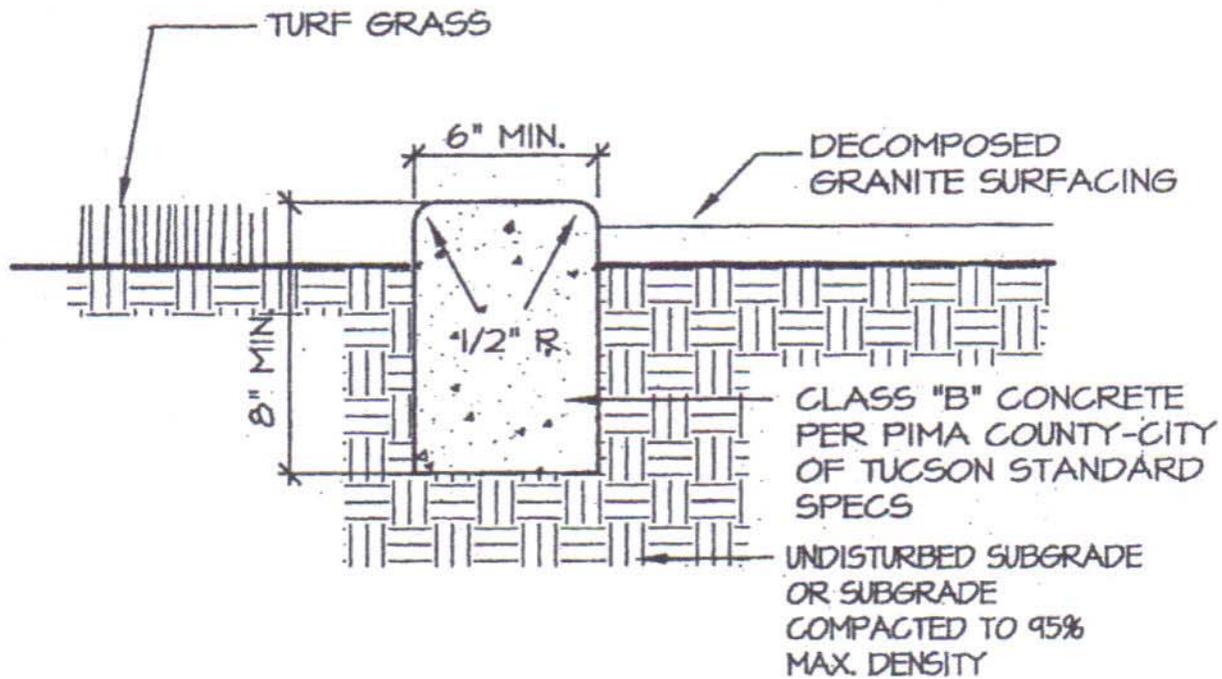
## RESILIENT SAFETY SURFACING DETAIL

not to scale

# PLAYGROUNDS

## NOTES:

1. PROVIDE EXPANSION JOINTS EVERY 40' O.C. MAX.  
AND CONTROL JOINTS EVERY 10' MAX.

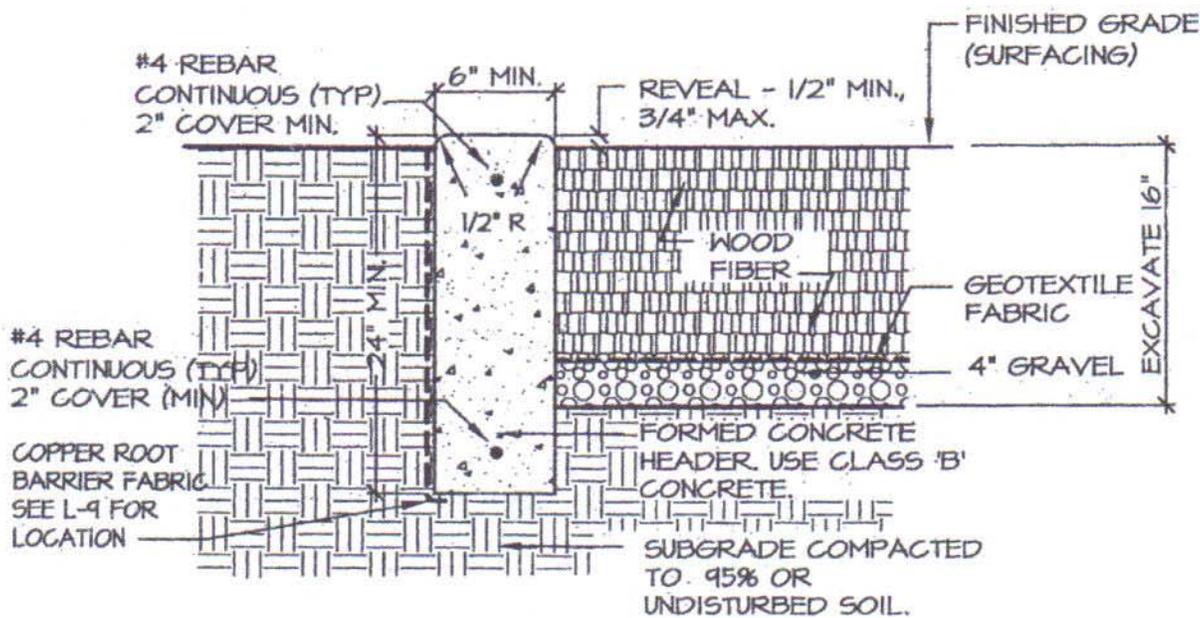


CONCRETE HEADER AT EDGE OF TURF  
not to scale

# PLAYGROUNDS

**NOTES:**

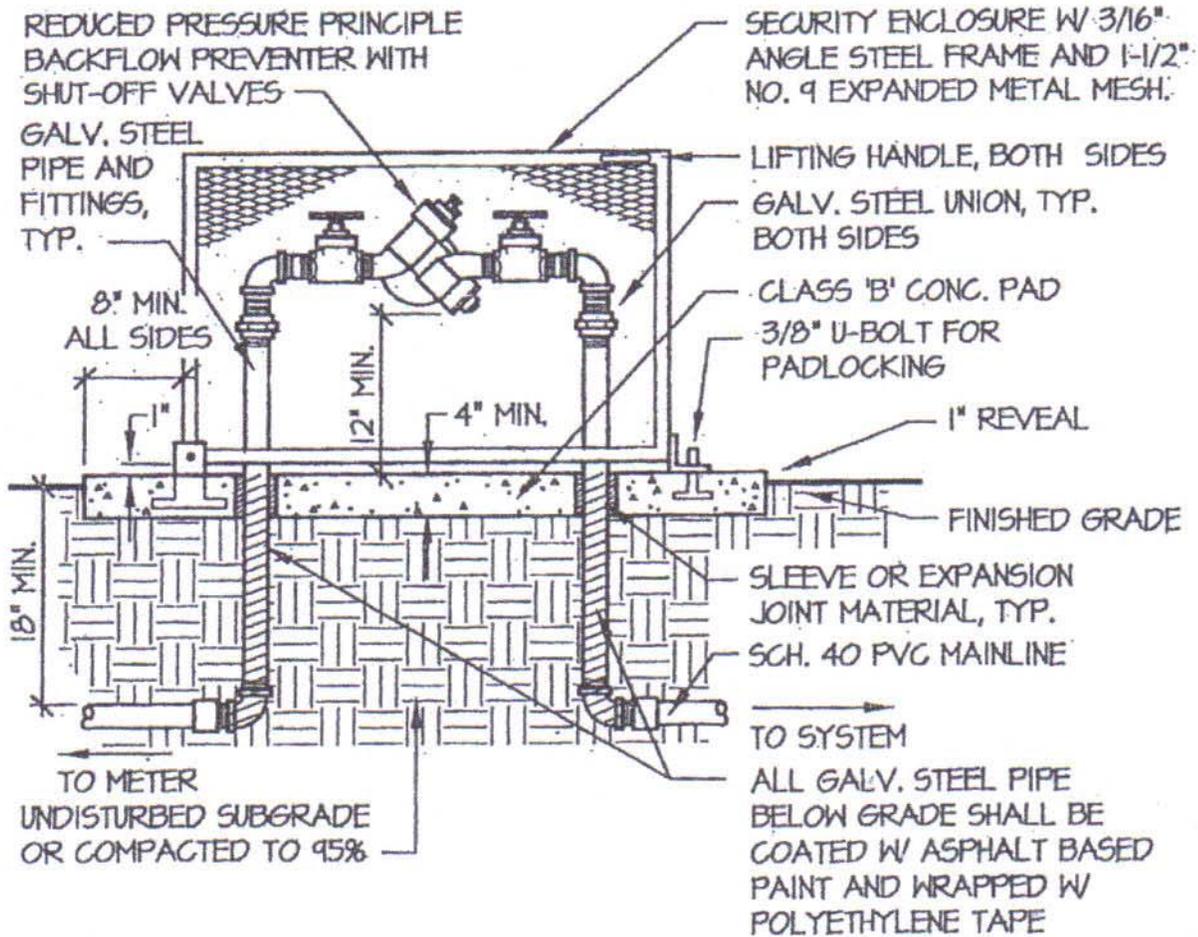
1. PROVIDE EXPANSION JOINTS EVERY 40' MAX. AND CONTROL JOINTS EVERY 10' MAX.
2. TOP OF CONCRETE EDGER SHALL MEET FLUSH WHEREVER IT CONTACTS OTHER PAVEMENT OR CURBS. PROVIDE 1/2" BITUMINOUS JOINT FILLER WHEREVER EDGER MEETS EXISTING CONSTRUCTION.



## CONCRETE EDGER AT PLAYGROUND

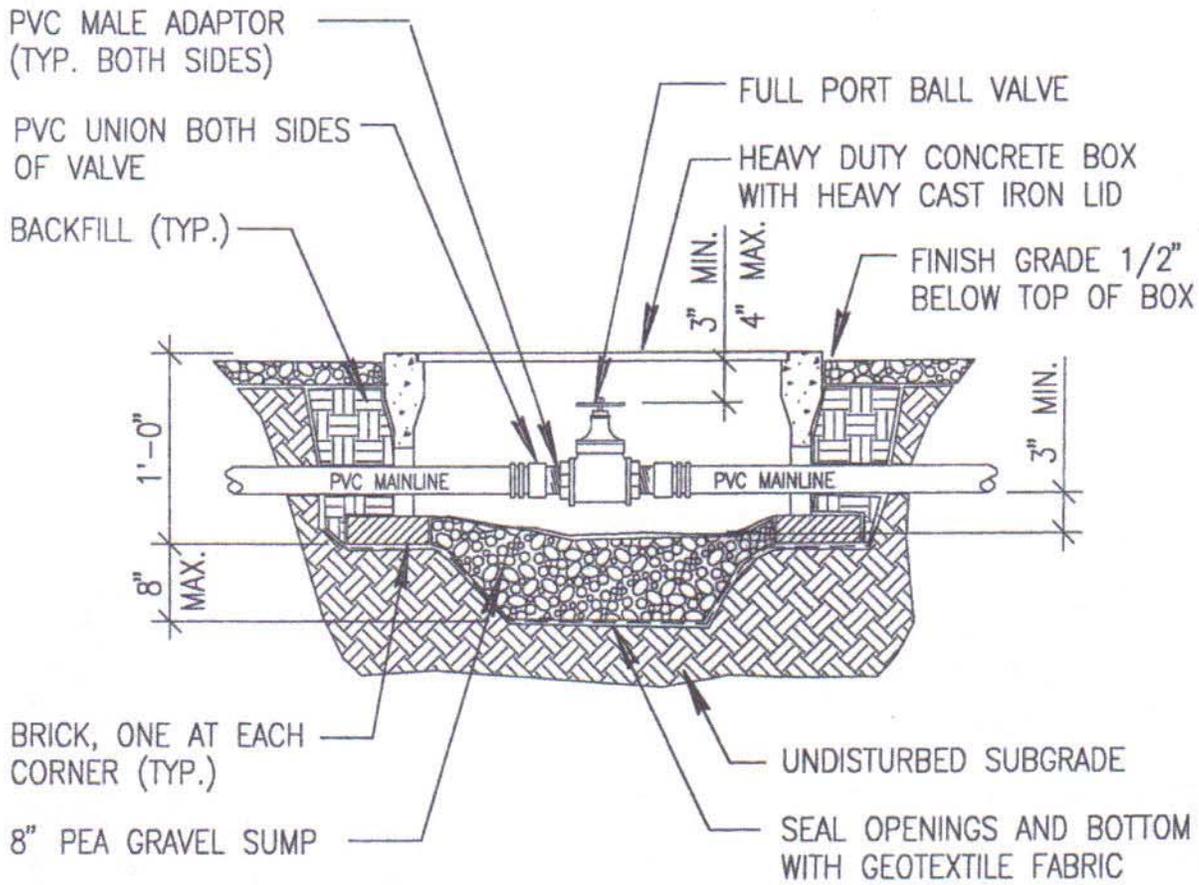
not to scale

# PLUMBING AND IRRIGATION



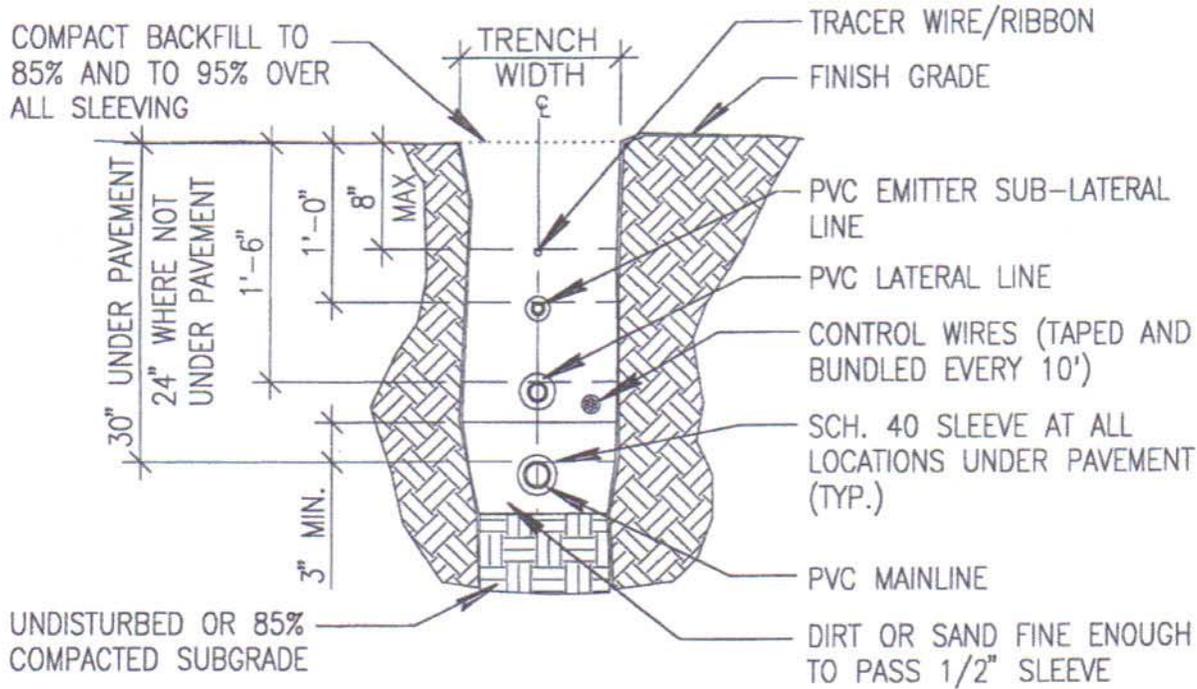
**BACKFLOW PREVENTER IN SECURITY ENCLOSURE**  
not to scale

# PLUMBING AND IRRIGATION



ISOLATION VALVE  
not to scale

# PLUMBING AND IRRIGATION



## NOTES:

1. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. NO PIPE OR WIRE SHALL BE LOCATED UNDER PAVING UNLESS IT IS SLEEVED.
3. COLOR TRACER WIRE/RIBBON TO BE RUN ALONG DITCH ALIGNMENT AT CENTERLINE OF PIPES (6"-8" DEEP). AN EXPOSED LOOP IN THE TRACER WIRE/RIBBON SHALL BE PROVIDED AT ALL VALVES, PULL BOXES, AND THE END OF ALL SLEEVES. TRACER WIRE SHALL BE #16 GREEN COATED COPPER WIRE.



