

BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

Requested Board Meeting Date: February 10, 2015

ITEM SUMMARY, JUSTIFICATION, and/or SPECIAL CONSIDERATIONS:

Acceptance of Project/Roadway into the Pima County Maintenance System.

Project/Roadway: Riverview Commons II

Lots: 1-101

Plan Number: P1212-012

Developer: Riverview Commons, LLC

Project/Roadway Improvements have been completed in close conformance to the approved improvement plans and specifications.

Project/Roadway has been Dedicated to Pima County and Recorded as Public Right of Way.

CONTRACT NUMBER (If applicable): _____

STAFF RECOMMENDATIONS:

Approve Project/Roadway as indicated.

CLERK OF BOARD USE ONLY: BOS MTG. _____

ITEM NO. _____

PIMA COUNTY COST : \$ _____ and/or REVENUE TO PIMA COUNTY: \$ _____

FUNDING SOURCE(S): _____
(i.e. General Fund, State Grant Fund, Federal Fund, Stadium Dist. Fund, etc.)

ADVERTISED PUBLIC HEARING: YES NO

BOARD OF SUPERVISORS DISTRICT: 1 2 3 4 5 All

IMPACT:

IF APPROVED:

Public improvements completed adjacent to these Subdivision Lots and/or Roadway, will be maintained by the Pima County Department of Transportation.

IF DENIED:

Recently completed improvements to the above referenced Project/Roadway, will not be maintained by the Pima County Department of Transportation.

DEPARTMENT NAME: Transportation 

CONTACT PERSON: Martin Landin, Section Manager TELEPHONE NO: 740-2650

DIVISION MANAGER: Thomas J. Kilargis, P.E. 

DEPARTMENT DIRECTOR: Priscilla S. Cornelio, P.E. 



MEMORANDUM

Department of Transportation

To: Priscilla S. Cornelio
Director

Date: January 12, 2015

From: Martin Landin, Manager
Subdivision/Permit Inspections

Thomas J. Kilargis, P.E., Manager
Field Engineering Division

Subject: Project/Roadway: Riverview Commons II
Lots: Lots 1-101
Plan Number: P1212 -012
Developer: Riverview Commons, LLC

We have performed a Final Inspection and found the improvements to be satisfactory and in general conformance to the plans and specifications. These roadways should be submitted to the Board of Supervisors for acceptance into the County Maintenance System. In our letter to the Developer, the following is to be included:

The Developer is hereby notified that by acceptance of these roadways, he certifies the improvements have been constructed to County Standards and warrants them against defects and workmanship. The Developer will be responsible to correct any failure due to latent defects of materials and workmanship to the satisfaction of this Department. The Developer will also be responsible for any required maintenance on items such as, street sweeping, shoulder grading and culvert-drainage way cleaning that results from home construction and Lot development.

In addition, he is to clean and sweep the streets of any mud, sand and debris that are washed onto the paved surface from private property until such slopes have been stabilized.

A written notification will be issued for any corrective work required.

c: Subdivision File

RIVERVIEW COMMONS II
SEQ # 20132560134
RECORDED: SEPTEMBER 13, 2013

***** THE FOLLOWING PLAT IS AN ANNOTATED VERSION
OF THE ORIGINAL DOCUMENT. IT HAS BEEN ALTERED
BY PIMA COUNTY DEVELOPMENT SERVICES TO SHOW
ADDITIONAL INFORMATION. ORIGINAL COPIES MAY BE
OBTAINED FROM THE PIMA COUNTY RECORDER*****

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. _____ FROM TITLE SECURITY AGENCY OF ARIZONA, AN ARIZONA CORPORATION AS RECORDED IN SEQ. NO. 2012025340033 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.09 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: *Yvonne O'Neil* SEP 03 2013
 CHAIR, BOARD OF SUPERVISORS PIMA COUNTY, ARIZONA DATE

ATTEST

L. ROBIN BRIGGDE, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE 03 DAY OF September 2013.

L. Robin Briggde SEP 03 2013
 CLERK, BOARD OF SUPERVISORS DATE

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THIS PLAN, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DERIVED ON THIS PLAN NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, DROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS AND ROADS.

