

BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

Requested Board Meeting Date: April 16, 2013

ITEM SUMMARY, JUSTIFICATION, and/or SPECIAL CONSIDERATIONS:

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

Project\Roadway: Sonoran Ranch Estates II

Lots: 511-540 and 549-570

Plan Number: P1204-086

Developer: Son.Land Company

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 Subdivision/Permit Inspections



To: Priscilla S. Cornelio
Director

Date: March 7, 2013

From: Martin Landin, Manager
Subdivision/Permit Inspections

A handwritten signature in blue ink, appearing to read "ML", is written over the "From:" line.

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

Handwritten initials "TK" in blue ink are written below the name Thomas J. Kilargis.

Subject: **Project/Roadway:** **Sonoran Ranch Estates II**
 Lots: **511-540 and 549-570**
 Plan Number: **P1204-086**
 Developer: **Son.Land Company**

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

DEDICATION

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

WE, THE UNDERSIGNED, DO HEREBY FIELD MARSHALL PIMA COUNTY AND PIMA COUNTY, ARIZONA, COUNTY FROM AND ALL CLAIMS FOR DAMAGES, RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOODING EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR TOWARD.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS AND PUBLIC DRAINAGEWAYS SHOWN HEREON, TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, CONSTRUCTION AND OTHER USES AS DESIGNATED BY THIS PLAT.

COMMON AREAS "A" (BUTTERFORD) AND "B" (DRAINAGE/RECREATION AREA) 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 ACCESS, UTILITIES AND PUBLIC SERVICES.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF MEMORIAL LOT OWNERS AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSIGNMENTS, CHARGES, SCOTCHFIELD LEASE, RESERVATIONS AND EASEMENTS REQUIRED BY THE PIMA COUNTY RECORDS. THE ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR COMMON AREAS "A" (BUTTERFORD) AND "B" (DRAINAGE/RECREATION AREA) WITHIN THIS SUBDIVISION.

PROUTY NATIONAL TITLE AGENCY, INC. AN ARIZONA CORPORATION UNDER PRIEST NO. 60144 AS TRUSTEE ONLY AND NOT OTHERWISE.

TRUST OFFICER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PIMA }

ON THIS 14th DAY OF September, 2003, BEFORE ME, PERSONALLY APPEARED JAMES E. CASTRO, JR., WHO ACKNOWLEDGED TO BE THE BENEFICIARY OF PROUTY NATIONAL TITLE AGENCY, INC. AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREOF.

IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

BENEFICIARY OF TRUST

THE BENEFICIARY OF PROUTY NATIONAL TITLE AGENCY, INC. PRIEST NO. 60144.

SONORAN RANCH ESTATES II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 8444 N. ORACLE ROAD, STE 130 TUCSON, AZ 85704

ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 60144 FROM PROUTY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION AS RECORDED IN BOOK 1248, PAGE 5123, HAS BEEN PROVIDED GUARANTEE FOR THE FULFILLMENT OF THE OBLIGATIONS OF THE SUBDIVISION, CHAPTER 18-69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

SEAL, BOARD SUPERVISORS

ATTEST

I, LORI DODD, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE COUNTY OF PIMA, ARIZONA, ON THIS DAY OF September, 2003.

SEAL, BOARD SUPERVISORS

RECORDING DATA

STATE OF ARIZONA }
COUNTY OF PIMA }
THIS INSTRUMENT WAS FILED FOR RECORD AT REQUEST OF CASTRO ENGINEERING CORPORATION ON THIS 14th DAY OF September, 2003, IN BOOK 1248, OF MAPS AND PLATS AT PAGE 5123.

F. ANN RODRIGUEZ
PIMA COUNTY RECORDER

CERTIFICATION OF SURVEY

I, HERBERT COUNTRY, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL REQUIREMENTS AND MATERIAL ARE COMPLETELY SHOWN.



HERBERT COUNTRY, R.E.S.
ARIZONA REGISTRATION NO. 17139

CERTIFICATION OF ENGINEER

I, HERBERT COUNTRY, THAT THE FLOODING LIMITS AND/OR DRAINAGE LIMITS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.