## IRRIGATION TRENCHING

not to scale

# PLUMBING AND IRRIGATION

NOTE: USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

PLASTIC VALVE BOX W/  
COVER AND EXTENSION(S)  
AS REQUIRED

1/2" REVEAL

ELECTRIC REMOTE  
CONTROL MASTER  
VALVE, SIZE AS NOTED

FINISHED GRADE

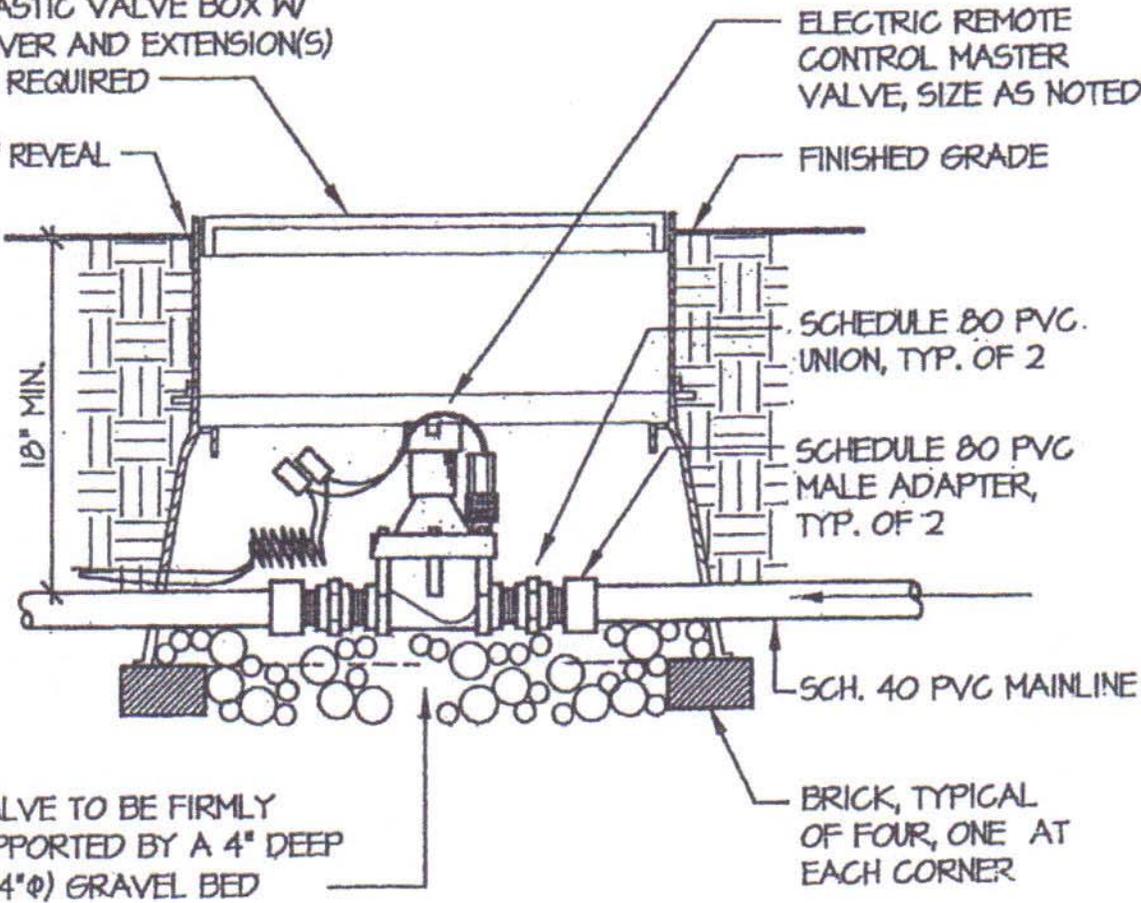
SCHEDULE 80 PVC.  
UNION, TYP. OF 2

SCHEDULE 80 PVC  
MALE ADAPTER,  
TYP. OF 2

SCH. 40 PVC MAINLINE

VALVE TO BE FIRMLY  
SUPPORTED BY A 4" DEEP  
(3/4"  $\phi$ ) GRAVEL BED

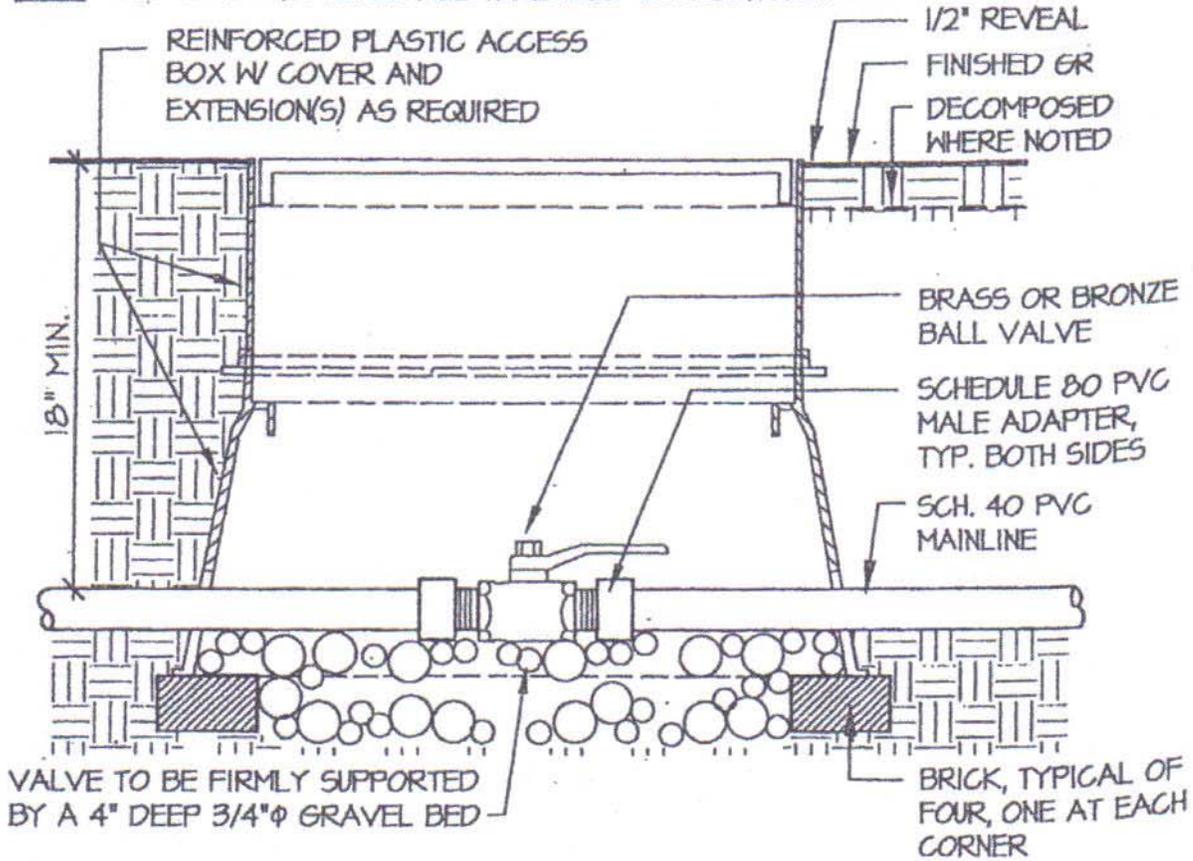
BRICK, TYPICAL  
OF FOUR, ONE AT  
EACH CORNER



MASTER VALVE ASSEMBLY  
not to scale

# PLUMBING AND IRRIGATION

NOTE: USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

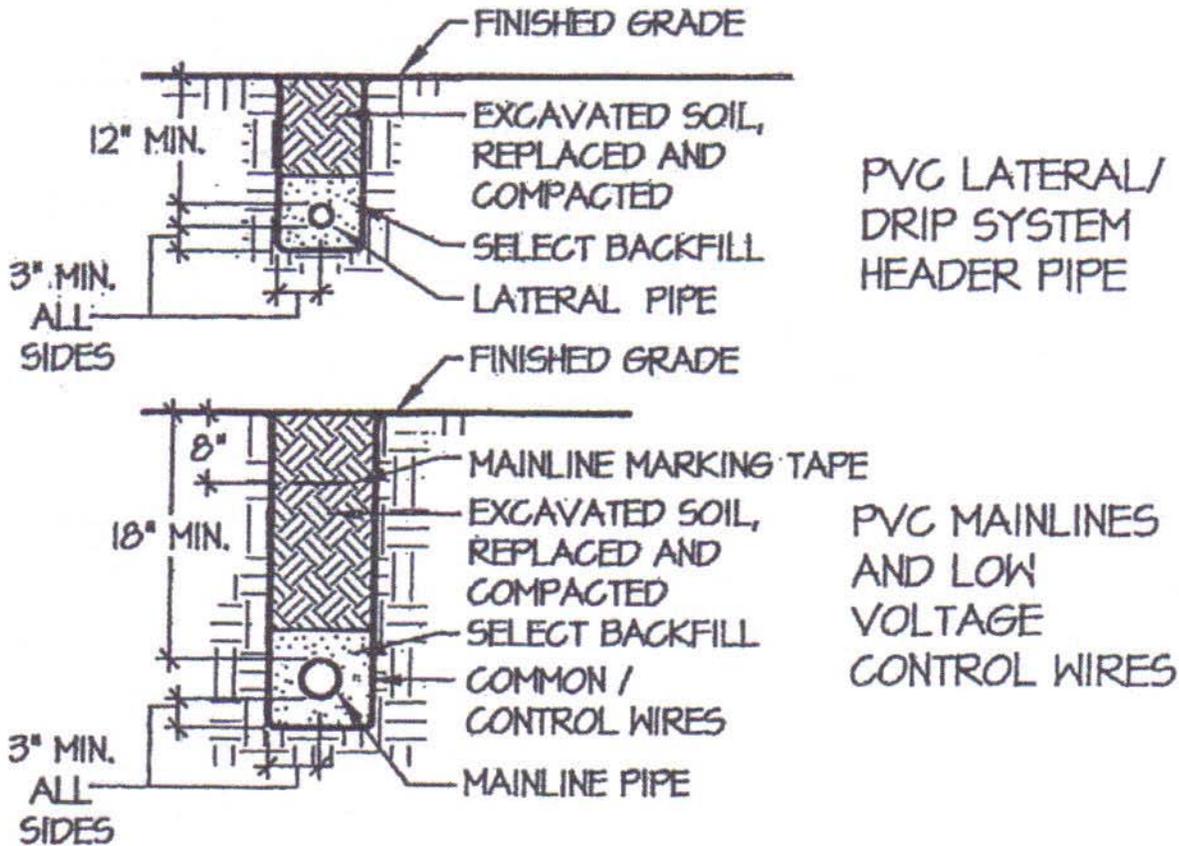


MAINLINE ISOLATION (BALL) VALVE  
not to scale

# PLUMBING AND IRRIGATION

## NOTES:

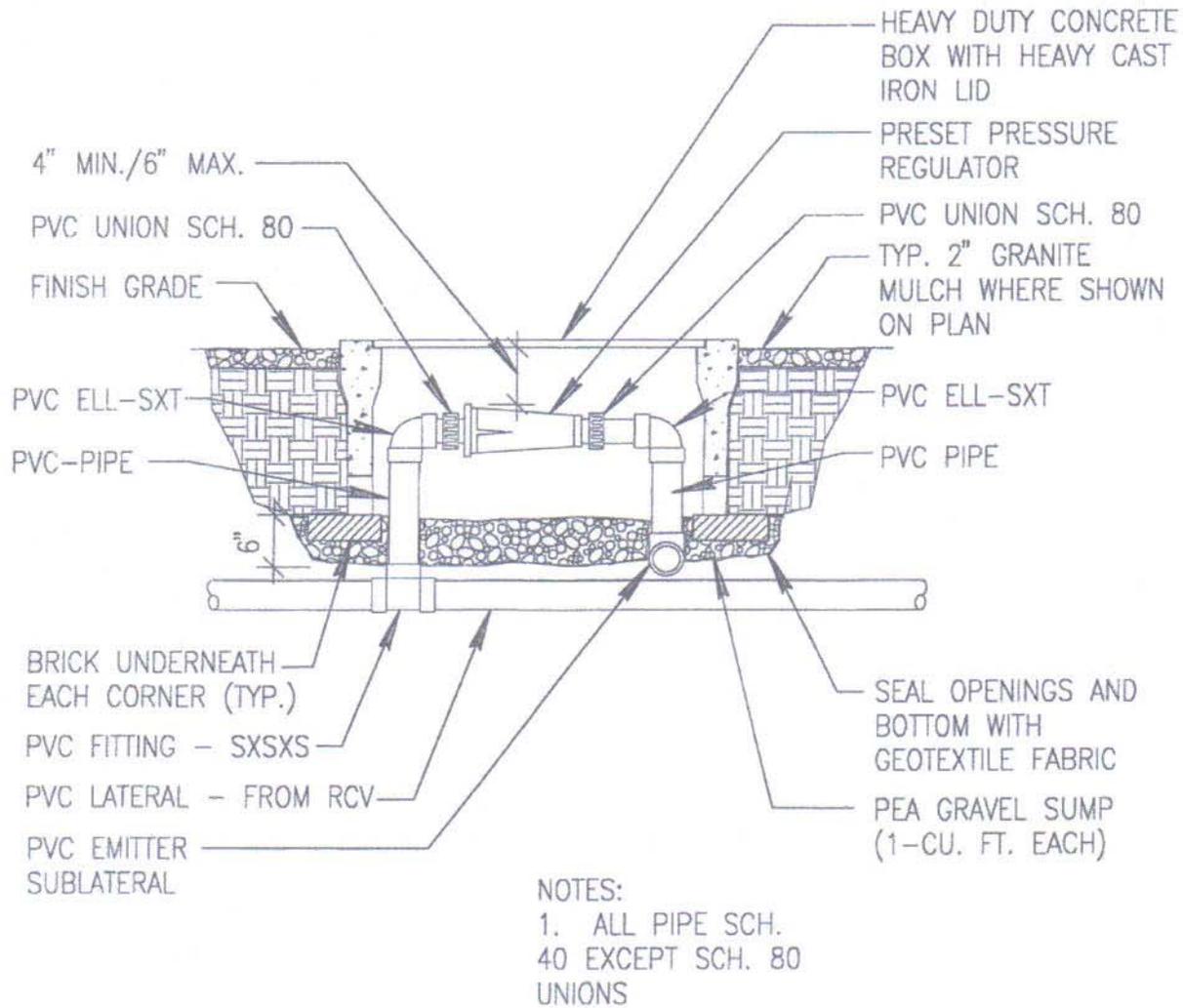
1. SELECT BACKFILL SHALL BE SAND OR SOIL FREE OF ROCKS AND STONES LARGER THAN 1/2" DIA.
2. BACKFILL MATERIAL SHALL BE WATERED IN AND COMPACTED TO DENSITY OF ADJACENT UNDISTURBED SOIL.



TRENCHING AND PIPE INSTALLATION-  
LATERALS AND MAINLINES WITH MARKING TAPE  
not to scale



# PLUMBING AND IRRIGATION

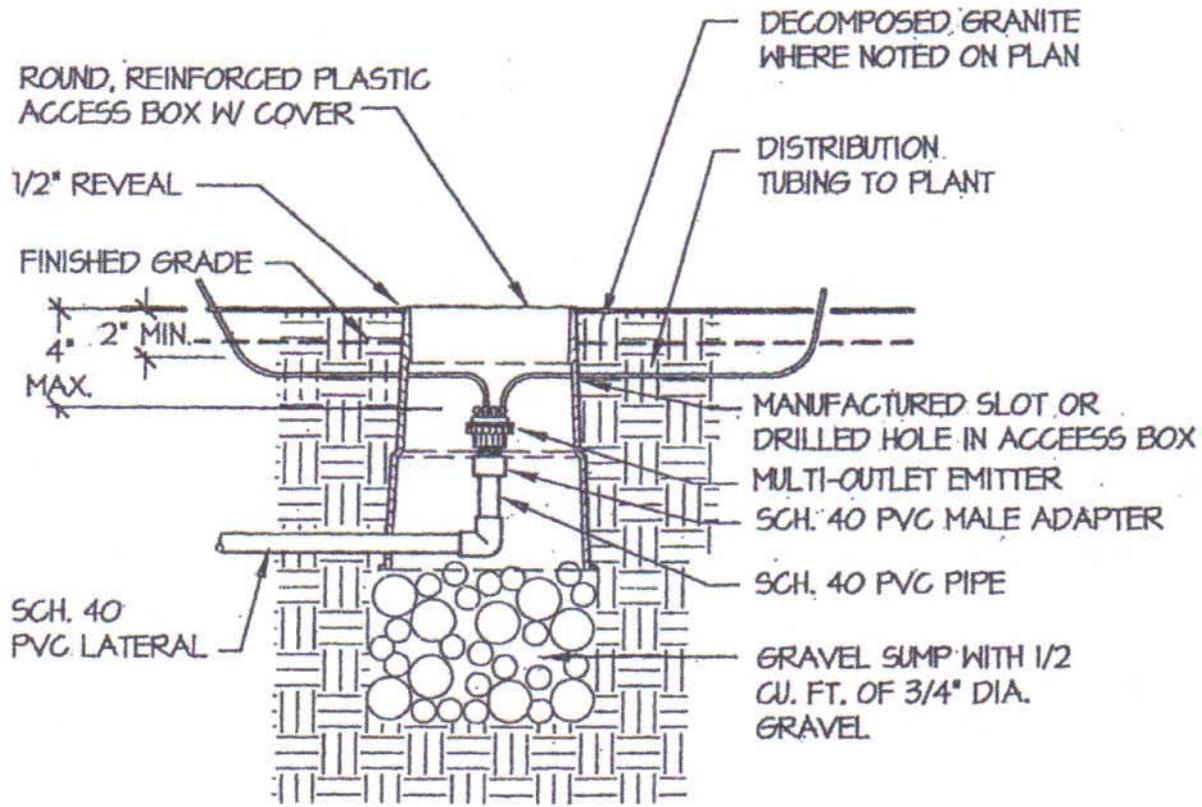


## PRESSURE REGULATOR RISER

*not to scale*



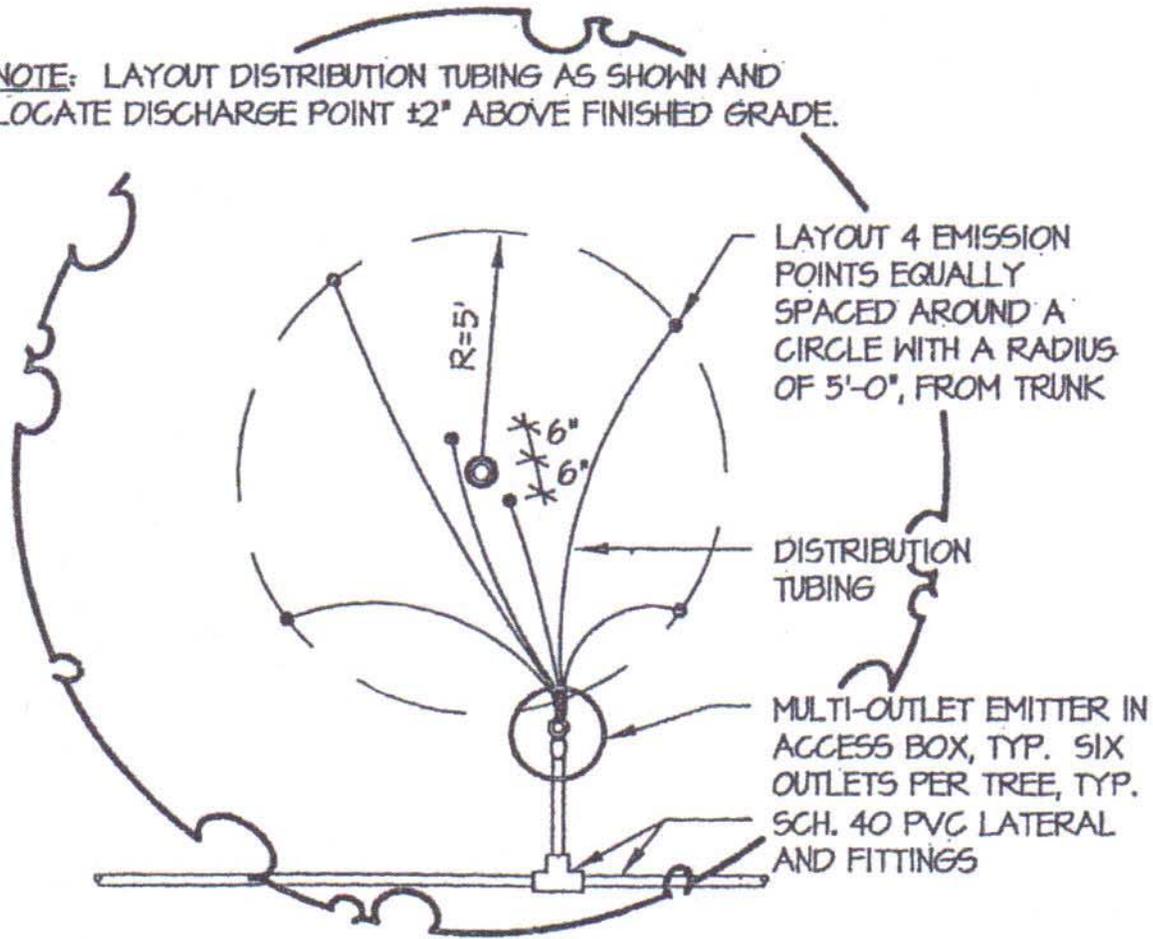
# PLUMBING AND IRRIGATION



MULTI-OUTLET EMITTER  
not to scale

# PLUMBING AND IRRIGATION

**NOTE:** LAYOUT DISTRIBUTION TUBING AS SHOWN AND LOCATE DISCHARGE POINT  $\pm 2"$  ABOVE FINISHED GRADE.

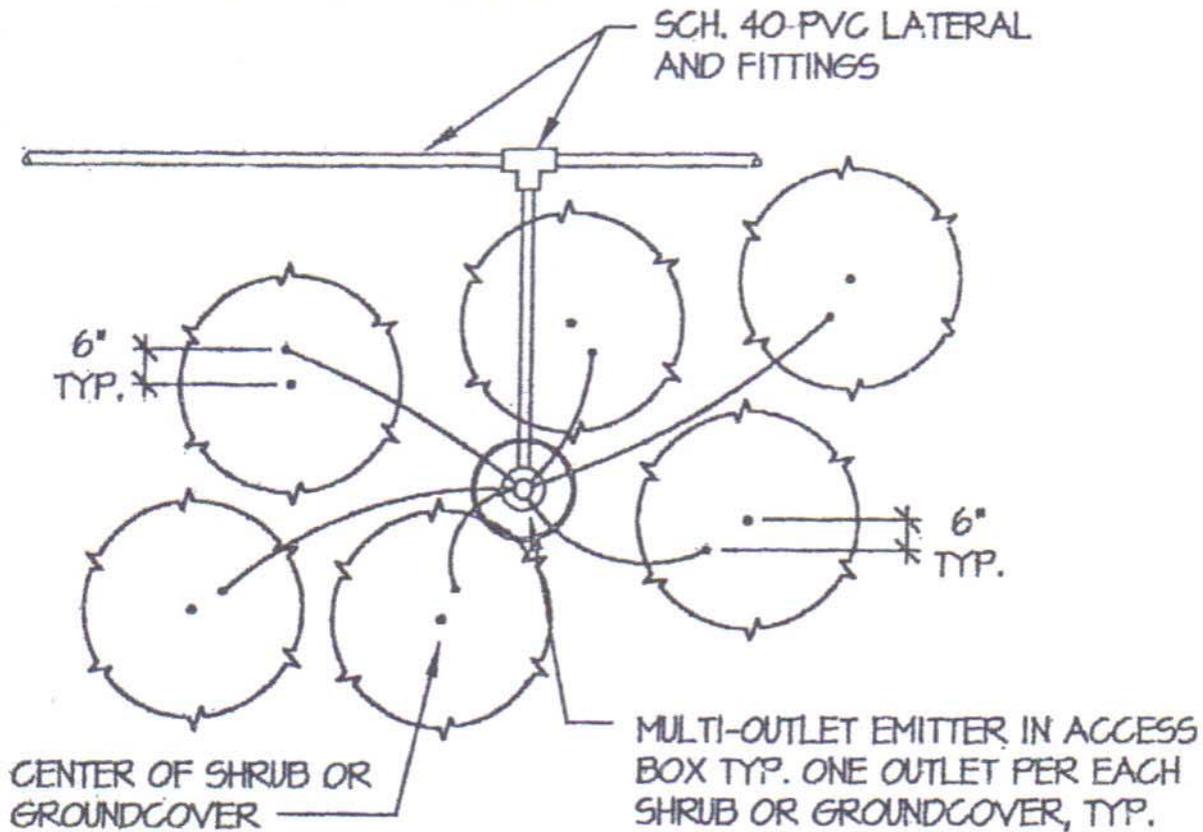


EMITTER DISTRIBUTION LAYOUT AT TREE- SIX OUTLET  
not to scale

# PLUMBING AND IRRIGATION

## NOTES:

1. LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 8'-0".
2. LAYOUT DISTRIBUTION TUBING AS SHOWN AND LOCATE DISCHARGE POINT 4" ABOVE FINISHED GRADE.