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAN.

COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE SOLE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWER.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN S.E.Q. NO. 2012025340033 IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS WITHIN THE SUBDIVISION.

TITLE SECURITY AGENCY OF ARIZONA, AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 20446, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY: *Michael Amerson* TITLE TRUST OFFICER DATE 9/3/13

STATE OF ARIZONA)
) SS
 COUNTY OF PIMA)

ON THIS 03 DAY OF September 2013, BEFORE ME, PERSONALLY APPEARED THE UNDERSIGNED OFFICER, *Michael Amerson*, WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF THE TITLE SECURITY AGENCY OF ARIZONA, AN ARIZONA CORPORATION, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOLLOWING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: 02/16 *Michael Amerson* NOTARY PUBLIC

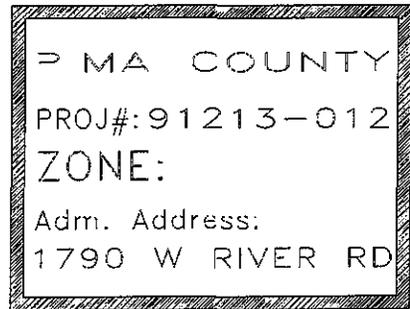


GENERAL NOTES

1. THE GROSS AREA OF THE RE-SUBDIVIDED LOTS PROJECT IS 0.684 ACRES.
2. THIS RESUBDIVISION HAS 14 LOTS.
3. BASIS OF ELEVATIONS: CITY OF TUCSON BENCHMARK 5918 AS SHOWN IN FIELD BOOK 19889-1 AT PAGE 67; A CHECKED CROSS ON THE SOUTHWEST CORNER OF A GRATE STRUCTURE AT THE EAST ENTRANCE TO 5100 NORTH LA CHOLLA BOULEVARD (SPORTSMEN'S LOUNGE). NAVD 88 ELEVATION BEING 2285.82 FT.
4. BASIS OF BEARING: ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, AS DEFINED BY THE CITY OF TUCSON GEODETIC CONTROL POINTS AN13 AND AL13, BEARING BEING: N 03°26'16" W.
5. TOTAL MILES OF NEW PUBLIC STREETS IS 0.00 TOTAL MILES OF NEW PRIVATE STREETS IS 0.00.
6. THIS SUBDIVISION LIES WITHIN THE SERVICE AREA OF THE METROPOLITAN DOMESTIC WATER IMPROVEMENT DISTRICT (MDWD), WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
7. THIS PROJECT REQUIRES A MINIMUM FLOW OF 1,000 GALLONS PER MINUTE FOR 120 MINUTES. WATER PLAN FOR FIRE HYDRANT PLACEMENT SHALL BE SUBMITTED TO NORTHWEST FIRE DISTRICT FOR REVIEW.
8. IMPROVEMENT PLANS FOR FIRE ACCESS ROADS SHALL BE SUBMITTED TO NORTHWEST FIRE DISTRICT FOR APPROVAL PRIOR TO CONSTRUCTION.
9. PLANS FOR ALL STRUCTURES TO BE CONSTRUCTED IN THIS PROJECT SHALL BE SUBMITTED TO NORTHWEST FIRE DISTRICT FOR REVIEW FOR RESIDENTIAL FIRE SPRINKLERS PRIOR TO CONSTRUCTION.
10. DETENTION/RETENTION REQUIREMENTS FOR THIS PROJECT HAVE BEEN WAIVED BY THE REGIONAL FLOOD CONTROL DISTRICT, THE OWNER HAS PAID A FEE IN-LIEU OF PROVIDING DETENTION/RETENTION FACILITIES.

