

The Pines Settlement Information Sheet

Background

What is the current situation in The Pines neighborhood?

Homes within an isolated portion of The Pines I neighborhood are experiencing settlement issues due to insufficient compaction over a pond when the former sand and gravel operation was converted to a residential neighborhood.

Where exactly is the impacted area of the settlement?

Settlement does not extend beyond The Pines I into the gated part of The Pines II. Approximately 20 homes in the northern part of The Pines I are directly affected. The Pines II has geotech reports from borings which give no indication of similar compaction issues. The only area affected by abnormal settlement is the isolated area within The Pines I where the pond used to stand. Other areas may experience naturally-occurring settling, but nothing outside the pond area indicates anything beyond naturally-occurring settling.

Is there a map available?

The Town of Marana has included maps of the affected area on The Pine's information page at MaranaAZ.gov/pines

What are the dark areas on the map?

Some of these areas are equipment, not holes. Some of them are related to the operations of the sand and gravel operation.

Were there other pits in the area when the mining operation existed at this location?

The Town of Marana is not aware of other past pits in the area.

Was the density of the soil tested after the mine was filled in, and if so, who performed this test?

A density test was not performed immediately after the sand and gravel pit was filled in. All testing for the subdivision from the original design to the present have been by Terracon.

Was over-excavation done to bring land up to engineering standard?

This was done by Red Point beneath home pads prior to Richmond American purchasing the lots.

Was the settlement issue known before the homes were built?

Indication of settlement was observed between the time when streets were built and when the affected homes were built. Red Point performed excavations in those areas, and subsequently reinforced the house pads, but not the surrounding yards. As a result, some of the yards are currently breaking away from the house pads.

Were the house pads tested?

House pads were tested and passed.

What/when did the Town know this was an issue?

Early 2015

Can you explain post-tension slabs and why they were used by Richmond American?

Post-tension slabs are reinforced concrete slabs that reduce cracking. It is a standard construction method used throughout the region.

Why was The Pines area approved for residential zoning?

The zoning was approved as an amendment to the Continental Ranch specific plan. Ord. 2002.01. All zonings undergo a formal public process and require Planning Commission recommendation and Town Council approval.

Is it unsafe to remain in the residence?

The Town does not believe it is unsafe.

Current Activity

The street that is currently being worked on still feels like it is sinking.

The Town is currently working on deep stabilization in the directly impacted area, but has not yet treated the top 5 feet of the surface. Movement and settling is normal. "Deep stabilization" means stabilization from the lowest point up to 4-5 feet below surface.

How deep will the Town stabilize?

The Town is providing deep stabilization to a depth of 34 feet.

Can Richmond American get a geotech engineer to check under houses?

Marana will follow up with Richmond American to see where they are in their process.

When will the current stabilization project be complete?

Anticipated completion is the end of February or beginning of March.

Will the stabilization process be affected by the upcoming rain?

There could still be movement in the top layer, but the Town is close to being done with the deep stabilization process.

When will Richmond American begin their work rebuilding the yards and driveways?

After stabilization is finalized at the end of February or beginning of March.

What is the likelihood that the current resolution will not work?

The product the Town is using is a product we have experience with, more so with the upper levels of lifting than with deep stabilization. This product is used throughout the world for these types of issues.

Is there a warranty on the product being used?

Yes, the product carries a 10-year warranty.

Property values

How will the settlement in The Pines 1 subdivision affect property values?

The Town of Marana does not control property values. Property values are based on comparables, not only within The Pines but also the Continental Ranch area. Once the settlement has been corrected, property values will hopefully normalize over time.

If there is a loss in property value, will the homeowner be subsidized for that loss?

The Town of Marana only has the power and authority to repair the Town's public right-of-way. The Town will continue to monitor the neighborhood with surveying and geo-technical borings. Richmond American is fixing the private properties in the affected areas. There is an expectation that any property value issues will stabilize over time. The Town does not have the ability to subsidize property values.

Does the homeowner need to complete a disclosure about the subsidence when selling a home?

Possibly, but there is a comment section on the disclosure to include documentation that the issue has been addressed. The Town will provide relevant materials for homeowners to include.

Can residents of The Pines II get a report stating that their area is not affected?

Unaffected residents may not have to disclose this issue in a real estate sale. The Town will be providing historical aerial photography that shows that The Pines II was not formerly a sand and gravel pit. It was a farm field, then a full golf course, and most recently, the center area of the golf course was converted to home sites.

Looking Forward

I live in The Pines II and I am experiencing cracking in my home. What does this mean?

DR Horton and Maracay are the home builders for The Pines II. The Town welcomes feedback from the community in order to stay informed of issues. There is a possibility that some cracks are part of a natural settling process that all homes experience.

What do we do about the cracks forming inside our home? Can we test underneath the home?

Borings cannot be performed underneath the homes because the boring rigs are vertical. It might be possible to get a very small boring rig into a back yard if block walls are removed.

What plans are there for the rest of the subdivision to prevent any future issues with settlement?

The Town of Marana plans to survey the entire subdivision, as well as perform additional borings throughout The Pines I. Should other areas show potential for settlement, the Town will pre-emptively stabilize those areas.

Can the Town refuse to allow Richmond American to build any more homes in Marana?

The Town of Marana cannot restrict Richmond American from building more homes in Marana.

Is Marana doing anything about the open lots? Are they allowing building on those lots?

Boring reports show those lots are filled-in to Town code. Legally, there's nothing the Town can do to stop Richmond American from selling homes. All homes must pass an inspection.

Would using a laser survey in the rest of the neighborhood help?

The Town's original intent was to deal with the isolated area. However, we will commit to using the laser survey within the entire Pines I subdivision.

More information

Are there more detailed reports available?

All reports relative to the issue will be placed on the Pines page of the Town's website at www.MaranaAZ.gov/Pines.

I don't see what I want. How can I find it?

All information can be requested through a [public records request](#).

Can we set up a meeting that includes the builders?

The Town will follow-up with the builders and schedule another community meeting.

Once resolved, can each resident get mailed a disclosure/report to show it has been resolved?

Yes.

If we have an issue, whom do we contact?

If it is in the right-of-way, contact the Town of Marana. If it is private property, contact the builder.

Will Marana be reaching out to any other builders?

Yes

What will the Town do to repair trust?

The Town will do everything we can to fix what happened. Residents deserve to have trust in their local institutions. The Town knows all residents have a stake in this. The Town will do everything it can to resolve the immediate issue, both within and outside the affected area.