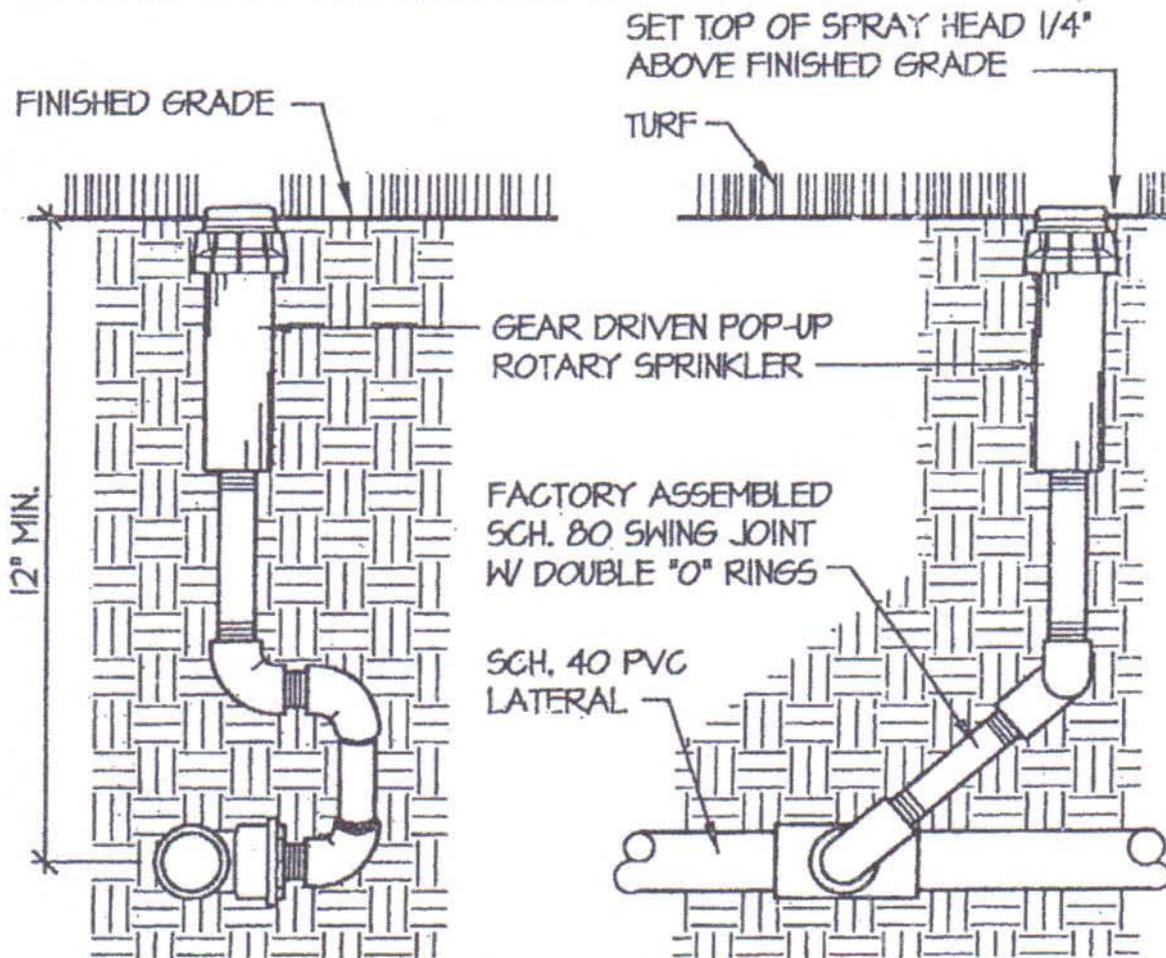
## EMITTER DISTRIBUTION TUBING LAYOUT AT SHRUBS

not to scale

# PLUMBING AND IRRIGATION

## NOTE:

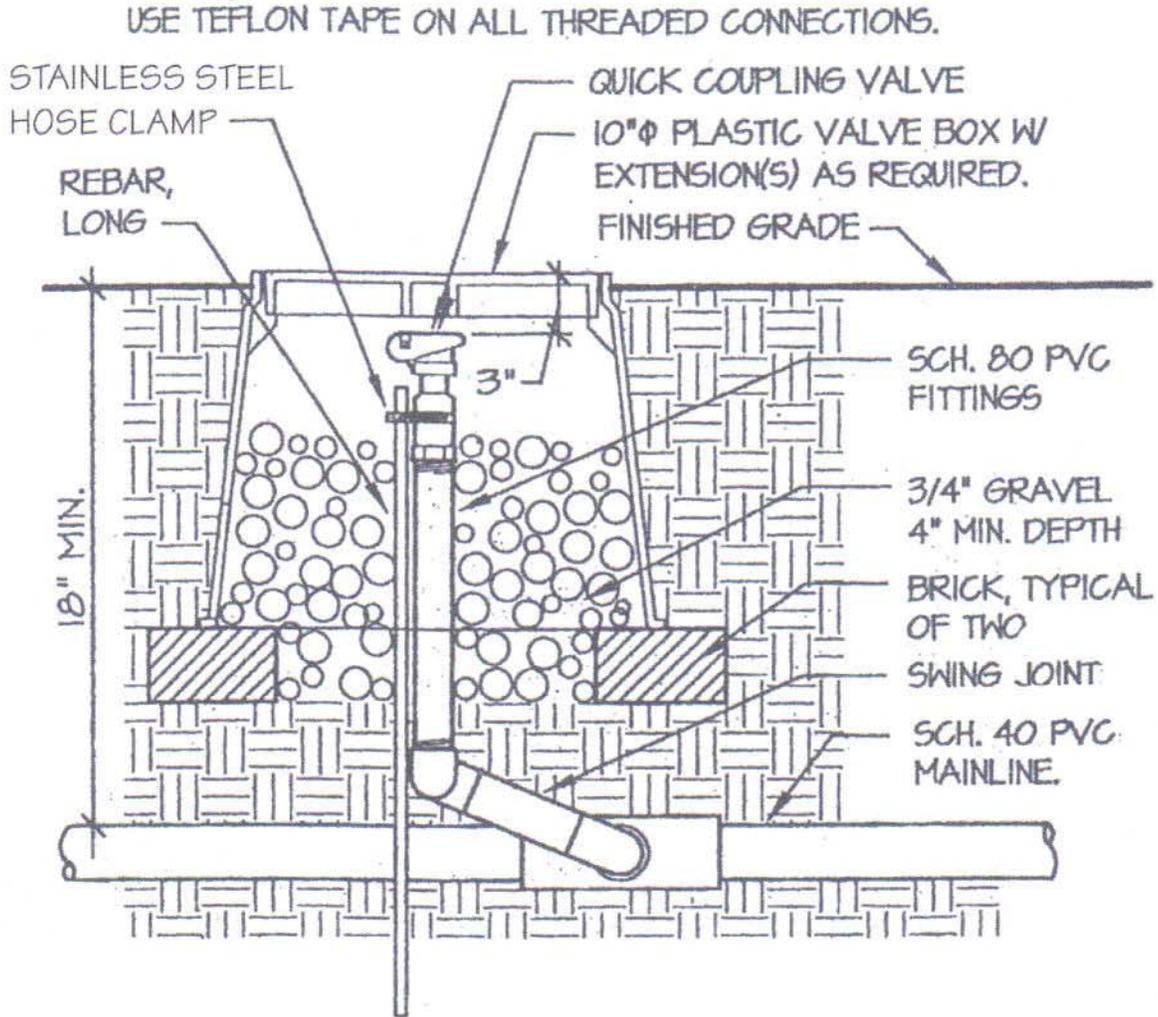
1. SET SPRINKLER HEAD A MINIMUM OF 2" FROM ANY ADJACENT PAVING OR EDGER.
2. SWING JOINT: PIPE SIZE EQUAL TO SPRINKLER INLET SIZE



GEAR DRIVEN POP-UP SPRAY

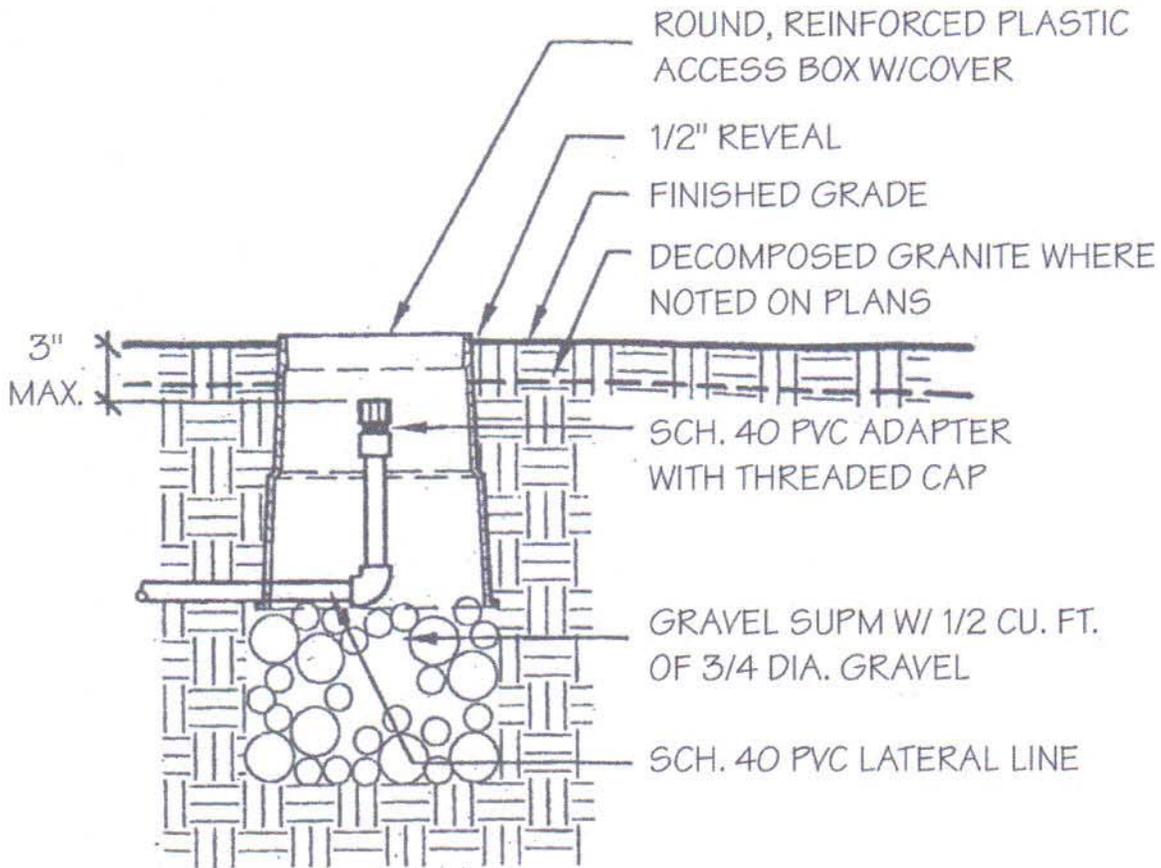
not to scale

# PLUMBING AND IRRIGATION



QUICK COUPLING VALVE ASSEMBLY  
not to scale

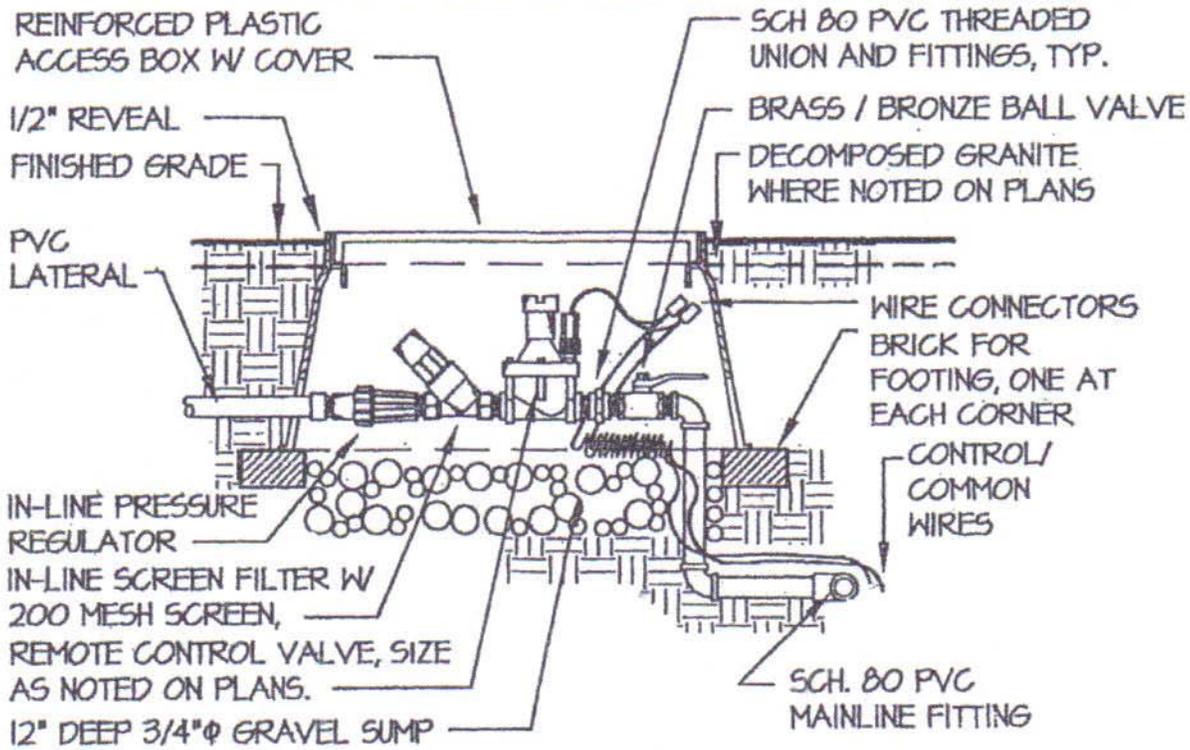
# PLUMBING AND IRRIGATION



FLUSH CAP (PVC) IN ACCESS BOX  
not to scale

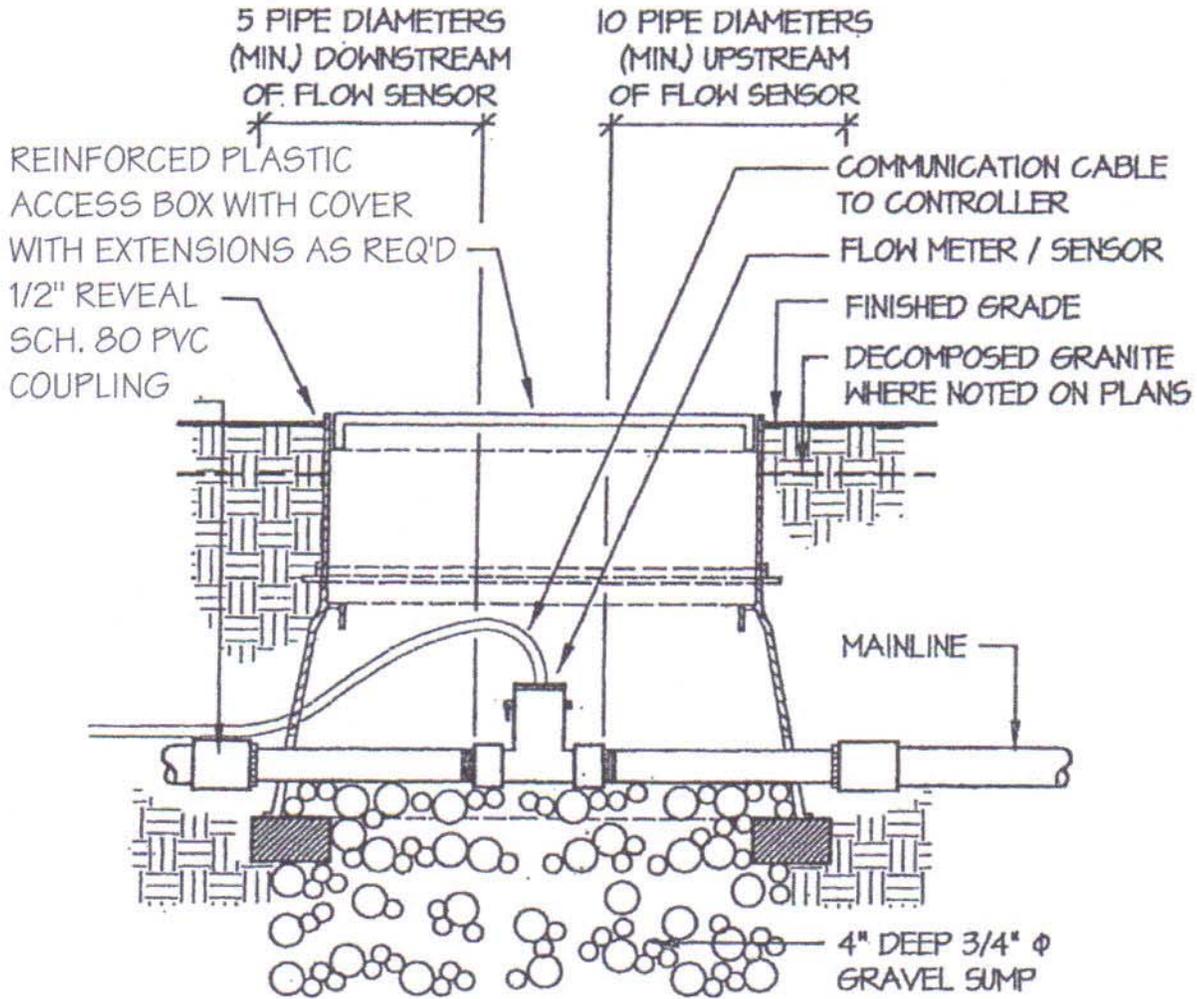
# PLUMBING AND IRRIGATION

- NOTES:**
1. ALL WIRES TO BE INSTALLED PER LOCAL CODE. TAPE AND BUNDLE WIRES EVERY 20'. PROVIDE EXPANSION COIL AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2"  $\phi$  PIPE 15 TIMES).
  2. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL.
  3. ALL THREADED PVC JOINTS SHALL BE WRAPPED WITH TEFLON TAPE.