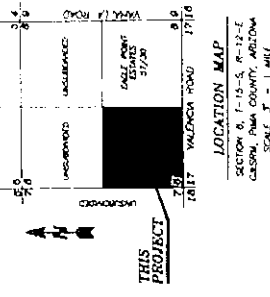
HERBERT COUNTRY, R.E.S.
ARIZONA REGISTRATION NO. 17139

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 146.24 ACRES.
2. TOTAL LOTS OF NEW PUBLIC STREETS ARE 3.47 MILES.
3. THE BASES OF BOUNDING FOR THIS SUBDIVISION IS THE SOUTH LINE OF COUNTY, ARIZONA, AND THE CENTERLINE OF VALLENCIA ROAD AS SHOWN ON THE PLAT. THE CENTERLINE OF VALLENCIA ROAD AS SHOWN ON THE PLAT IS 18.75 FEET WIDE. THE CENTERLINE OF VALLENCIA ROAD AS SHOWN ON THE PLAT IS 18.75 FEET WIDE. THE CENTERLINE OF VALLENCIA ROAD AS SHOWN ON THE PLAT IS 18.75 FEET WIDE.
4. A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.
5. THIS PROJECT SITE IS LOCATED WITHIN ZONE "A" OF FEMA FIRM PANELS. SPECIAL FLOOD HAZARD AREA (SFHA) WITH NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE "A" DEFINED AS TWO-YEAR SPECIAL FLOOD HAZARD AREA (SFHA) WITH BASE FLOOD ELEVATIONS OF 1 TO 3 FEET DETERMINED FROM SFHA BASED ON PROPOSED IMPROVEMENTS HERE WITHIN. ALL LOTS WILL REMAIN WITHIN THE SFHA UNTIL IMPROVEMENTS ARE COMPLETED AND A LETTER IS ISSUED BY FEMA.
6. THE LANDSCAPING WITHIN ALL PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES OF P/COR STANDARD DETAIL PLAN A-4.

PERMITTING NOTES

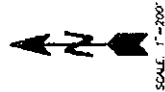
1. CONFORMANCE WITH APPROVED ZONING IS OR-4 C OF 1955/1/19/97.
2. GROSS DENSITY IS 3.65 RAC.
3. THERE WILL BE NO FURTHER SUBDIVISIONS OF LOT SOUTHWEST WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
4. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS STATED IN THE MAPS AND PLATS AS APPROVED ON SEPTEMBER 21, 2004 (ORDINANCE 2003-9).
5. THIS SUBDIVISION IS SUBJECT TO ZONING CODE SECTION 18.17.040, SCENIC ROUTES.
6. A FLOODPLAIN USE, FLOOD AND REVIEW AND APPROVAL FROM THE REGIONAL FLOOD CONTROL DISTRICT IS REQUIRED FOR ALL LOTS WITHIN THE FLOODPLAIN IS REZONED BY AN APPROVED LOCAL.
7. ALL GARAGES/SHEDS WILL SET BACK A MINIMUM OF 20 FEET FROM THE FRONT OF WAY LINE.
8. THE FRONTY SETBACKS (IE. LANDSCAPING WALLS, FENCES, ETC.) SHALL BE BUILT ON OR THROUGH THE COMMON AREA "A" NOT TO LOT 243 WITHOUT SEPARATE WRITTEN CONSENT OF PIMA COUNTY MASTERMIND MANAGEMENT DEPARTMENT.
9. ALL GARAGES/SHEDS WILL SET BACK A MINIMUM OF 15 FEET FROM THE FRONT OF WAY LINE WHEN THE CHANGING OF THE FLOODPLAIN IS FROM THE FRONT IN TO THE STRUCTURE. SEE NUMBER 2. PER HOBBS SUDOUTH 02/09/2007.