BENEFICIARY OF TRUST

RIVERVIEW COMMONS, LLC
 2482 E. RIVER ROAD, #150
 TUCSON, AZ 85718-6522
 ATTENTION: CHRISTOPHER KEMMERY
 (520) 815-8990



ANNOTATED COPY

PERMITTING NOTES

1. ZONING IS TR.
2. GROSS DENSITY IS 11.5 PAC.
3. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBER C69-08-08 AS APPROVED ON OCTOBER 21, 2008 AND MODIFIED AUGUST 15, 2011. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS:
 a. THERE SHALL BE NO FURTHER LOT SPLITTING OR SUBDIVIDING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
4. THE DEVELOPER SHALL CONSTRUCT THE RECREATION AREAS PER THE RMP. THESE FACILITIES SHALL BE CONSTRUCTED AND THE IN-LIEU FEE OF \$100,506 PAID PRIOR TO THE RELEASE OF ASSURANCE FOR THE 75th LOT.
5. THE USE OF THIS PROJECT IS SINGLE FAMILY ATTACHED RESIDENTIAL (TOWNHOMES) AND IS SUBJECT TO SECTION 18.31 OF THE PIMA COUNTY ZONING CODE.
6. THIS SUBDIVISION IS SUBJECT TO SECTION 18.77.040 SCENIC ROUTES.
7. AVERAGE LOT AREA PER DWELLING UNIT IS 1,860 S.F.
8. THIS SUBDIVISION LIES WITHIN A FEMA ZONE AS SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04019C1057L, WITH EFFECTIVE DATE JUNE 16, 2011. A CONDITIONAL LETTER OF MAP REVISION (COMLR) SHALL BE SUBMITTED TO FEMA WITH THE INTENT OF REMOVING LOTS FROM THE FEMA FLOODPLAIN, BECAUSE THE COMLR DOES NOT GUARANTEE THAT LOTS WILL BE REMOVED FROM THE FEMA FLOODPLAIN. MINIMUM FINISHED FLOOR ELEVATIONS AND ELEVATION CERTIFICATES FOR AFFECTED LOTS SHALL BE REQUIRED FOR STRUCTURES CONSTRUCTED PRIOR TO ISSUANCE OF THE LETTER OF MAP REVISION (COMLR). FEDERAL LAW REQUIRES THAT A FLOOD INSURANCE POLICY BE OBTAINED AS A CONDITION OF A FEDERALLY-ENHANCED MORTGAGE OR LOAN THAT IS SECURED BY A BUILDING LOCATED WITHIN A SFHA.
9. RIGHT-OF-WAY USE PERMITS ARE REQUIRED FOR THE CONSTRUCTION OF DRAINAGE IMPROVEMENTS IN RIGHTS-OF-WAY AND IN THE ROLLER COASTER WASH.
10. PRIOR TO THE RELEASE OF ASSURANCES, AS-BUILT PLANS OF CHANNEL IMPROVEMENTS SHALL BE APPROVED BY RCDC.
11. THIS PLAN IS SUBJECT TO THE APPROVED LANDSCAPE PLAN NO. P1211-036 RIVERVIEW COMMONS.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN. FURTHER, I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION AND THAT THE INTERIOR GEOMETRY WAS REVIEWED AND SHOWN UNDER MY SUPERVISION.

Michael Amerson R.L.S. NO. 22245
 MICHAEL AMERSON

I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND/OR DROSION HAZARD SETBACKS SHOWN ON THIS PLAN WERE PREPARED BY ME OR UNDER MY SUPERVISION.

Larry K. Roberts P.E. NO. 23331
 LARRY K. ROBERTS

I HEREBY CERTIFY THAT SHEETS 1 THRU 4 WERE PREPARED UNDER MY DIRECTION.