REMOTE CONTROL VALVE ASSEMBLY - DRIP ZONE  
not to scale

# PLUMBING AND IRRIGATION



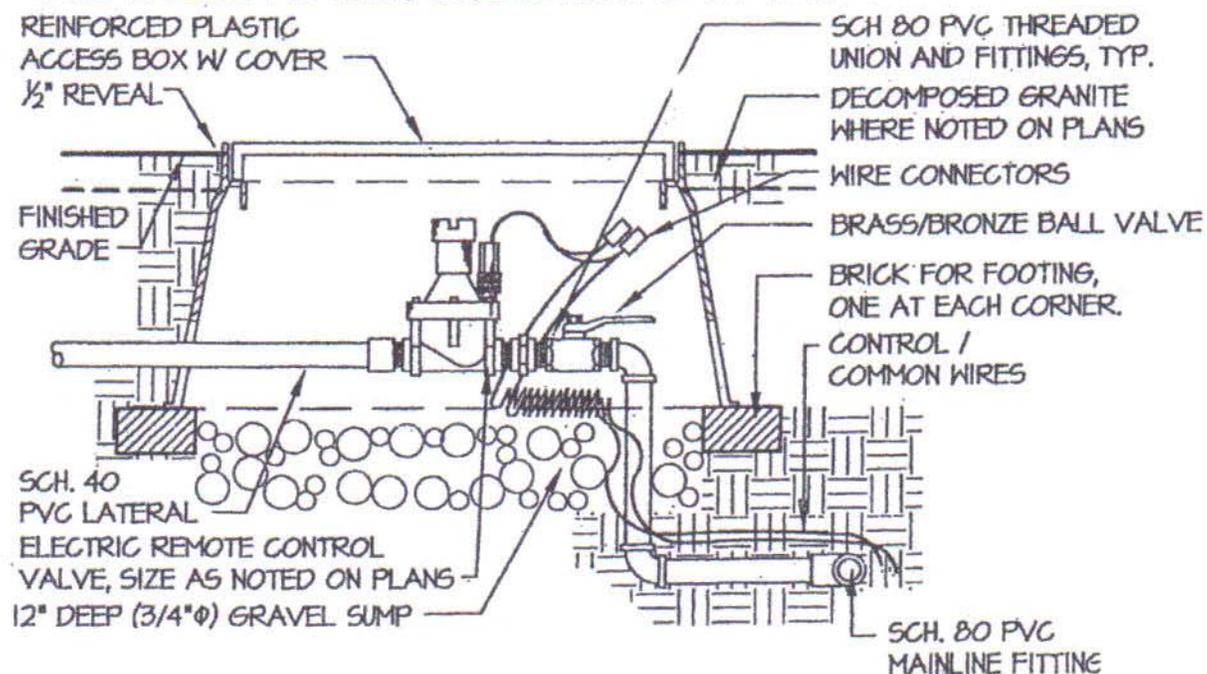
## FLOW METER / SENSOR ASSEMBLY

not to scale

# PLUMBING AND IRRIGATION

## NOTES:

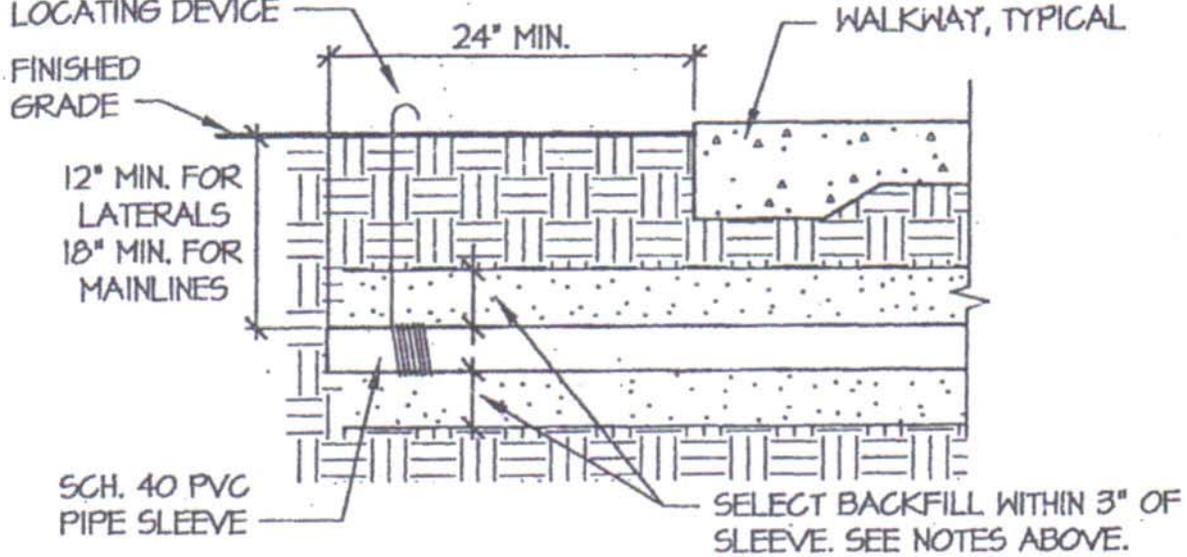
1. ALL WIRES TO BE INSTALLED PER LOCAL CODE. TAPE AND BUNDLE WIRES EVERY 20'. PROVIDE EXPANSION COIL AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2"  $\phi$  PIPE 15 TIMES).
2. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL.
3. ALL THREADED PVC JOINTS SHALL BE WRAPPED WITH TEFLON TAPE.



SPRAY ZONE REMOTE CONTROL VALVE  
not to scale

# PLUMBING AND IRRIGATION

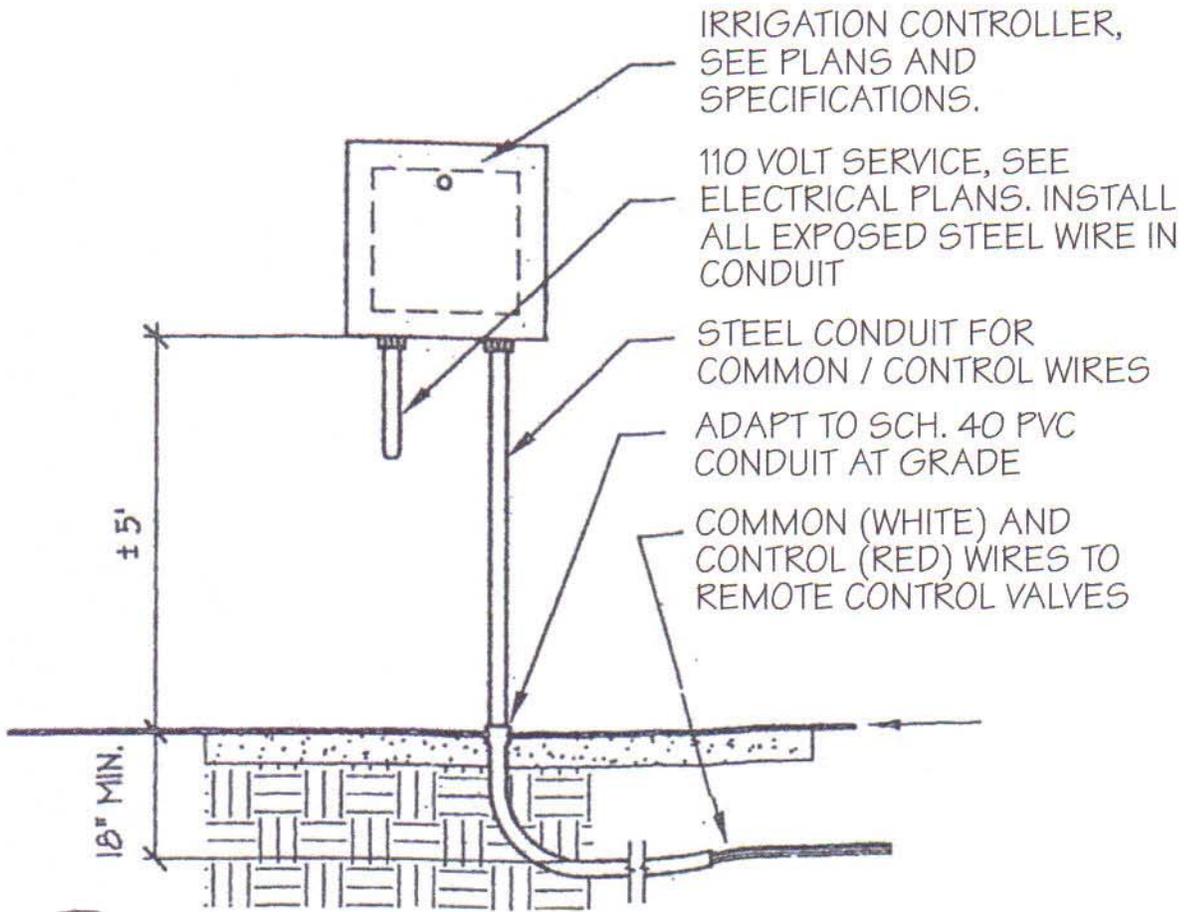
WRAP #12 GA. GALVANIZED WIRE AROUND EACH END OF SLEEVE (10 WRAPS MIN.) AND EXTEND TO SURFACE AS A LOCATING DEVICE



SLEEVE UNDER WALKWAY  
not to scale

# PLUMBING AND IRRIGATION

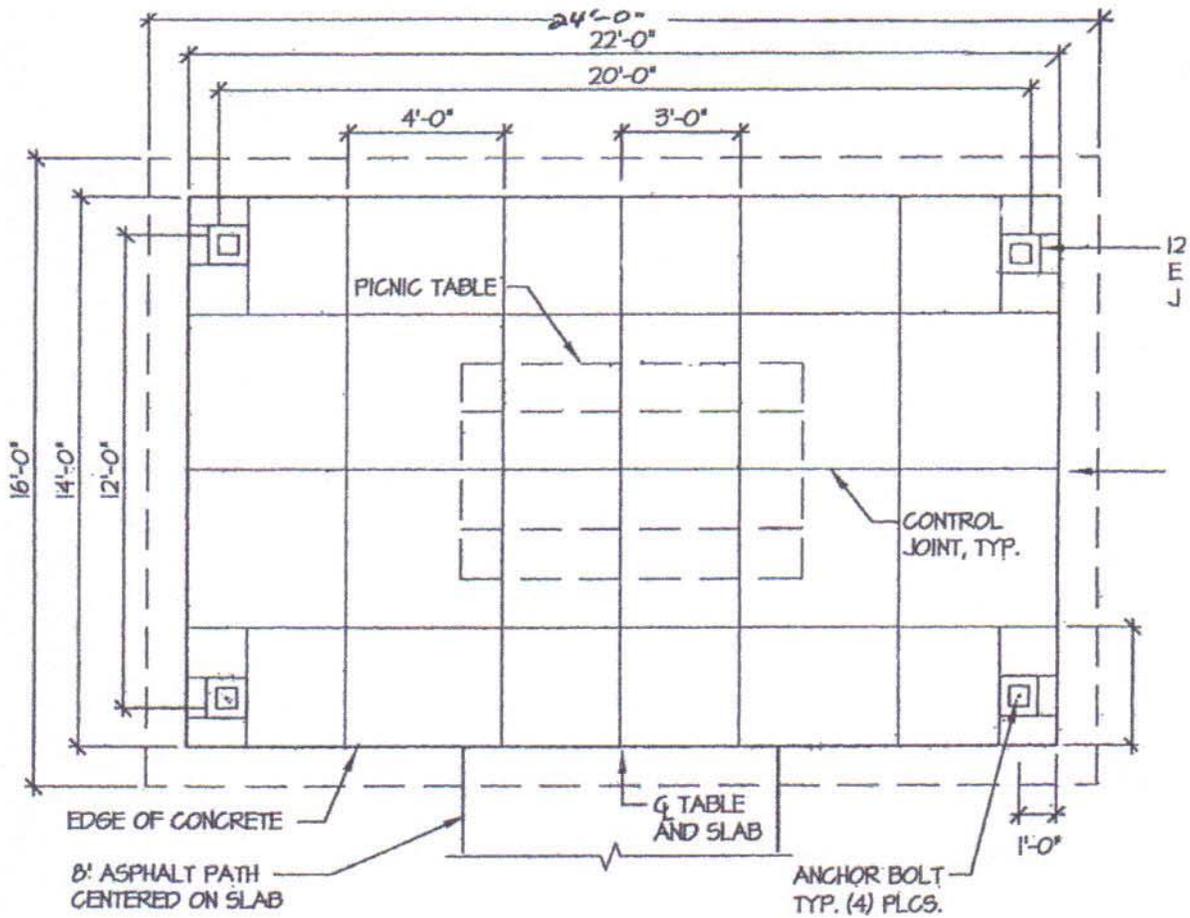
NOTE: COORDINATE INSTALLATION OF IRRIGATION CONTROLLER WITH OWNER'S REPRESENTATIVE. BEFORE INSTALLATION, OBTAIN APPROVAL FOR CONTROLLER LOCATION AND WIRE ROUTING.



## IRRIGATION CONTROLLER INSTALLATION

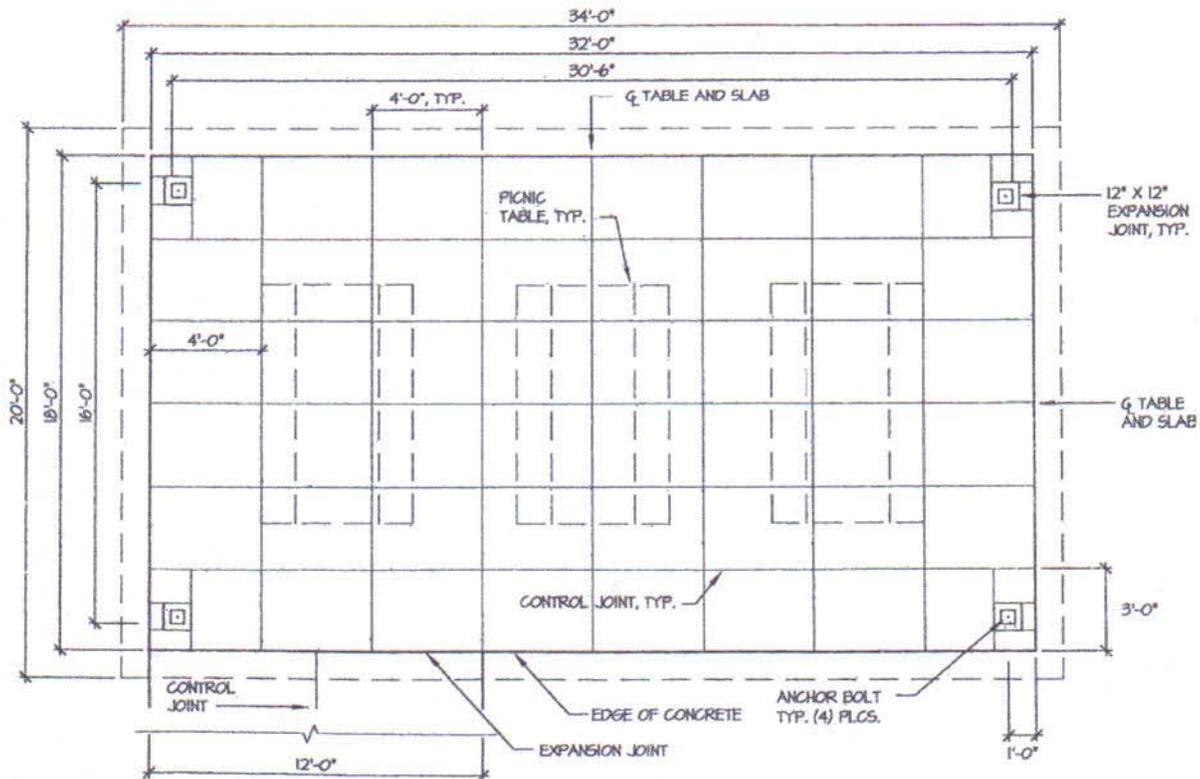
not to scale

# RAMADAS



LAYOUT PLAN FOR 16' X 24' RAMADA SLAB  
not to scale

# RAMADAS

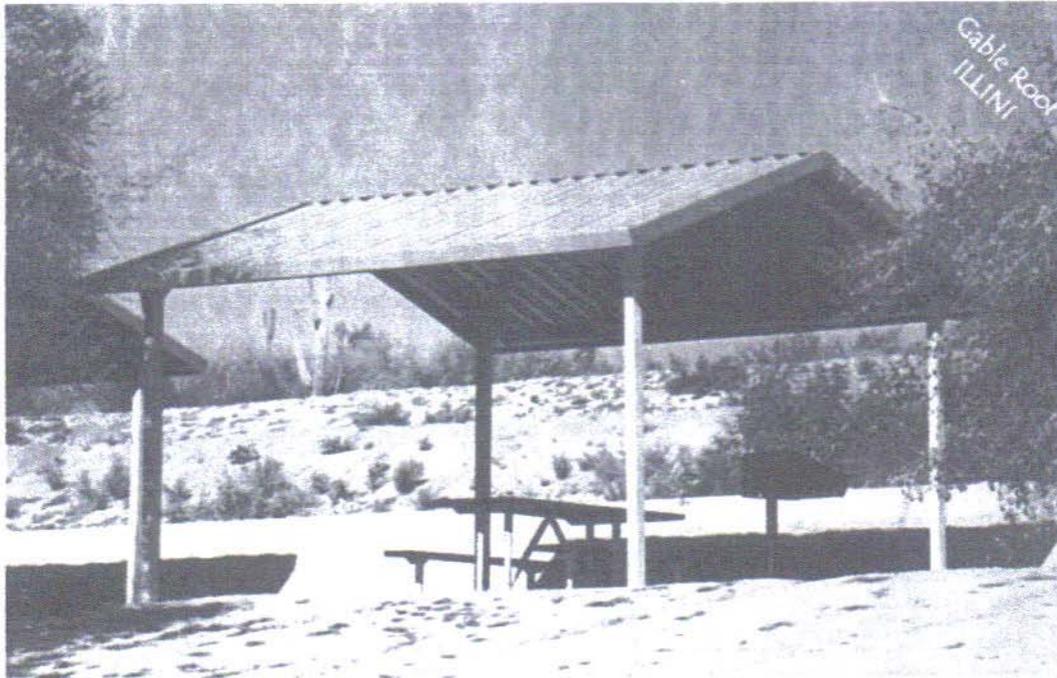


LAYOUT PLAN FOR 18' x 32' RAMADA SLAB



LAYOUT PLAN FOR 16' x 24' RAMADA SLAB  
not to scale

# RAMADAS



Illini • Tubular

Illini • Tubular

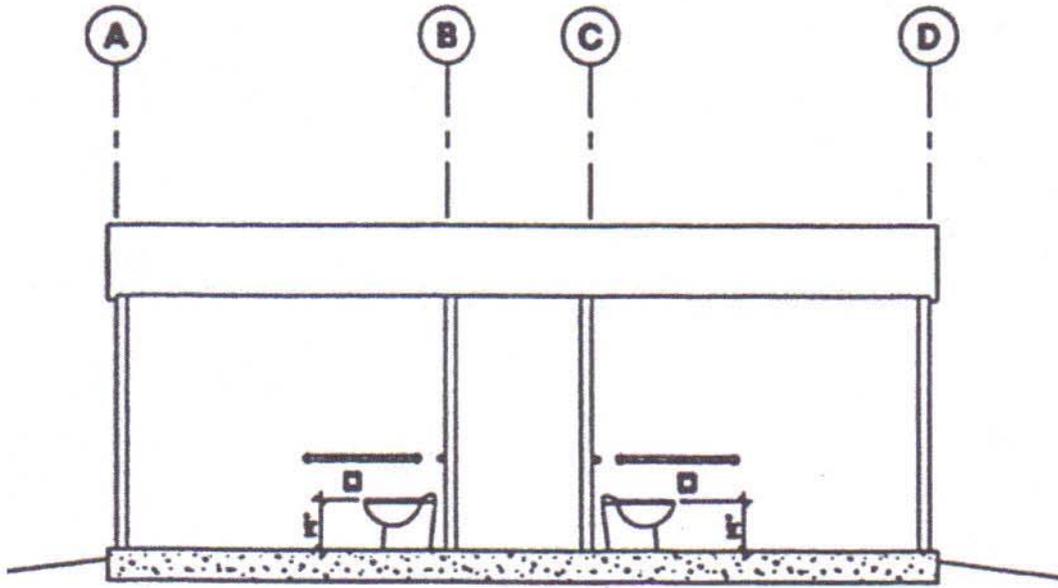


Illini Shelters	
	Tubular
6' x 20'	X
10' x 20'	X
12' x 12'	X
16' x 16'	X
16' x 24'	X
20' x 20'	X
20' x 34'	X
30' x 40'	X
30' x 60'	X
40' x 40'	X
40' x 60'	X
50' x 60'	
50' x 70'	X
50' x 84'	X