PIMA COUNTY
PROJ# P1204-086
ZONE: SEE PLATING MAP II
Adm. Address:
8332 W VALENCIA RD

FINAL PLAT
SONORAN RANCH ESTATES II
LOTS 1 THRU 572, COMMON AREA "A" (BUTTERFORD) AND "B" (DRAINAGE/RECREATION AREA)
A SUBDIVISION OF THE SONORAN RANCH ESTATES II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, PIMA COUNTY, ARIZONA

Learn Engineering
P1204-086
COP-04-03
AUG 2003
SHEET 1 OF 15

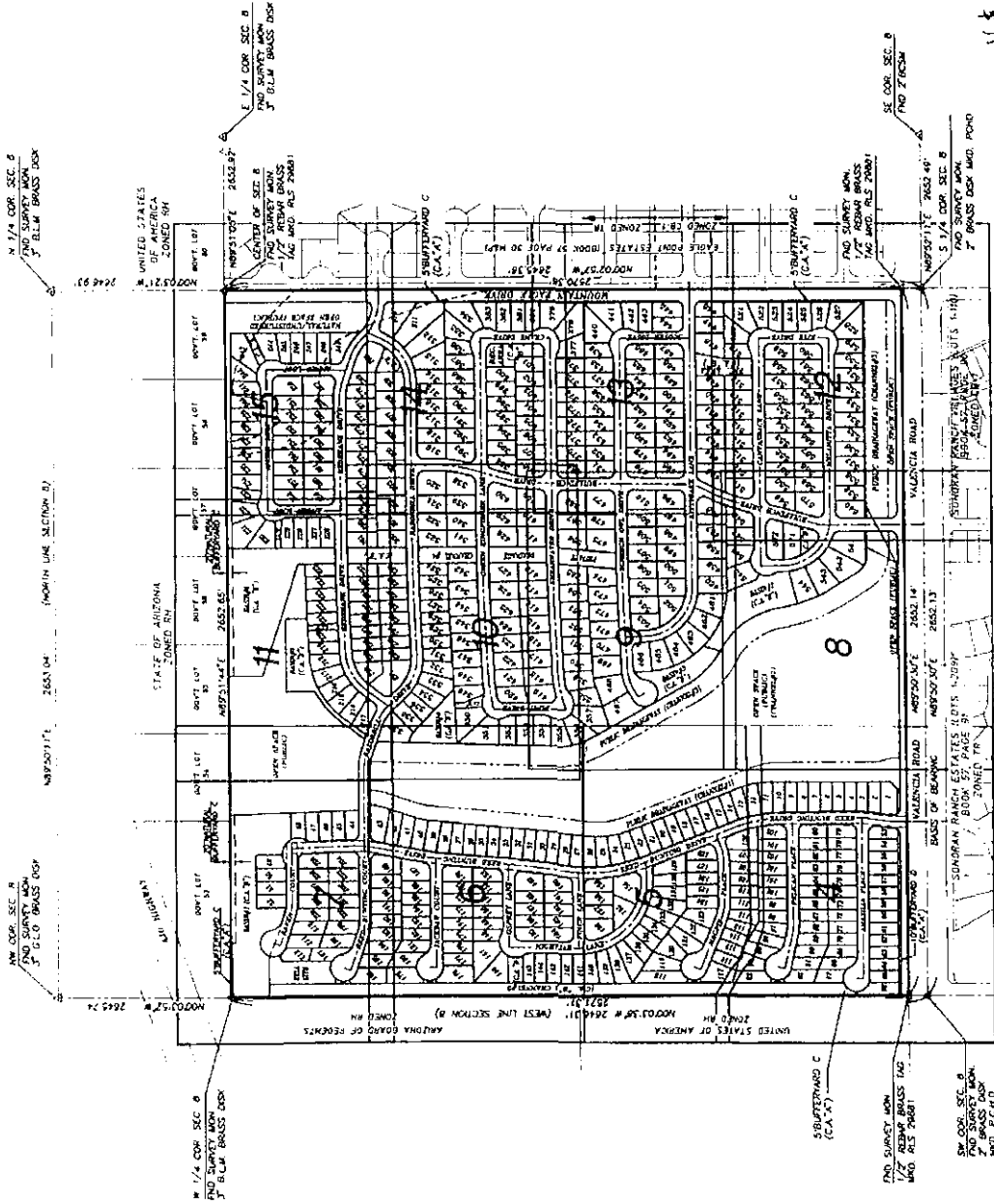
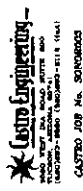


SCALE 1"=200'