John D. Wood P.E. NO. 21734
 JOHN D. WOOD



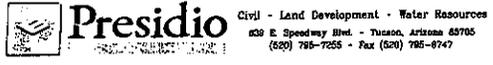
THIS PROJECT

LEGEND

- SET OR PD SURVEY MONUMENT AS NOTED
- △ BRASS CAP SURVEY MONUMENT
- INDICATES CALCULATED POINT OR 1/2" IRON PIN TAGGED BY AN ARIZONA R.L.S. TO BE SET UPON COMPLETION OF CONSTRUCTION
- INDICATES SURVEY MONUMENT PER PC/COT STD. DTL. NO. 103 TO BE SET BY AN ARIZONA R.L.S. UPON COMPLETION OF CONSTRUCTION
- (M) MEASURED
- (R) RECORDED
- INDICATES SUBDIVISION BOUNDARY/PROPERTY LINE
- - - CENTERLINE
- - - - - INDICATES LOT LINE/COMMON AREA LINE
- - - - - INDICATES SECTION LINE
- - - - - INDICATES EASEMENT LINE
- - - - - INDICATES SETBACK LINE
- - - - - EXIST. R/W LINE
- [] EASEMENT/R/W NOTE (SEE MASTER LIST ON SHEET 2)
- C1 CURVE DATA NUMBER (SEE MASTER LIST ON SHEET 2)
- L1 LINE DATA NUMBER (SEE MASTER LIST ON SHEET 2)
- (RAD) RADIAL BEARING
- R1 INDICATES RADIAL LINE NUMBER (SEE RADIAL LINE DATA TABLE ON SHEET 2)
- F1 INDICATES 100-YEAR FLOODPLAIN LINE NUMBER (SEE FLOODPLAIN LINE DATA TABLE ON SHEET 2)
- ★ INDICATES LOT ACCESS
- SYT SIGHT VISIBILITY TRIANGLE EASEMENT

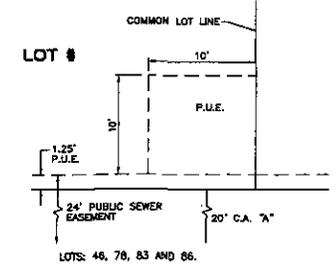
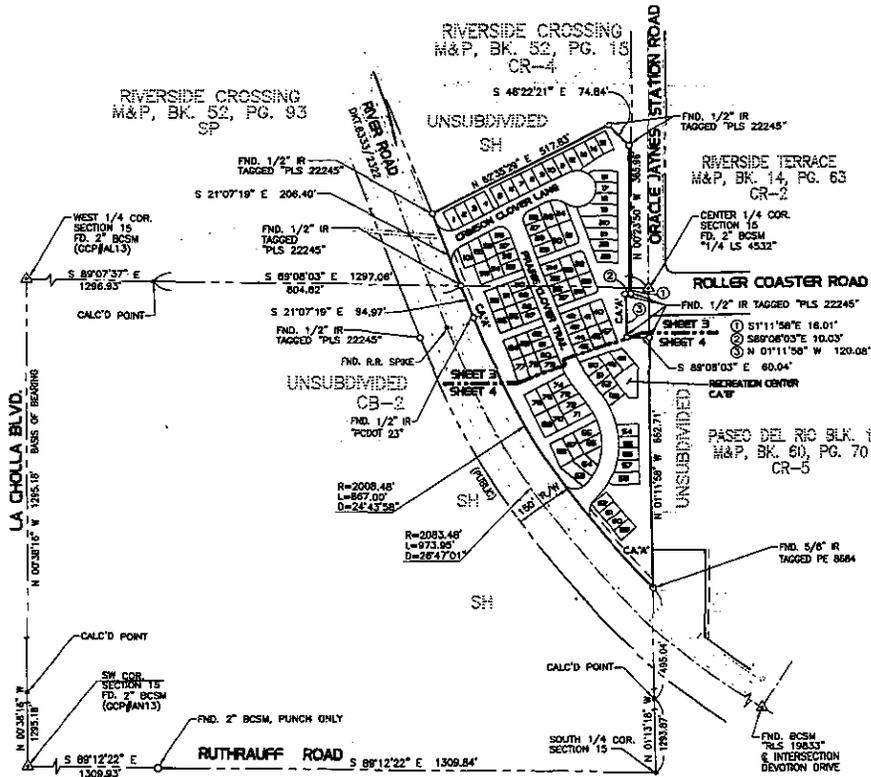
FINAL PLAN FOR RIVERVIEW COMMONS II
 LOTS 46, 47, 57, 58, 63, 64, 65, 66, 77, 78, 83, 84, 85 & 86.