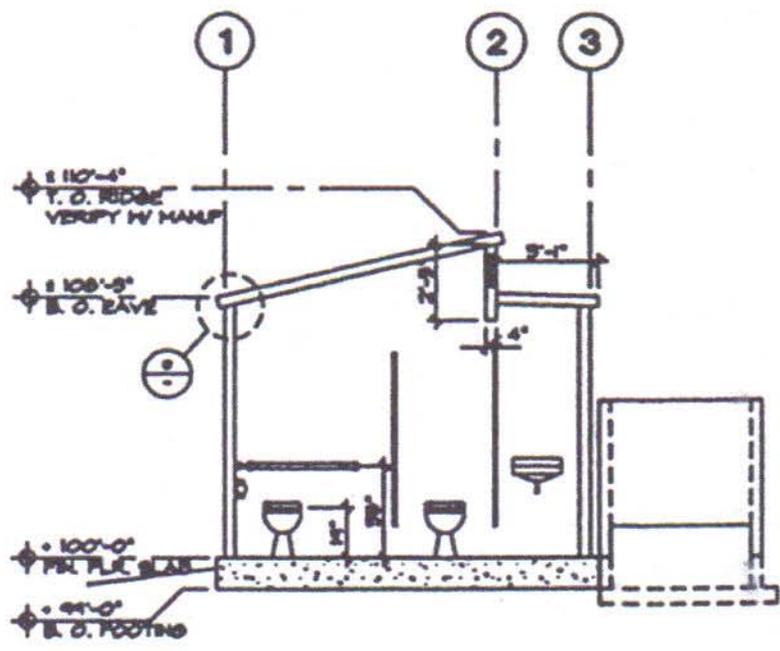


RAMADA DESIGNS  
not to scale

# RESTROOMS

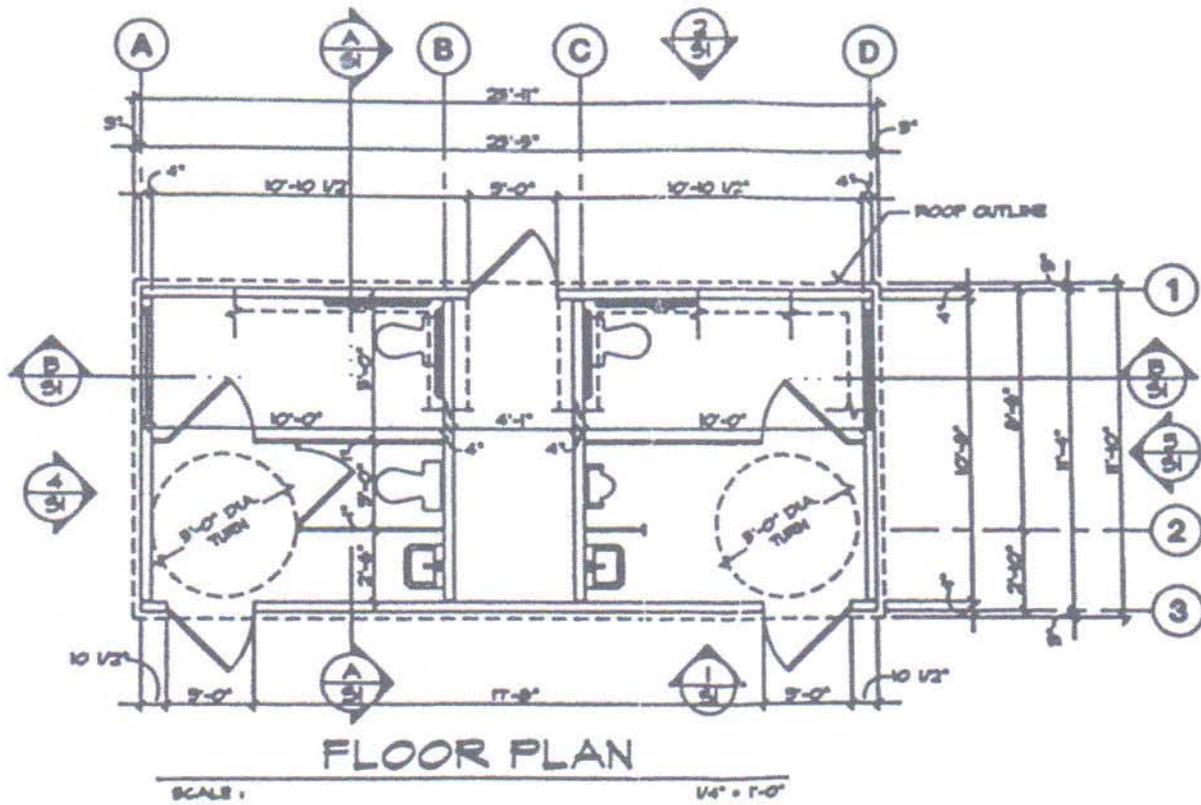


NOTE:  
TOILET ACCESSORIES TO  
BE PER ADA GUIDELINES,  
TYPICAL.



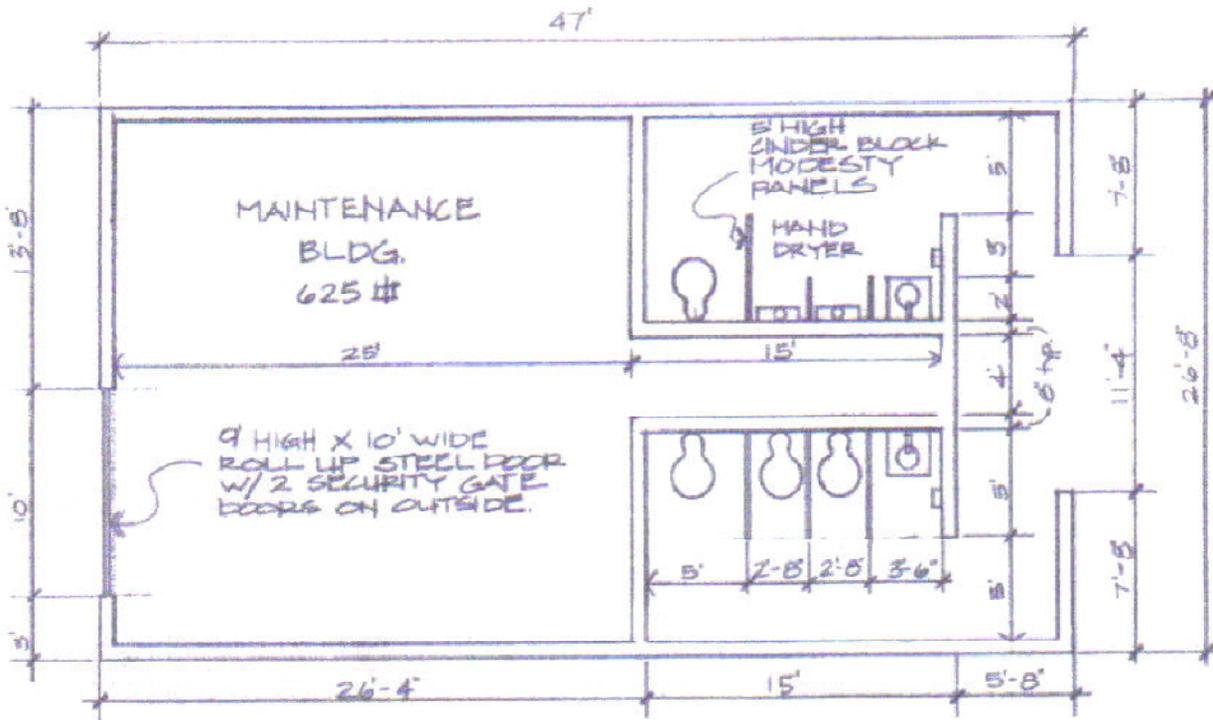
BUILDING SECTION- TWO VIEWS  
not to scale

# RESTROOMS



RESTROOM FLOOR PLAN  
not to scale

# RESTROOMS



## NOTES:

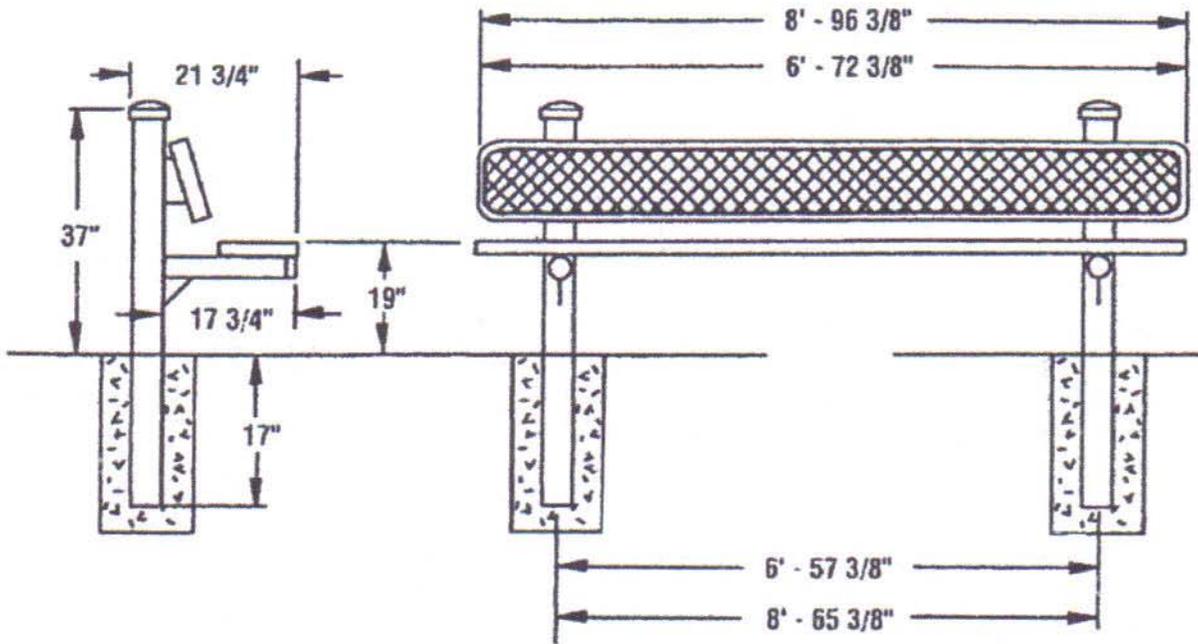
1. ALL EXTERIOR WALLS TO BE SPLIT FACE BLOCK.
2. ALL INTERIOR WALLS TO BE SMOOTH CINDER BLOCK - PAINTED OR COLOR TO MATCH EXTERIOR WALLS.
3. ALL FIXTURES TO BE WALL MOUNTED INSTITUTIONAL STAINLESS AND SHALL MEET ALL HANDICAPE SPECIFICATIONS, UNLESS OTHERWISE AGREED TO BY THE PARKS & RECREATION DEPARTMENT. (FLOOR MOUNTED MAYBE ACCEPTABLE)