- LEGEND**
- EXISTING RIGHT-OF-WAY (R.O.W.)
 - CONVEYANCE
 - SUBDIVISION BOUNDARY LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PUBLIC R.O.W.
 - PUBLIC DRAINAGEWAY R.O.W.
 - SHORT VESIBILITY TRIANGLE (SVT)
 - TRAIL AND ZONE LIMIT
 - CURVE NUMBER
 - LINE NUMBER
 - RIGHT-OF-WAY
 - 1/7' REBAR TO BE SET BY AN AN ARIZONA REGISTERED LAND SURVEYOR
 - 7' BRASS OR TO BE SET BY AN ARIZONA REGISTERED LAND SURVEYOR
 - FOUND SURVEY MONUMENT (AS NOTED)
 - STREET ADDRESS/ DRIVEWAY LOCATION (FOR ADDRESSING PURPOSE ONLY)

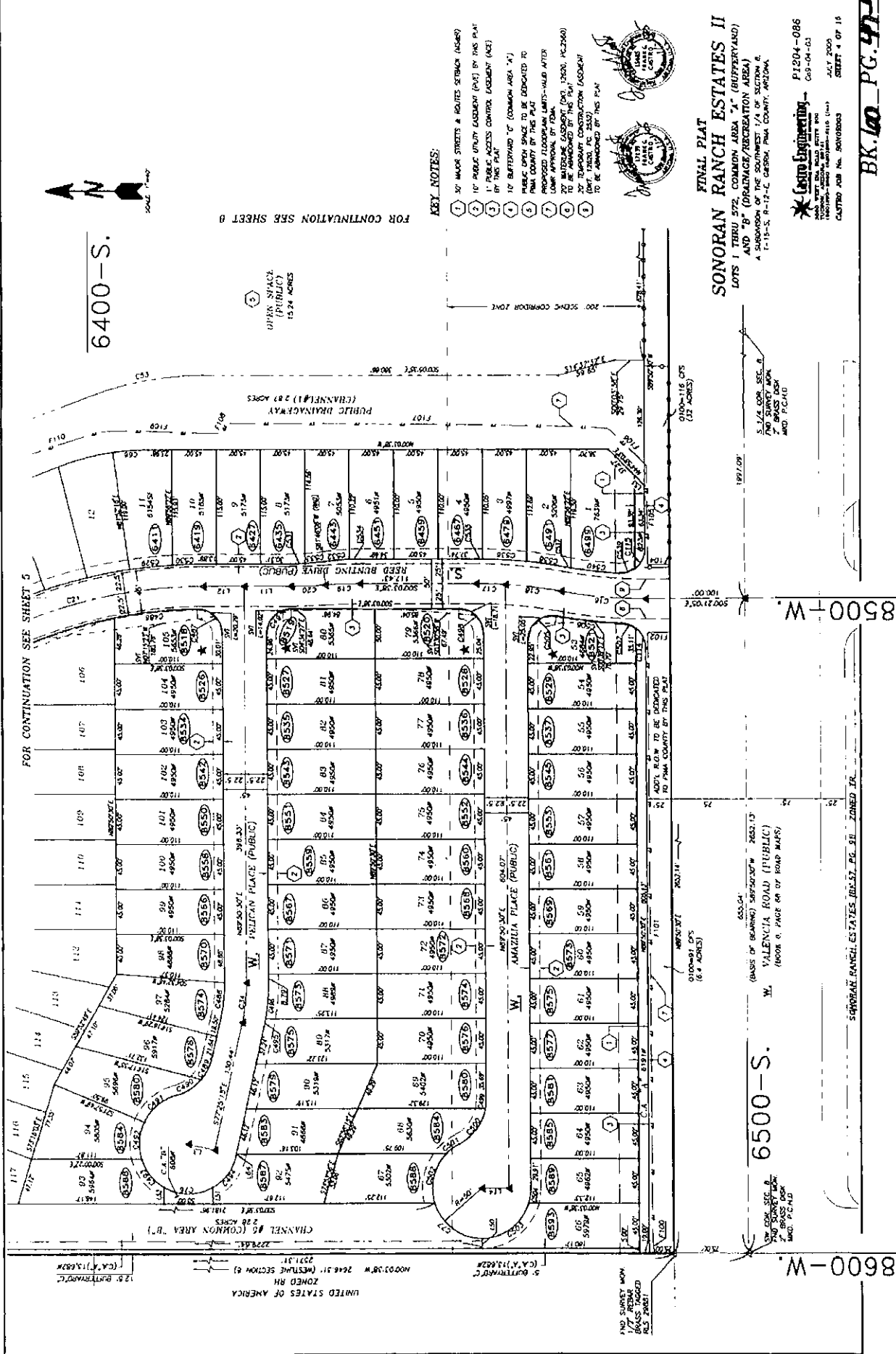
FINAL PLAT
SONORAN RANCH ESTATES II
 LOTS 1 THRU 572, COMMON AREA "X" (SUBDIVISION)
 AND "B" (DRAINAGE/RECREATION AREA)
 A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 8, T15N, R12E, S4E, GAVIN, PIMA COUNTY, ARIZONA.