BEING A RESUBDIVISION OF LOTS 46, 47, 57, 58, 63, 64, 65, 66, 77, 78, 83, 84, 85 & 86 OF RIVERVIEW COMMONS AS RECORDED AT SEQ. 2012030002, PIMA COUNTY, ARIZONA, BEING A SUBDIVISION LOCATED IN A PORTION OF SECTION 15, T-13-S, R-13-E, GAS/R/L, PIMA COUNTY, ARIZONA. P1213-012, P1213-038, C69-08-08
 JUNE 27, 2013 SCALE: AS SHOWN
 PRESIDIO JOB No. 111012-01-0106 SHEET 1 OF 4

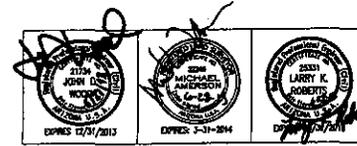


CURVE DATA TABLE				
NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	17°40'02"	180.00	55.50'	55.50'
C2	78°27'59"	180.00	246.51'	246.51'
C3	96°17'12"	40.00'	67.22'	44.85'
C4	243°15'23"	50.00'	212.28'	81.18'
C5	63°15'23"	50.00'	55.20'	30.79'
C6	83°08'13"	25.00'	36.28'	22.17'
C7	96°51'47"	25.00'	42.28'	28.19'
C8	63°42'48"	40.00'	56.44'	35.84'
C9	17°40'02"	157.50'	48.37'	24.48'
C10	17°40'02"	202.50'	62.44'	31.47'
C11	78°27'59"	202.50'	277.32'	185.35'
C12	78°27'59"	157.50'	215.70'	128.61'
C13	78°24'52"	40.00'	55.44'	33.22'
C14	104°16'43"	40.00'	72.82'	51.49'
C15	121°3'00"	157.50'	33.58'	16.85'
C16	1258'07"	157.50'	35.85'	17.90'
C17	19°50'45"	157.50'	54.35'	27.55'
C18	09°48'34"	202.50'	34.73'	17.41'
C19	08°48'40"	202.50'	31.20'	15.63'
C20	122°3'58"	157.50'	34.08'	17.11'
C21	06°57'31"	157.50'	19.13'	9.58'
C22	17°33'32"	40.00'	12.28'	6.18'
C23	6°41'39"	2008.48'	234.68'	117.46'
C24	14°18'44"	2008.48'	501.71'	252.17'
C25	86°45'12"	40.00'	80.57'	37.80'
C26	10°21'16"	202.50'	36.80'	18.35'

LINE DATA TABLE		
NUMBER	BEARING	DISTANCE
L1	N62°35'29"E	268.57'
L2	N62°35'29"E	181.36'
L3	N27°24'31"W	27.50'
L4	N20°32'44"W	431.83'
L5	S38°12'46"E	78.50'
L6	S40°15'13"W	135.90'
L7	N62°35'29"E	326.35'
L8	S62°35'29"W	49.93'
L9	S62°35'29"W	107.20'
L10	S38°12'46"E	78.50'
L11	N38°12'46"W	78.50'
L12	S40°15'13"W	31.07'
L13	S39°44'47"E	6.72'

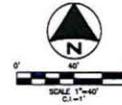


- EASEMENT/RIGHT-OF-WAY NOTES (MASTER LIST)
- 1' VEHICULAR NO ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT.
 - 24' PUBLIC SEWER EASEMENT TO BE GRANTED BY FINAL PLAT.
 - 5' PRIVATE CROSS DRAINAGE EASEMENT TO BE GRANTED BY FINAL PLAT.
 - 1' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT TO BE GRANTED BY FINAL PLAT.
 - 45' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY FINAL PLAT.
 - 10'X10' PUBLIC UTILITY EASEMENT PER DTL 1 ON SHEET 2 TO BE GRANTED BY FINAL PLAT.