## RESTROOM WITH STORAGE AREA

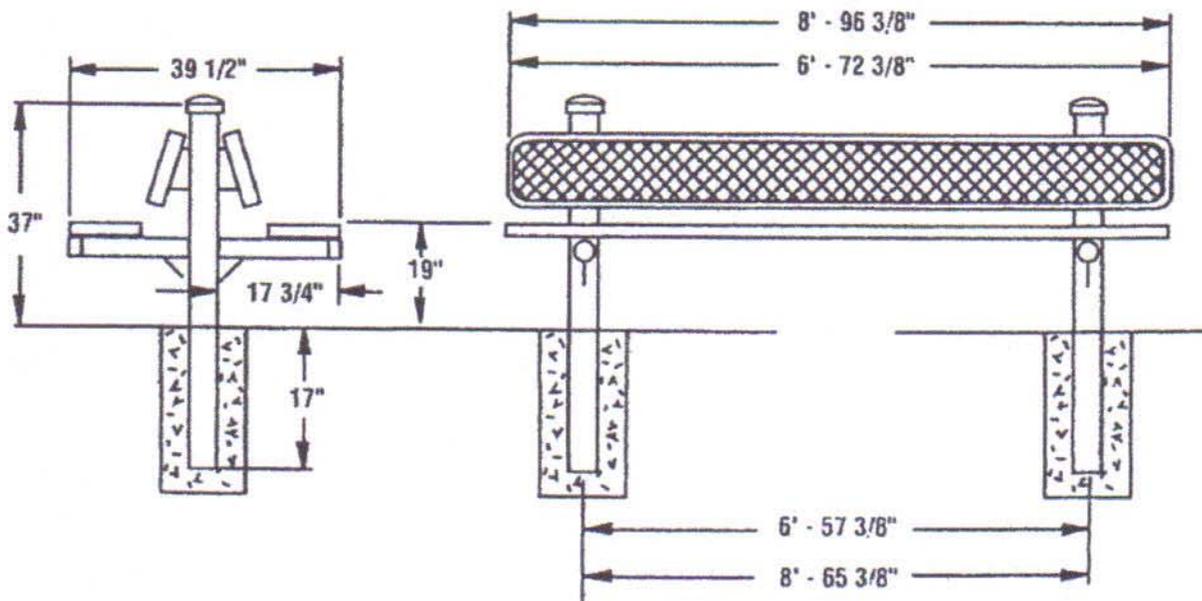
not to scale

# SITE FURNISHINGS



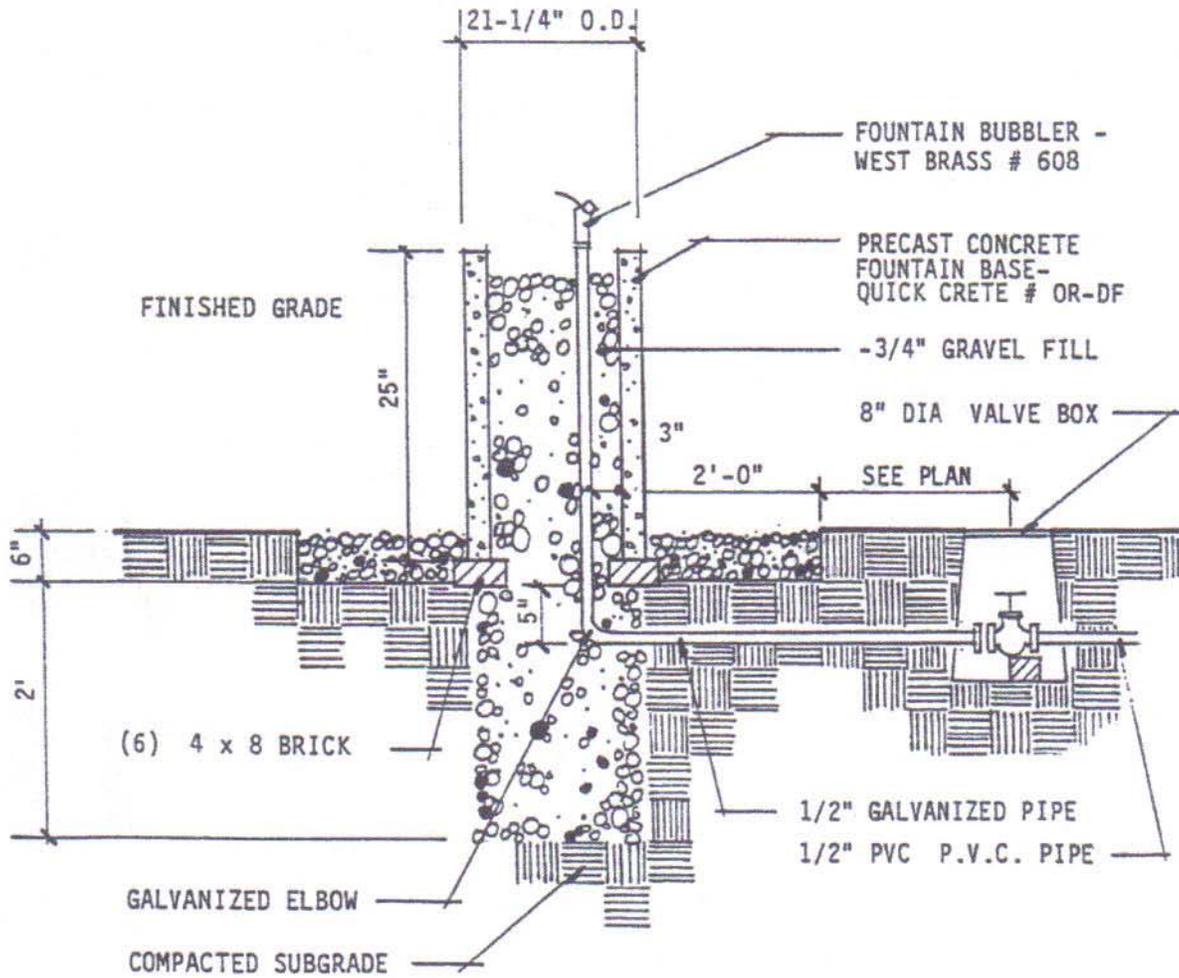
SINGLE BENCH  
not to scale

# SITE FURNISHINGS



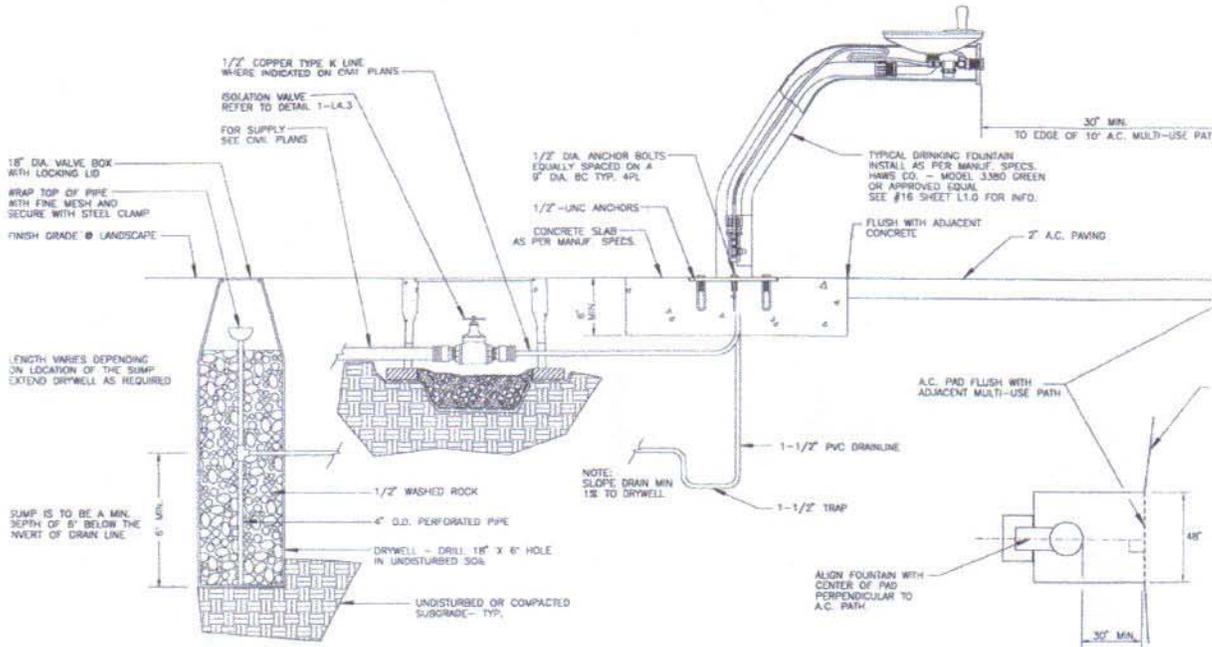
DOUBLE BENCH  
not to scale

# SITE FURNISHINGS



DRINKING FOUNTAIN  
not to scale

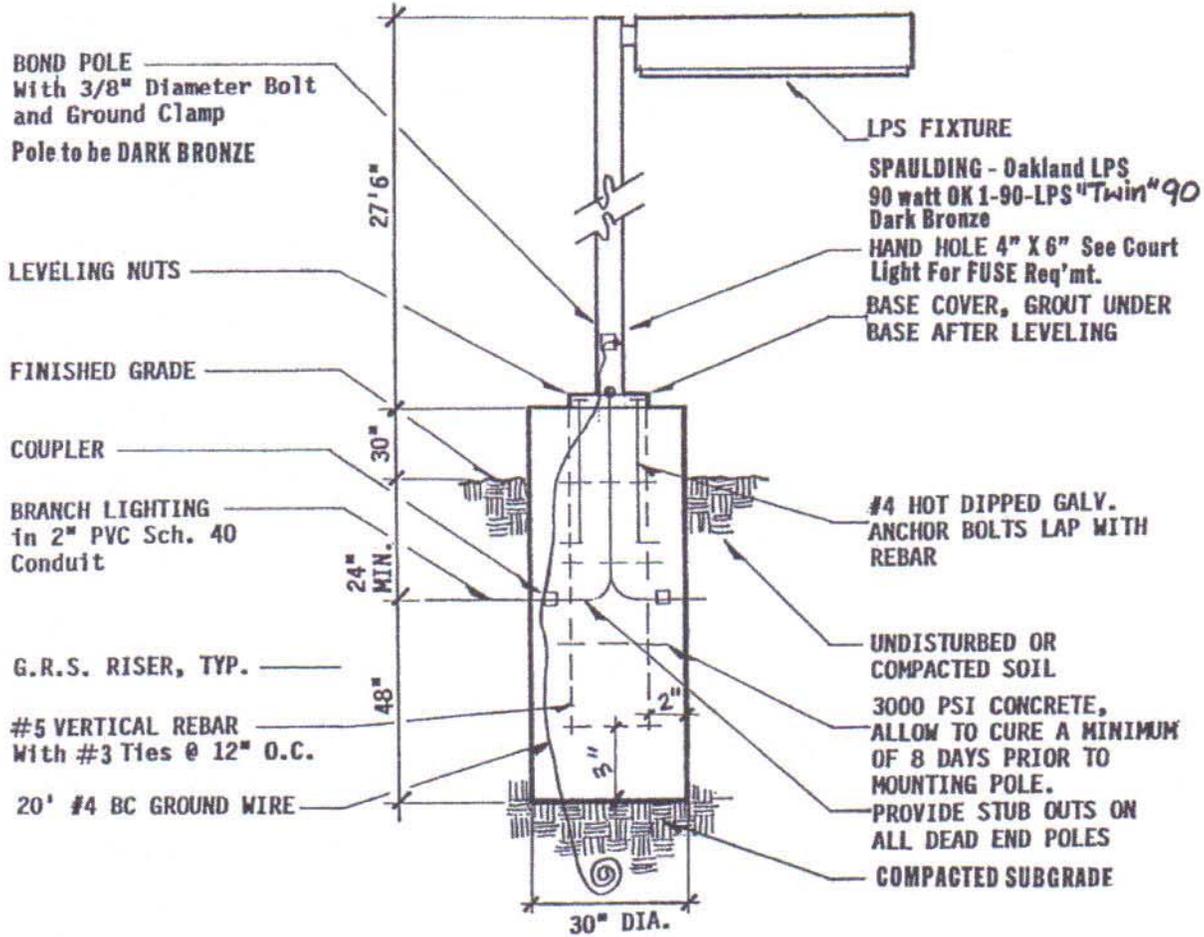
# SITE FURNISHINGS



## DRINKING FOUNTAIN WITH DRYWELL

not to scale

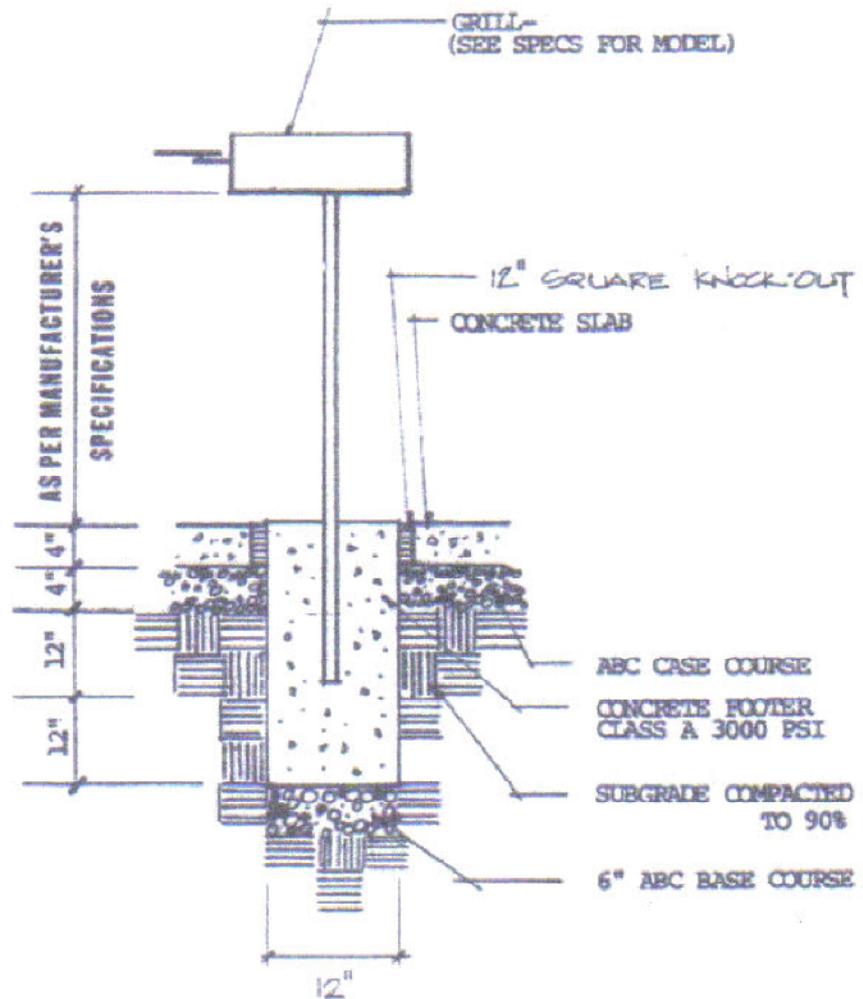
# SITE FURNISHINGS



**LIGHT POLE DETAIL**  
not to scale

# SITE FURNISHINGS

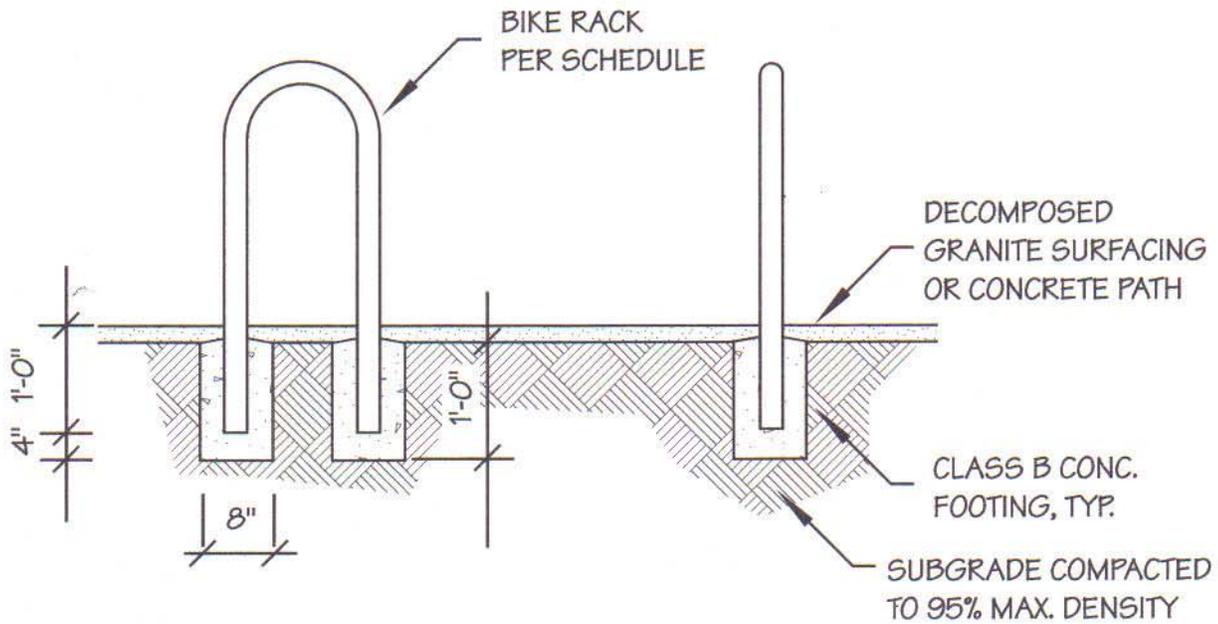
**NOTE: GRILL LEG TO BE ENCASED IN A SCH. 40 4" STEEL PIPE CONTINUOUS WELD AT BOTTOM OF GRILL. 4" STEEL PIPE AND**



## SINGLE GRILL FOOTING DETAIL

not to scale

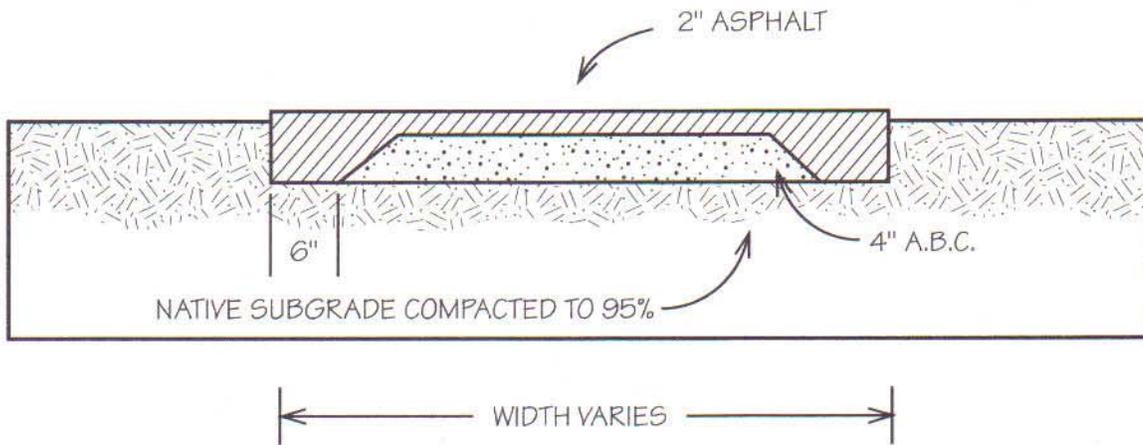
# SITE FURNISHINGS



BIKE RACK DETAIL  
not to scale

# TRAILS

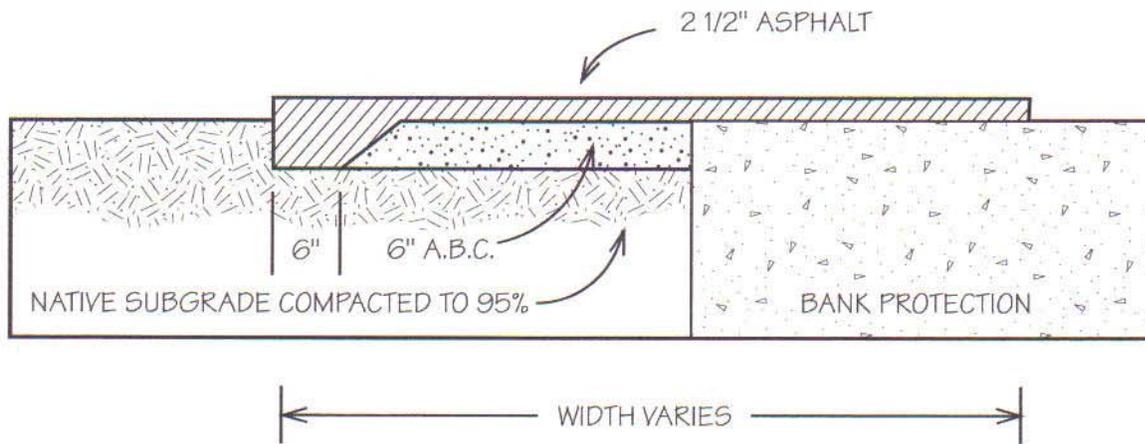
## PAVED PATHWAY DETAIL - MINIMUM SPECIFICATIONS



PAVED PATHWAY DETAIL MINIMUM SPECIFICATIONS  
not to scale

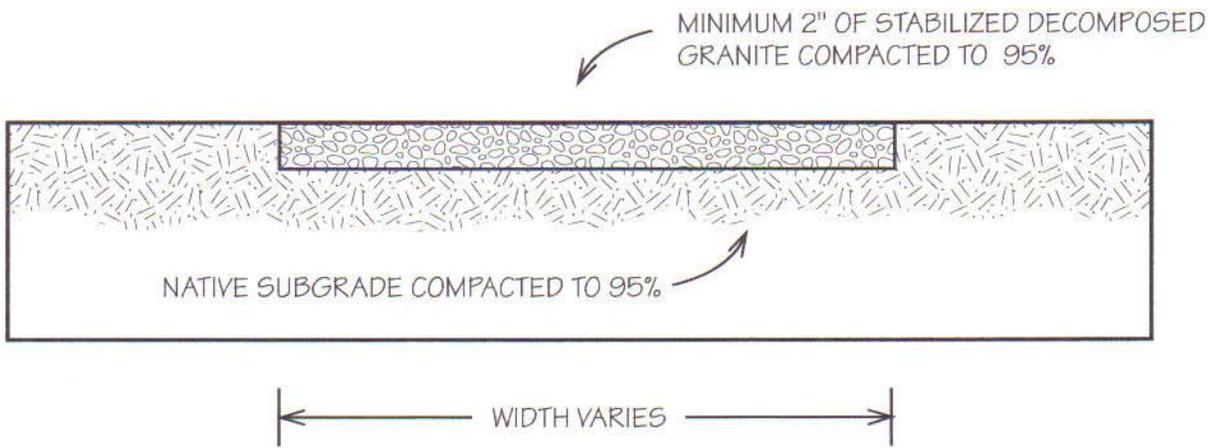
# TRAILS

## PAVED PATHWAY DETAIL - MINIMUM SPECIFICATIONS for RIVER PARK PATHWAYS PARTIALLY CONSTRUCTED OVER BANK PROTECTION



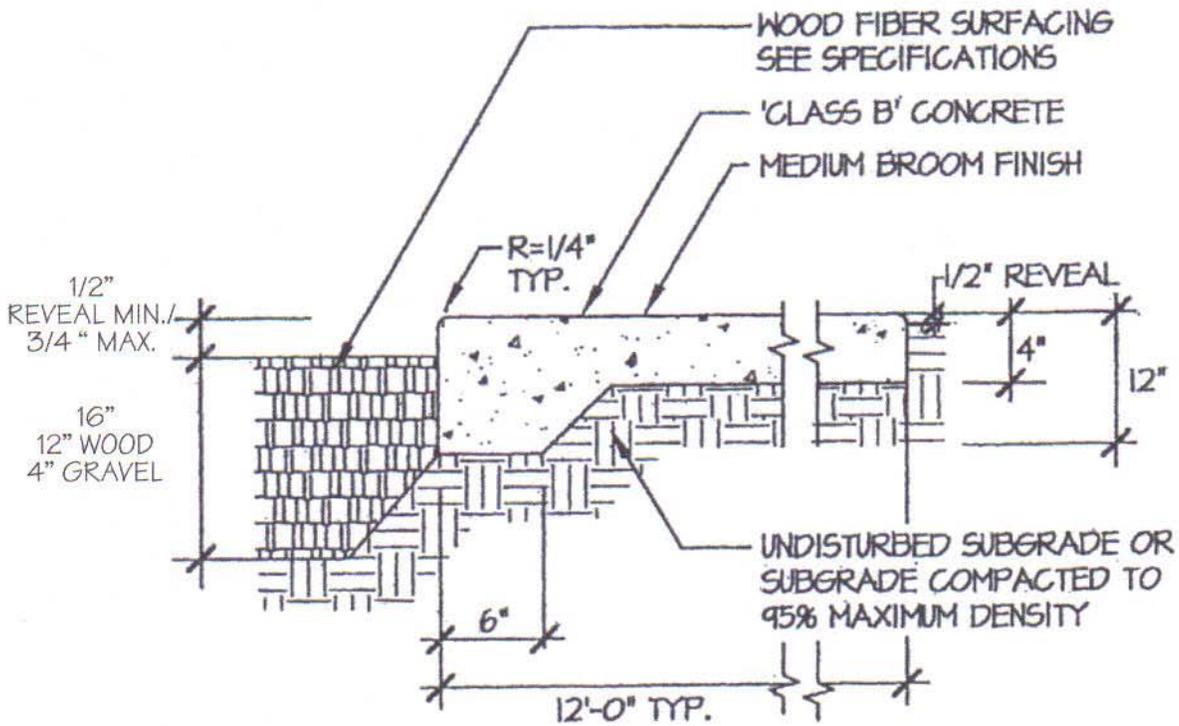
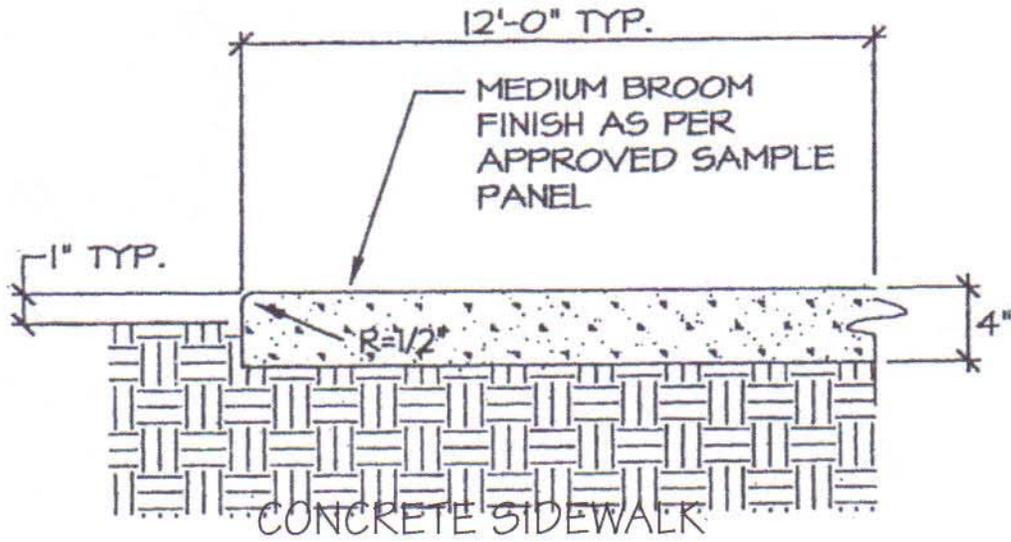
PAVED PATHWAY DETAIL MINIMUM SPECIFICATIONS  
*not to scale*

D.G. PATHWAY DETAIL - MINIMUM SPECIFICATIONS



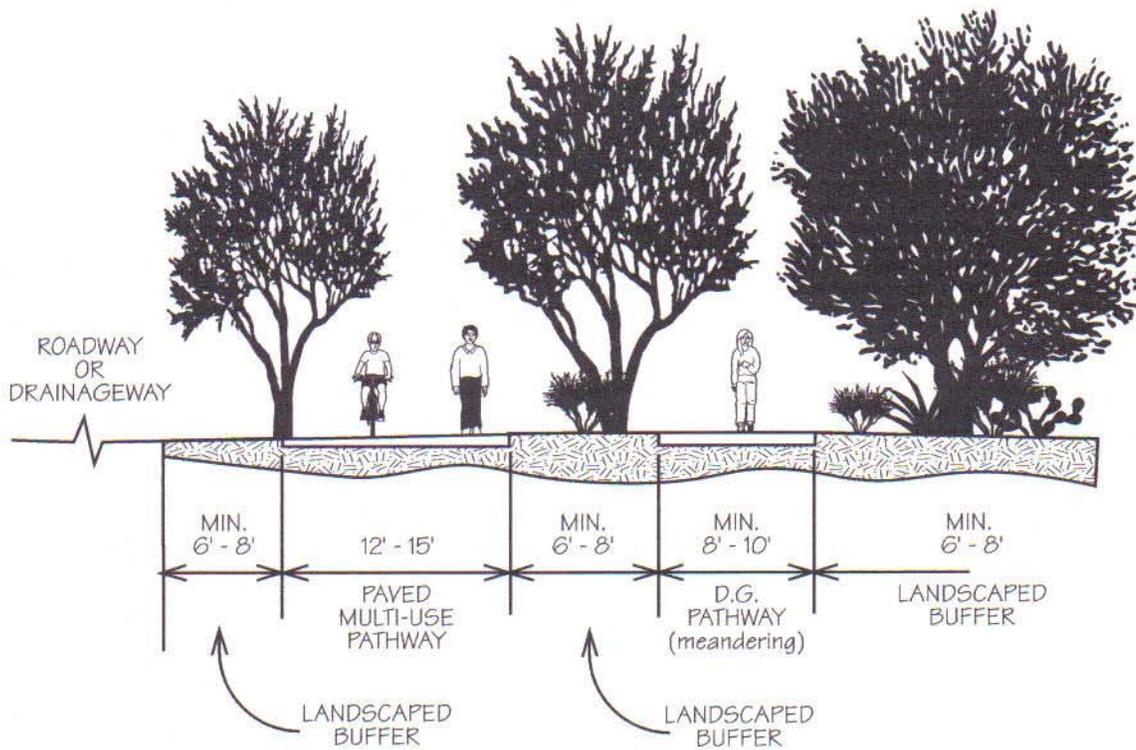
D.G. PATHWAY DETAIL - MINIMUM SPECIFICATIONS  
not to scale

# TRAILS



CONCRETE SIDEWALK AT PLAYGROUND DETAIL  
not to scale

## DIVIDED URBAN PATHWAY



NOTE: Standards expressed are minimums.  
Landscaped areas should be wider if possible.