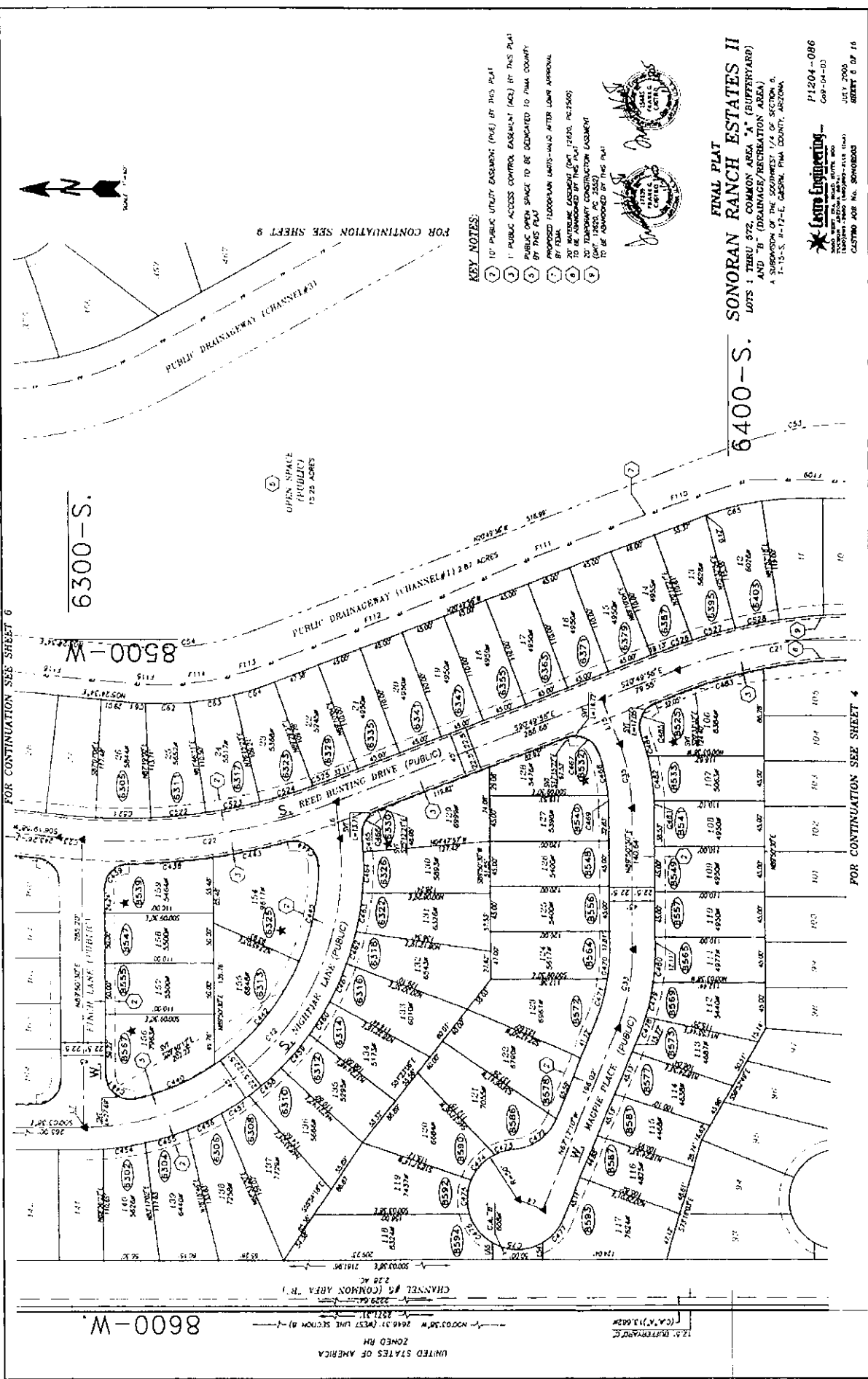
P1204-086
 059-04-03
 JULY 2005
 SHEET 2 OF 15



SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	INDEX MAP
SHEET 3	LINE & CURVE TABLE
SHEET 4-15	PLAT SHEETS

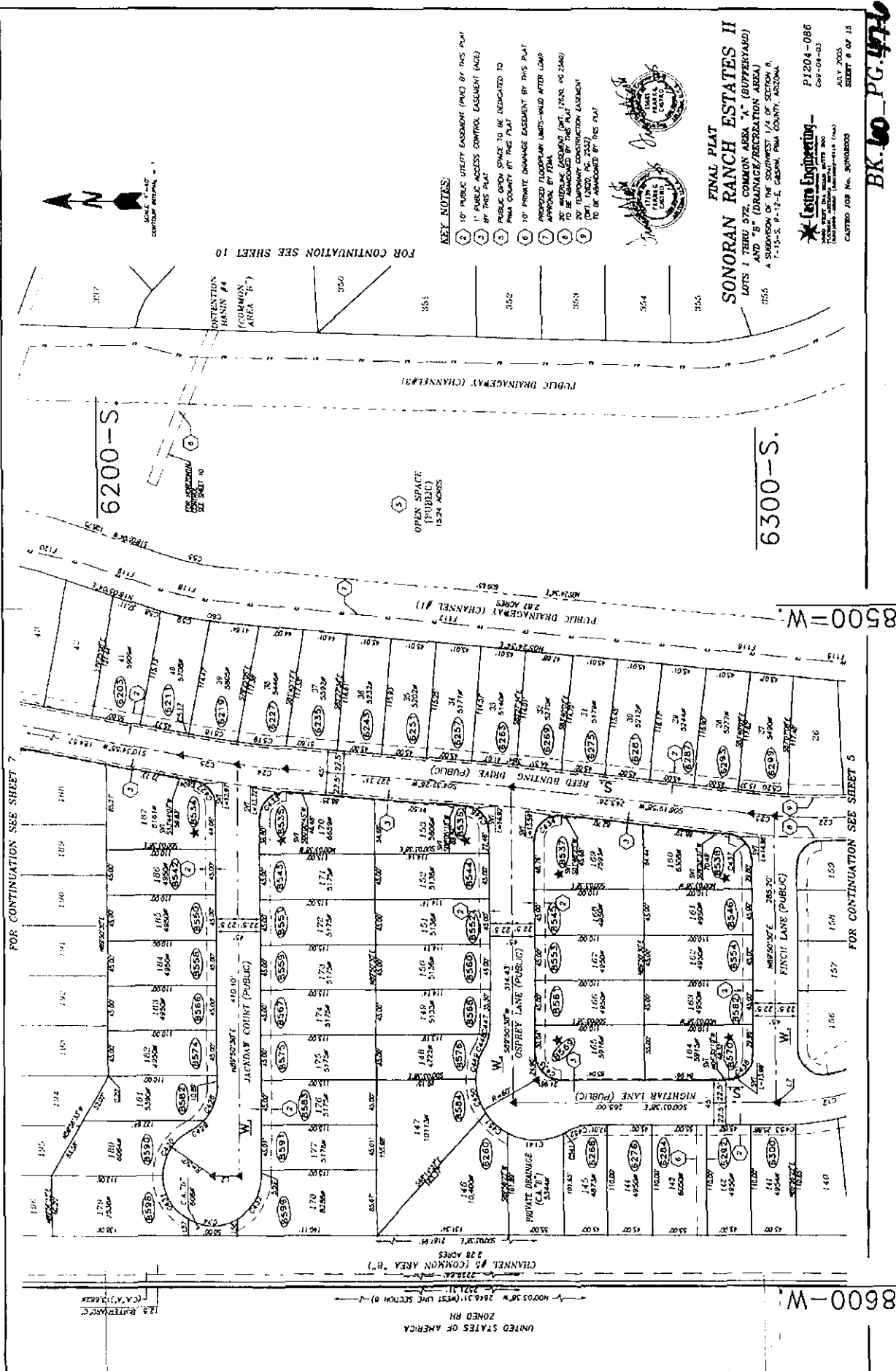




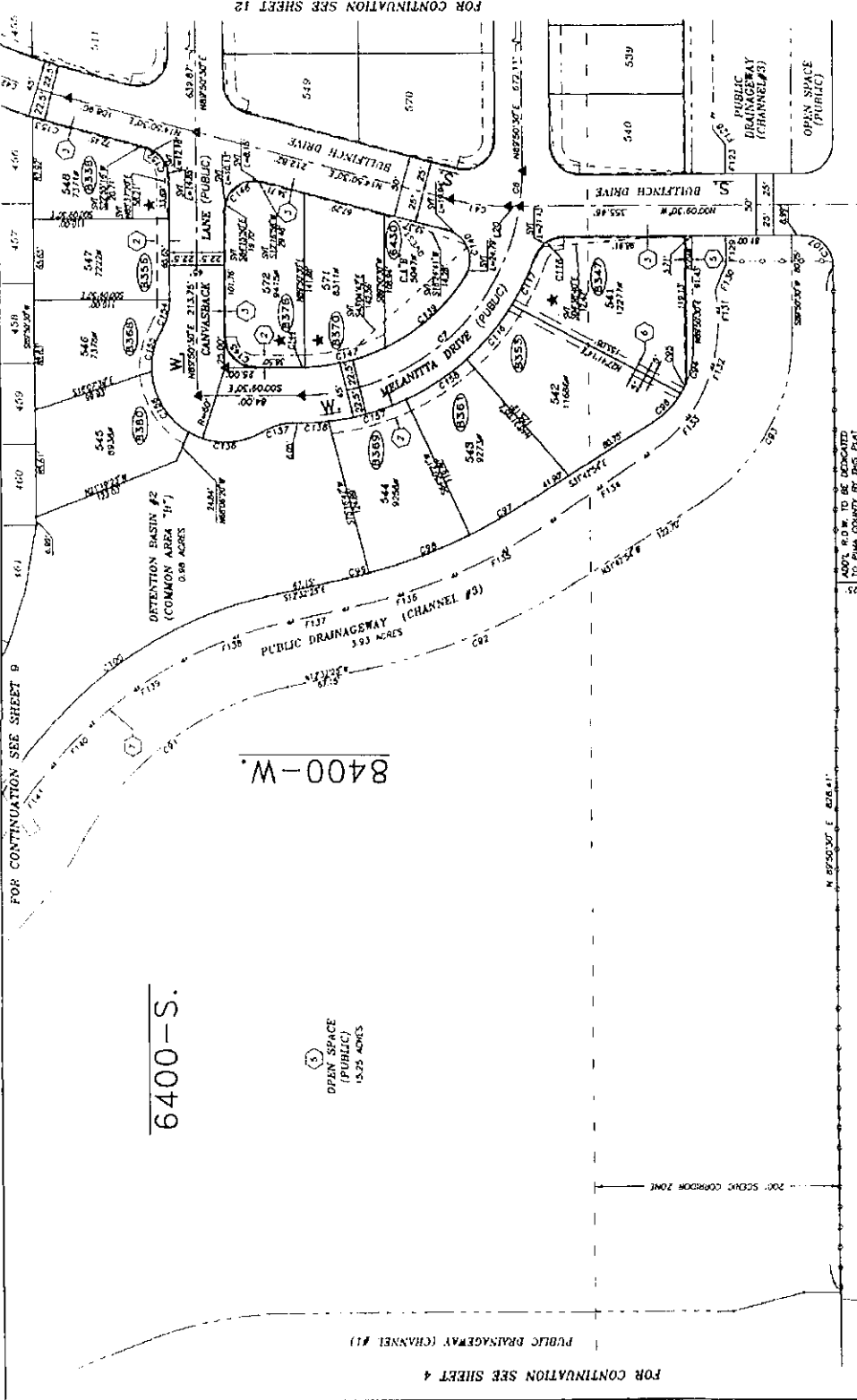
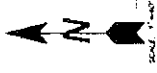
7	10' PUBLIC UTILITY EASEMENT (PUE) OF THIS PLAT
8	11' PUBLIC ACCESS CONTROL EASEMENT (ACE) OF THIS PLAT
9	PUBLIC OPEN SPACE TO BE DEDICATED TO PHUA COUNTY BY THIS PLAT
10	PROPOSED FLOODPLAIN LIMITS-WALD AFTER LOWER APPROVAL BY FEMA
11	20' WATERSHED EASEMENT (DET. 19670, PC1505) TO BE ABANDONED BY THIS PLAT
12	20' FLOODPLAIN CONTROL EASEMENT (DET. 19670, PC1505) TO BE ABANDONED BY THIS PLAT
13	20' FLOODPLAIN CONTROL EASEMENT (DET. 19670, PC1505) TO BE ABANDONED BY THIS PLAT