FINAL PLAT FOR RIVERVIEW COMMONS II
 LOTS 46, 47, 57, 58, 63, 64, 65, 66, 77, 78, 83, 84, 85 & 86.
 BEING A RESUBMISSION OF LOTS 46, 47, 57, 58, 63, 64, 65, 66, 77, 78, 83, 84, 85 & 86 OF RIVERVIEW COMMONS AS RECORDED AT SEQ. 20123390282, PIMA COUNTY, ARIZONA, BEING A SUBDIVISION LOCATED IN A PORTION OF SECTION 15, T-13-S, R-13-E, QASRM, PIMA COUNTY, ARIZONA.
PIEB-02, PIET-02B, C-9-08-08
 JUNE 27, 2013
 PRESIDIO JOB No. 111012-01-0105
 SCALE: AS SHOWN
 SHEET 2 OF 4

RIVERSIDE CROSSING
M&P, BK. 52, PG. 15



NOTE:
SEE SHEET 2 FOR ALL CURVE AND LINE DATA TABLES.

LOT AREAS

LOT 46	=2029 S.F.
LOT 47	=2029 S.F.
LOT 77	=2029 S.F.
LOT 78	=2029 S.F.
LOT 83	=2029 S.F.
LOT 84	=2029 S.F.
LOT 85	=2029 S.F.
LOT 86	=2029 S.F.

EASEMENT/RIGHT-OF-WAY NOTES
(SEE MASTER LIST ON SHEET 2)

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- 10'X10' PUBLIC UTILITY EASEMENT PER DTL. 1 ON SHEET 2 TO BE GRANTED BY FINAL PLAT.