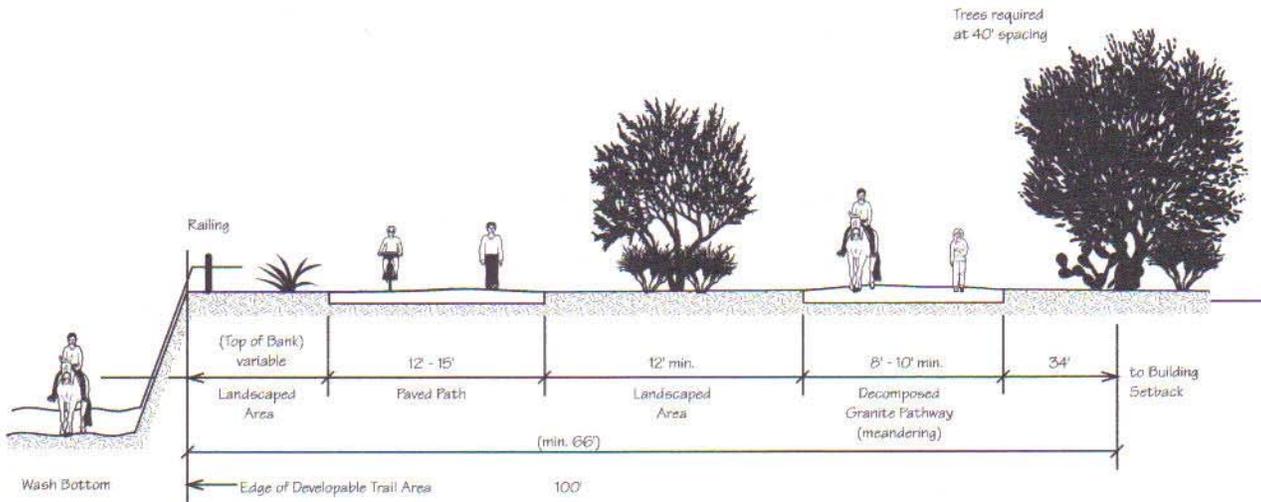
- Minimum corridor width is 50' for pathways constructed to this standard.
- Corridor shall be kept as far from existing and/or future roadways as possible. Corridor may be partially located in a public right-of-way only with the approval of appropriate parks and transportation officials. At least 50% of the corridor shall be located outside of the public right-of-way to ensure minimum quality of experience and safety for trail users.
- Paved path may meander gently to add additional interest (maintain sightlines).
- Trees should be located a minimum of 6' from paths if possible.
- Maintain 2' clear areas along the sides of each path to enhance safety.
- Keep trees at least 10' from buried sewer lines (if applicable).
- Signage should be located a minimum of 3' from the edge of paths for safety.
- Paths should be constructed with slight crowns (slope not to exceed 2%) to enhance drainage and direct runoff to landscaped areas.



DIVIDED URBAN PATHWAY

not to scale

# TRAILS



NOTE: Standards expressed are minimums.  
Landscaped areas should be wider if possible.

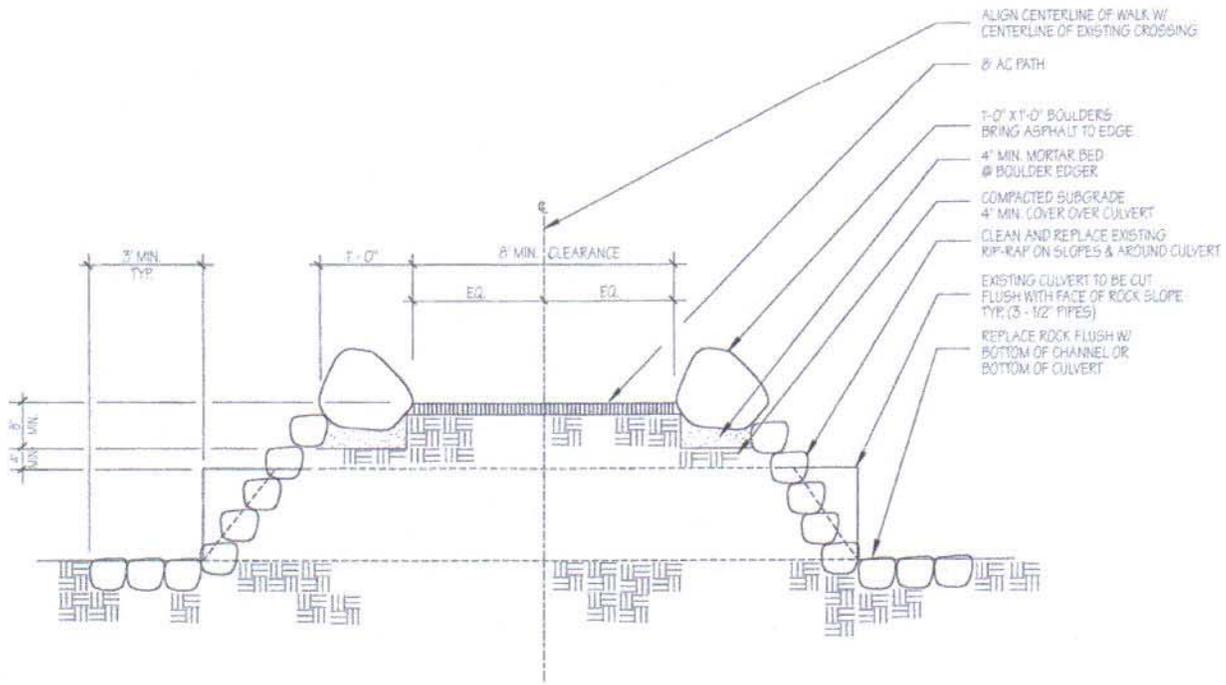
- Minimum corridor width for river parks is 100', unless an exception is approved by parks officials to accommodate site constraints.
- Paved path may meander gently to add additional interest (maintain sightlines).
- Trees should be located a minimum of 6' from paths if possible.
- Maintain 2' clear areas along the sides of each path to enhance safety.
- Keep trees at least 10' from buried sewer lines (if applicable).
- Signage should be located a minimum of 3' from the edge of paths for safety.
- Paths should be constructed with slight crowns (slope not to exceed 2%) to enhance drainage and direct runoff to landscaped areas.



## RIVER PARK CROSS SECTION

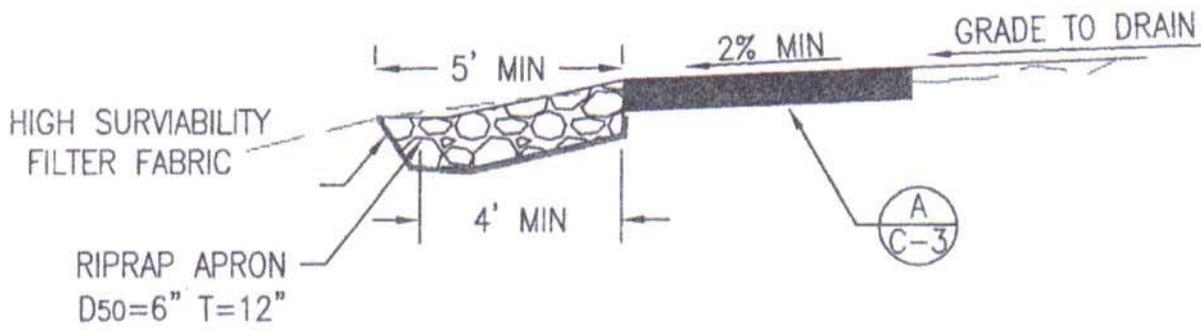
not to scale

# EROSION CONTROL



RIP RAP DETAIL  
not to scale

# EROSION CONTROL

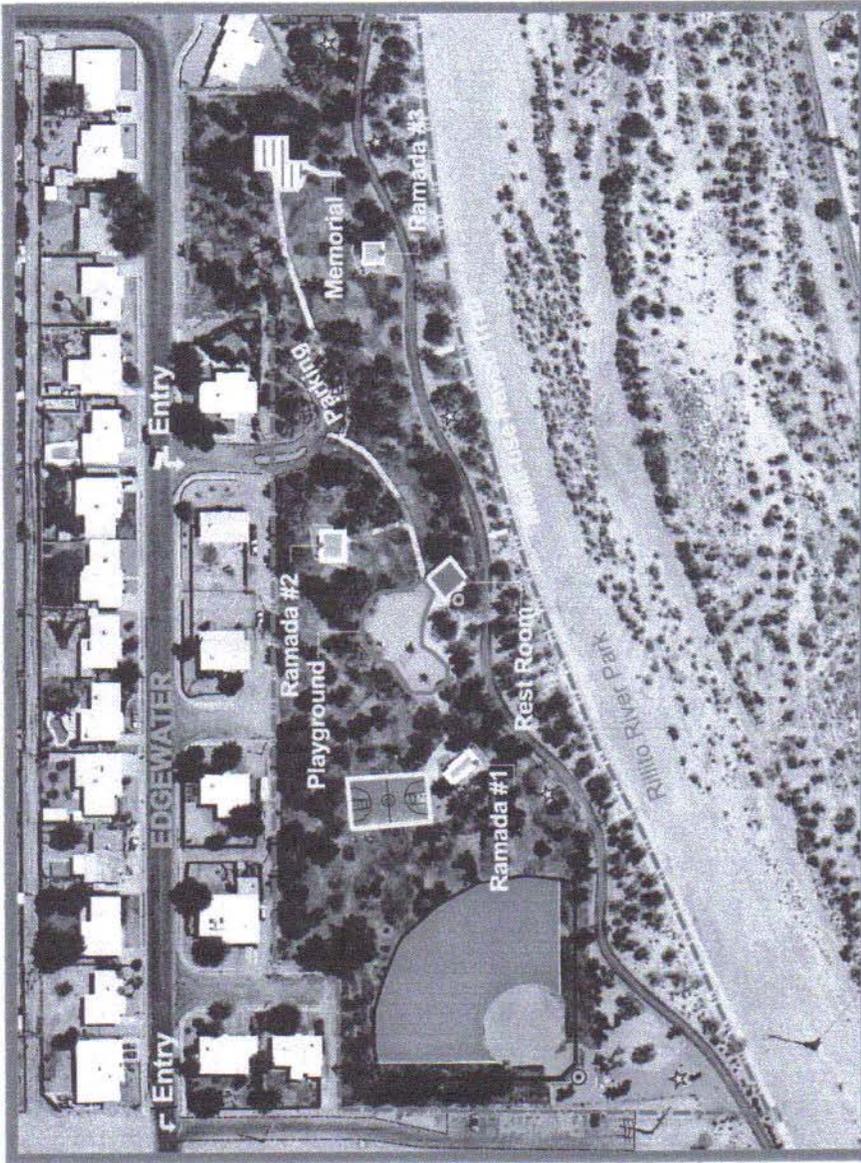


RIP RAP APRON DETAIL  
not to scale



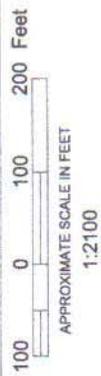
# **Sample Recreation Area Configurations**

# CHILDREN'S MEMORIAL NEIGHBORHOOD PARK



**LEGEND**

	RAMADAS		BALL FIELDS		EXERCISE STATIONS
	PLAYGROUND		MEMORIAL		PICNIC TABLES
	COURTS		DRINKING WATER		PAVED TRAIL
	RESTROOMS		BOUNDARY		



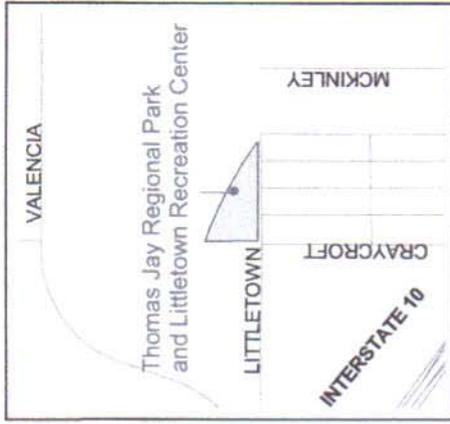
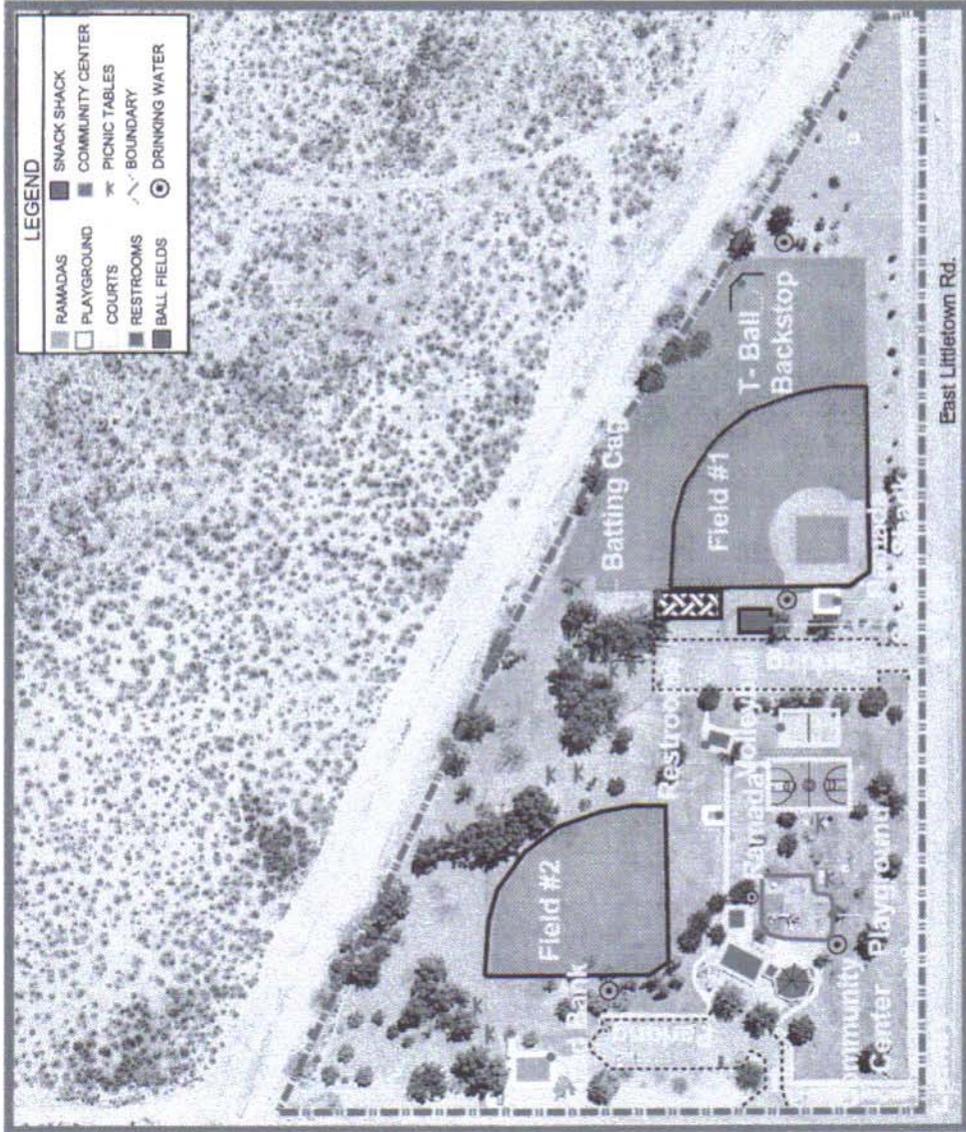
**PARK FACILITIES :**

ACREAGE :	8.9
RAMADAS W/ TABLES	3
PICNIC TABLES	1
GRILLS	4
DRINKING FOUNTAINS	2
REST ROOM	1
PLAYGROUND	1
T-BALL FIELD	1
BASKETBALL COURT	1
PARKING LOTS	2
MEMORIAL PLAZA	1
EXERCISE STATIONS	5

Pima County Natural Resources  
 Parks - Recreation  
 3500 West River Road  
 Tucson, AZ 85741  
<http://www.co.pima.az.us/plered/>  
 Fax (520) 877-6277 Phone (520) 877-6000

Children's Memorial  
 Neighborhood Park  
 4851 North Fifteenth Ave.  
 Tucson, Arizona

# THOMAS JAY REGIONAL PARK AND LITTLETOWN RECREATION CENTER



<b>PARK FACILITIES :</b>
ACREAGE : 37.50
1 COMMUNITY CENTER
2 BASEBALL / SOFTBALL
1 VOLLEYBALL COURT
1 BASKETBALL COURT
9 PICNIC TABLES
1 PLAYGROUND
3 RAMADAS W/ TABLES
1 RESTROOM
5 DRINKING FOUNTAINS
1 T-BALL BACKSTOP

50 0 50 100 Feet

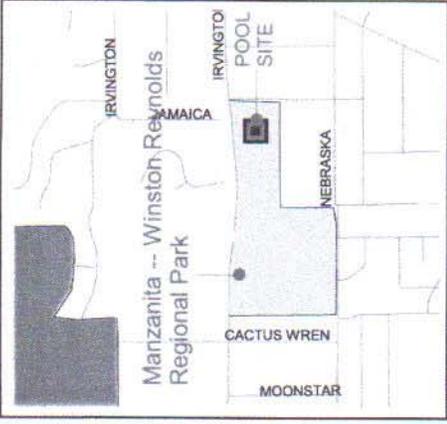
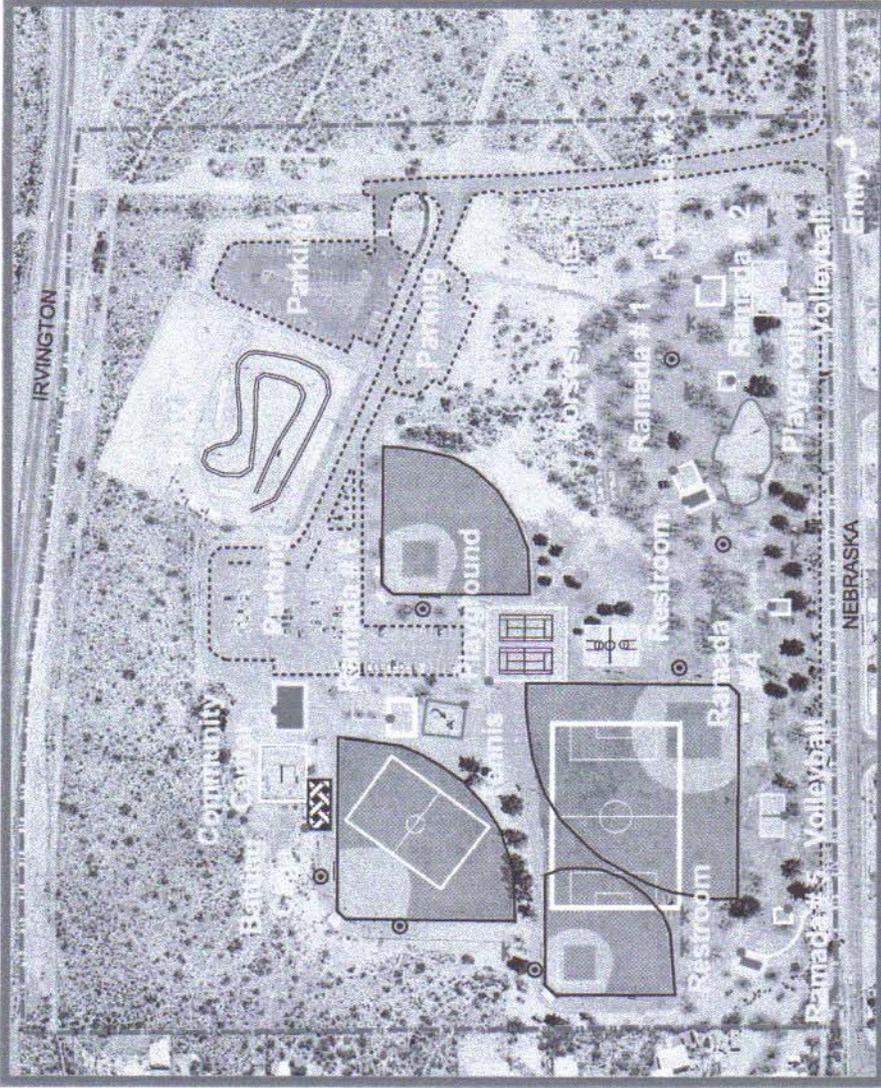
APPROXIMATE SCALE IN FEET

1:1100

Prima County Natural Resources  
Parks - Recreation  
3500 West River Road  
Tucson, AZ 85741  
<http://www.co.pima.az.us/pisarc/>  
Fax (520) 677-6277 Phone (520) 877-6000

Thomas Jay Regional Park  
and Littletown Recreation Center  
6465 South Craycroft Rd.  
Tucson, Arizona

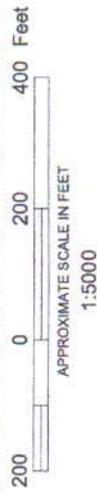
# MANZANITA -- WINSTON REYNOLDS REGIONAL PARK



PARK FACILITIES :	
ACREAGE :	50.00
BASEBALL / SOFTBALL	4
SOCCER	2
BASKETBALL COURT	1
TENNIS COURTS	2
PICNIC TABLES	12
PLAYGROUNDS	2
RAMADAS W/ TABLES	5
RESTROOMS	2
DRINKING FOUNTAINS	7
HORSESHOE PITS	2
VOLLEYBALL	2
BMX RACETRACK	1
COMMUNITY CENTER	1
POOL	1

Note : Reservable Ramadas are #1 (electricity), #3 (no electricity).  
See next page for Recreation Center and Pool Facilities.