RIVERVIEW VENTURES, LLC
DOCKET 13317, PAGE 725
CB-2



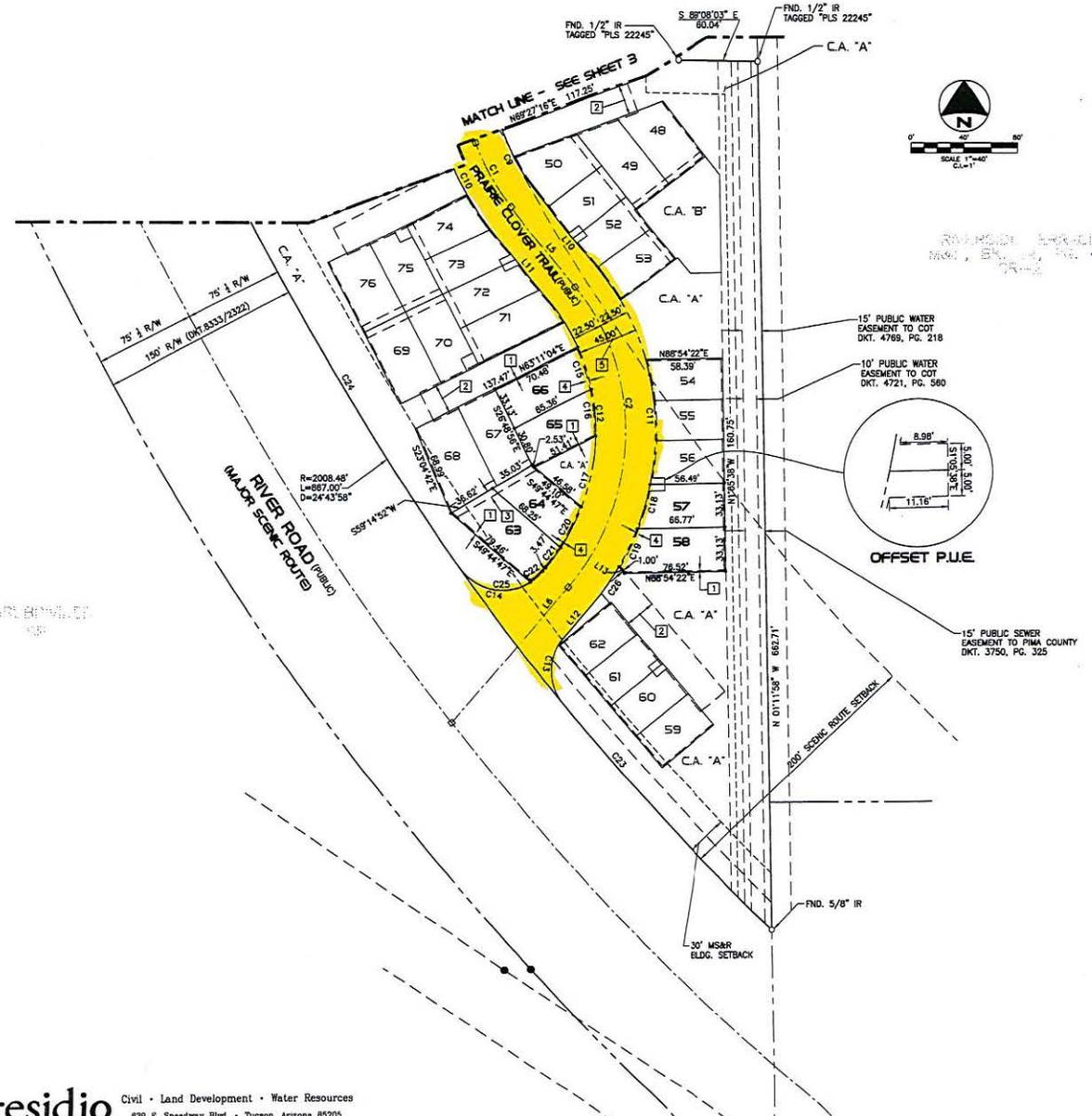
IN COMPLIANCE WITH CERTIFICATION
STATEMENT SHOWN ON SHEET 1.

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PIEB-02, PE2B-03B, C&9-0B-0B

JUNE 27, 2013 SCALE: 1"=40'
PRESIDIO JOB No. 111012-01-0106 SHEET 3 OF 4

NOTE:
SEE SHEET 2 FOR ALL CURVE AND LINE DATA TABLES.

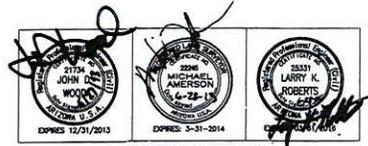


LOT AREAS

LOT 57	=2024 S.F.
LOT 58	=2456 S.F.
LOT 63	=2595 S.F.
LOT 64	=1965 S.F.
LOT 65	=1973 S.F.
LOT 66	=2270 S.F.

EASEMENT/RIGHT-OF-WAY NOTES
(MASTER LIST)

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4. 1' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT TO BE GRANTED BY FINAL PLAT.
5. 45' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY FINAL PLAT.



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1.

FINAL PLAT FOR RIVERVIEW COMMONS II

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BEING A RESUBDIVISION OF LOTS 46, 47, 57, 58, 63, 64, 65, 66, 77, 78, 83, 84, 85 & 86 OF RIVERVIEW COMMONS AS RECORDED AT SEQ. 20123380282, PIMA COUNTY, ARIZONA. BEING A SUBDIVISION LOCATED IN A PORTION OF SECTION 15, T-13-S, R-13-E, G&SRM, PIMA COUNTY, ARIZONA.

PI23-012, PI21-038, Co9-08-08
JUNE 27, 2013
PRESIDIO JOB No. 111012-01-0106 SHEET 4 OF 4