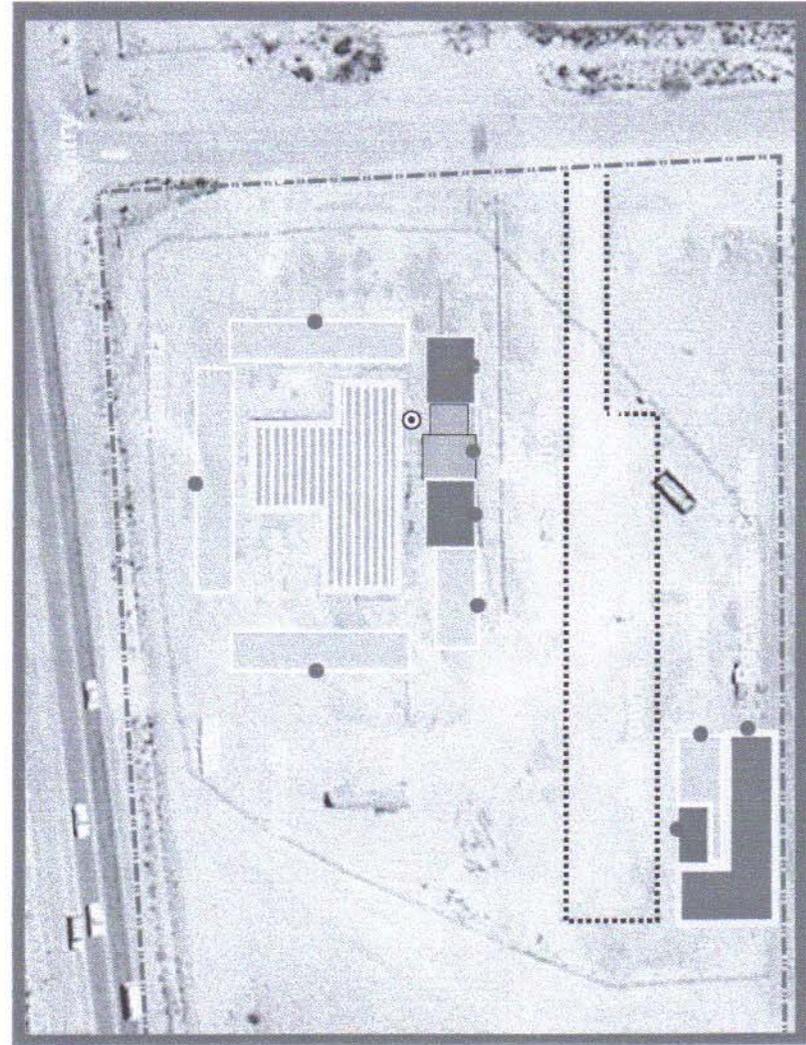
LEGEND	
	RAMADAS
	BALL FIELDS
	COMMUNITY CENTER
	COURTS
	RESTROOMS
	PICNIC TABLES
	BOUNDARY
	DRINKING WATER
	HORSESHOE PITS
	POOL
	BMX TRACK



Pima County Natural Resources  
Parks, Recreation  
3500 West River Road  
Tucson, AZ 85741  
<http://www.parksrec.org>  
Fax (520) 877-6277 Phone (520) 877-6000

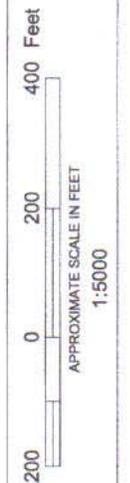
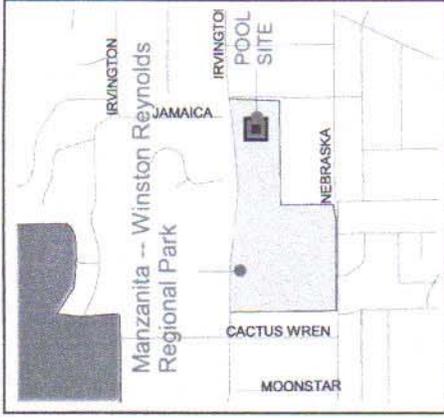
Manzanita (Winston Reynolds)  
Regional Park  
5200 South Westover Ave.  
Tucson, Arizona

# MANZANITA -- WINSTON REYNOLDS REGIONAL PARK



**LEGEND**

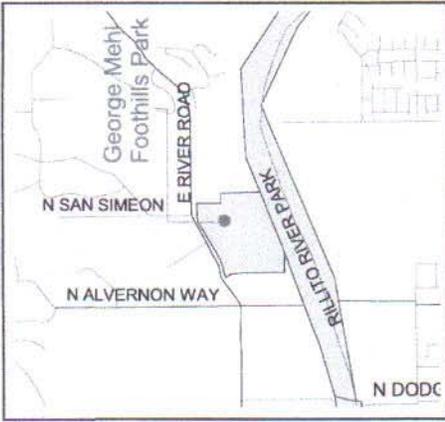
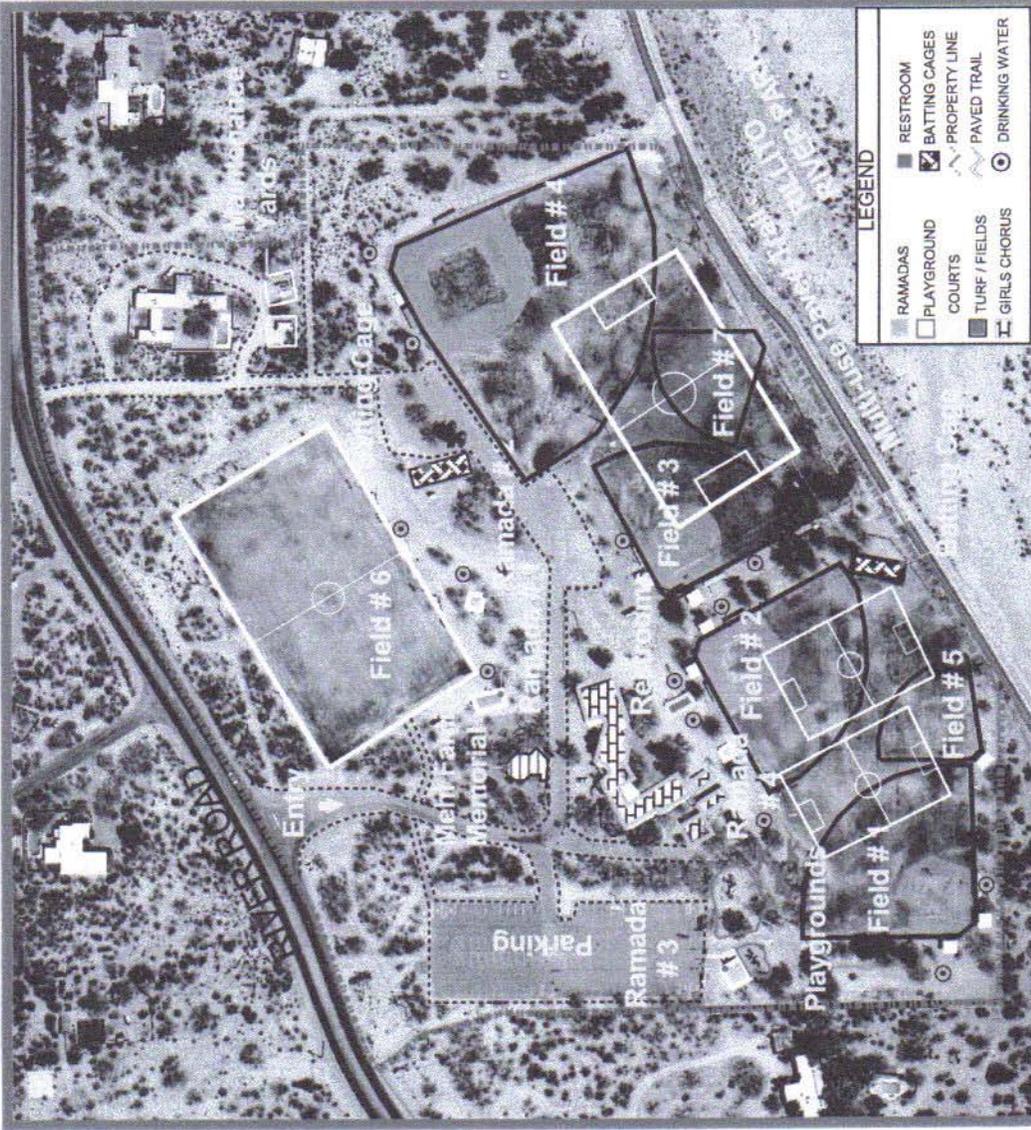
	RAMADAS		COMMUNITY CENTER		BMX TRACK
	PLAYGROUND		HORSESHOE PITS		POOL OFFICE
	COURTS		POOL		PICNIC TABLES
	RESTROOMS		BOUNDARY		DRINKING WATER
	BALL FIELDS				



Pima County Natural Resources  
 Parks - Recreation  
 3500 West River Road  
 Tucson, AZ 85741  
<http://www.co.pima.az.us/pkarec/>  
 Fax (520) 877-6277 Phone (520) 877-6000

Manzanita - Winston Reynolds  
 Regional Park  
 5200 South Westover Ave.  
 Tucson, Arizona

# GEORGE MEHL FAMILY FOOTHILLS DISTRICT PARK



PARK FACILITIES :	
ACREAGE :	30.00
2	BATTING CAGES
5	BASEBALL / SOFTBALL
2	T-BALL TEMPORARY FIELDS
4	SOCCER FIELDS
5	PICNIC TABLES
1	PLAYGROUND
4	RAMADAS W/ TABLES
1	RESTROOMS
13	DRINKING FOUNTAINS

Note : Reservable Ramadas are:  
 #1, #2 (electricity)  
 #3 (no electricity)

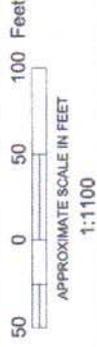
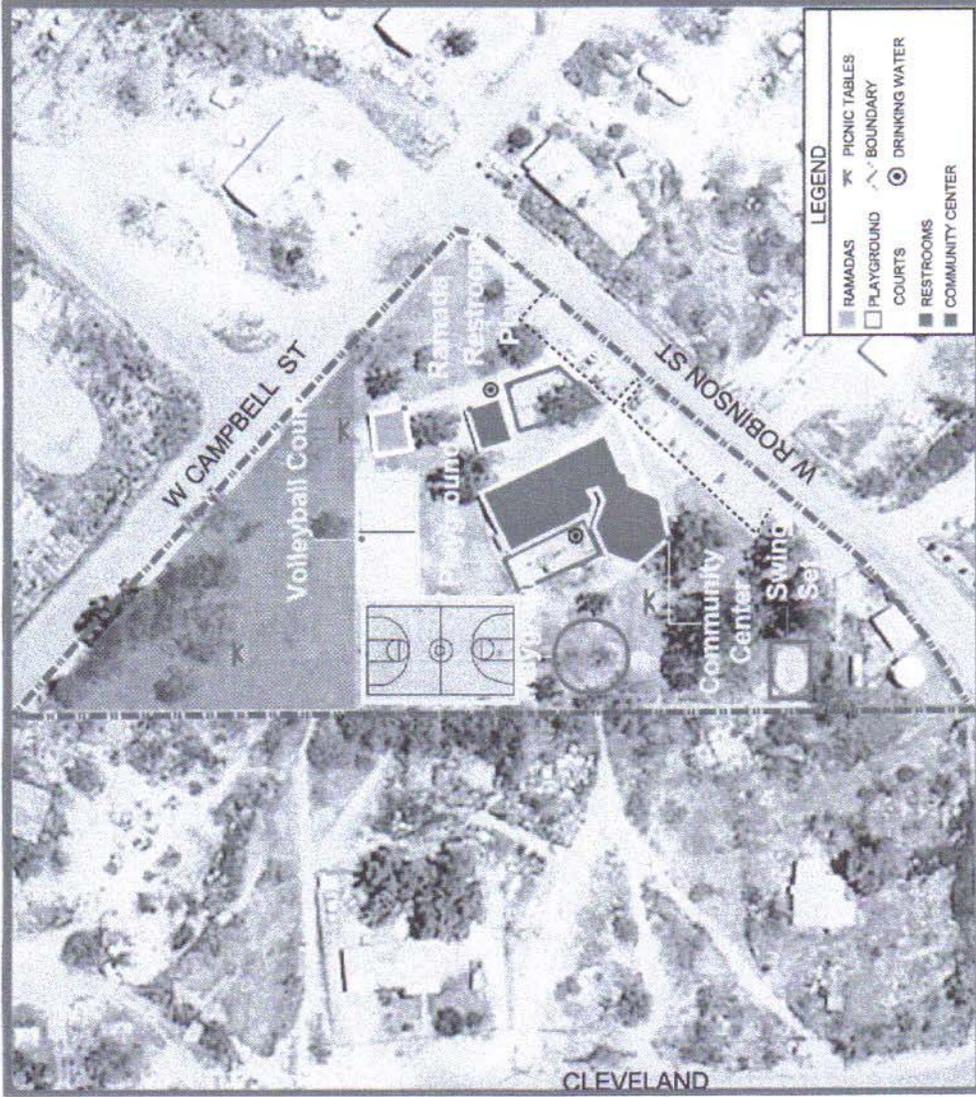
Pima County Natural Resources  
 Parks - Recreation  
 3500 West River Road  
 Tucson, AZ 85741  
<http://www.co.pima.az.us/pksrec/>  
 Fax (520) 877-8277 Phone (520) 877-6000

100 0 100 200 Feet  
 APPROXIMATE SCALE IN FEET  
 1:2600



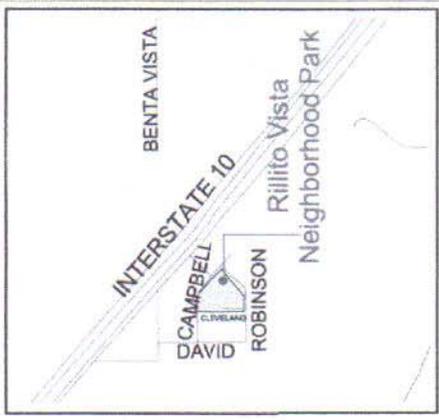
George Mehl Family  
 Foothills District Park  
 4010 East River Road  
 Tucson, Arizona

RILLITO VISTA NEIGHBORHOOD PARK



Pima County Natural Resources  
 Parks - Recreation  
 3500 West River Road  
 Tucson, AZ 85741  
<http://www.co.pima.az.us/parks/>  
 Fax (520) 877-8277 Phone (520) 877-8000

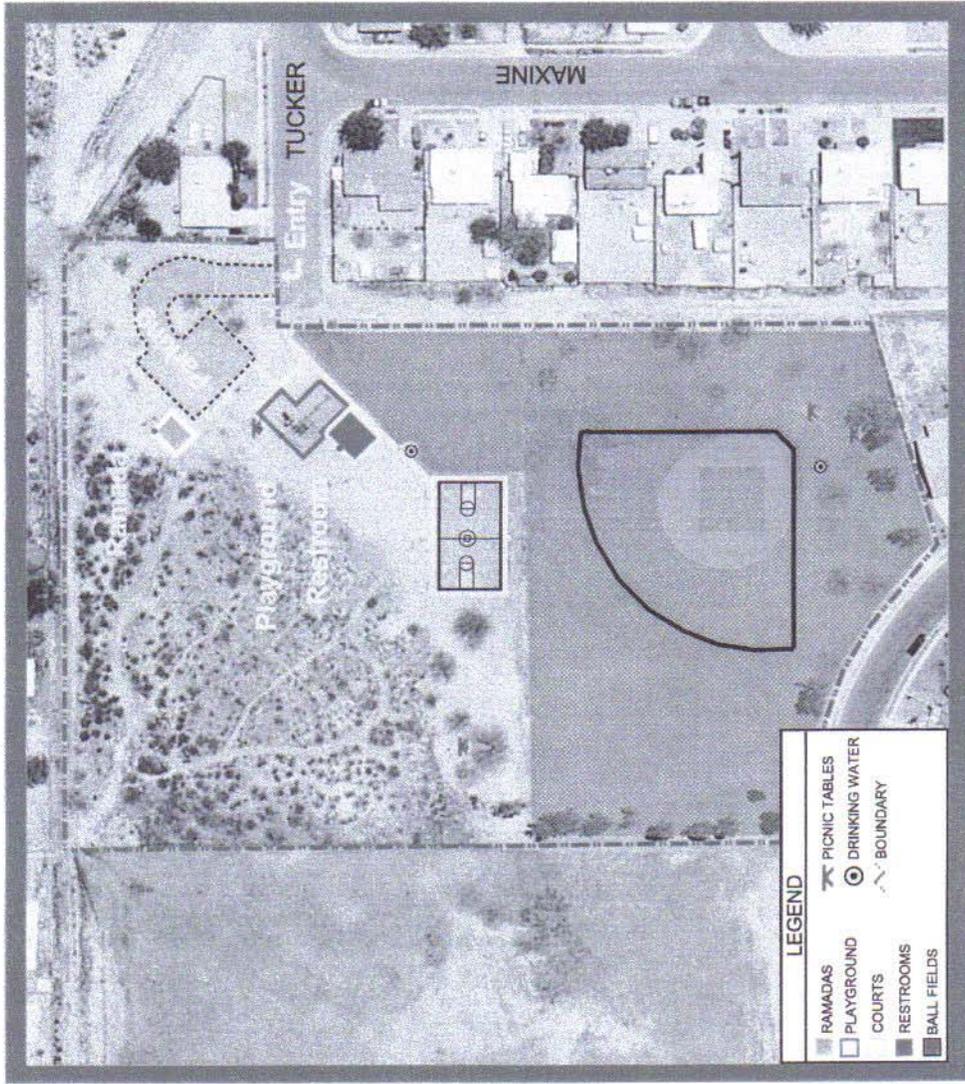
Rillito Vista Neighborhood  
 Park and Recreation Center  
 8820 West Robinson Rd.  
 Tucson, Arizona



INDEX MAP  
 1:24000

PARK FACILITIES :	
ACREAGE :	1.72
	1 COMMUNITY CENTER
	1 VOLLYBALL COURT
	1 BASKETBALL COURT
	3 PICNIC TABLES
	3 PLAYGROUNDS
	1 RAMADAS W/ TABLES
	1 RESTROOM
	2 DRINKING FOUNTAINS
	1 SWING SET

# MISSION RIDGE NEIGHBORHOOD PARK



PARK FACILITIES :	
ACREAGE :	6.73
	1 BASEBALL / SOFTBALL
	1 BASKETBALL COURT
	2 DRINKING FOUNTAINS
	1 PLAYGROUND
	1 RAMADA W/TABLES
	1 REST ROOM
	4 PICNIC TABLES



  
 100 0 100 Feet  
 APPROXIMATE SCALE IN FEET  
 1:1500

Pima County Natural Resources  
 Parks - Recreation  
 3500 West River Road  
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