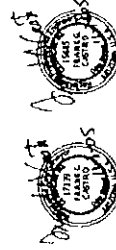
Castro Engineering
INCORPORATED
 3600 WEST 17A ROAD SUITE 300
 TUCSON ARIZONA 85741
 (520) 785-7800 (520) 785-2118 (fax)
 CASTRO 408 No. SOMERBOD
 JULY 2003
 SHEET 6 OF 16
 P1204--086
 COB-04-03







- KEY NOTES:**
1. PUBLIC UTILITY EASEMENT (PUE) BY THIS PLAT
 2. PUBLIC ACCESS CONTROL EASEMENT (ACE) BY THIS PLAT
 3. PUBLIC OPEN SPACE DEDICATED TO PIMA COUNTY BY THIS PLAT
 4. PRIVATE DRAINAGE EASEMENT BY THIS PLAT
 5. PROPOSED FLOODPLAIN LIMITS - MAJOR WATER
 6. (SEE APPROVAL BY FEMA)
 7. (SEE APPROVAL BY FEMA)



FINAL PLAT
SONORAN RANCH ESTATES II
 LOTS 1 THRU 572, COMMON AREA "A" (BUFFERYARD)
 AND "B" (DRAINAGE/RECREATION AREA)
 A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 8,
 T-15-S, R-12-E, GASSON, PIMA COUNTY, ARIZONA

6500-S.

W. VALENCIA ROAD (PUBLIC)
 (BOOK 8, PAGE 66 OF ROAD MAPS)

SW COR. SEC. 8
 AND SURVEY MON.
 2" BRASS MARK
 AND P.C.A.D.

Lozano Engineering
 11717 N. 11TH AVE., SUITE 100
 PHOENIX, ARIZONA 85028
 P1204-086
 049-06-00
 JULY 2005
 SHEET 8 OF 16
 CLUTTER JOB NO. SONORAN03

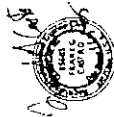
SONORAN RANCH ESTATES II (B.L.S.T. PG. 91) ZONED TR



6300-S.

KEY NOTES:

- 2 10' PUBLIC UTILITY EASEMENT (PUE)
- 3 1" PUBLIC ACCESS CONTROL EASEMENT (ACE)
- 5 PUBLIC OPEN SPACE TO BE OCCUPATED TO
PIMA COUNTY BY THIS PLAN
- 6 10' PRIVATE DRAINAGE EASEMENT
BY THIS PLAN
- 7 PROPOSED FLOODPLAIN LIMITS-VALID AFTER
LOCAL APPROVAL BY PIMA



435
FINAL PLAT
SONORAN RANCH ESTATES II
LOTS 1 THRU 572, COMMON AREA "A" (BUFFERYARD)
AND "B" (DRAINAGE/RECREATION AREA)

P1204-086

*** Extra Financing -**

CASTED JOB No. SONOROC
JULY 2005
SHEET 6 OF 13

BK. 60-PC 479

FOR CONTINUATION SEE SHEET 10

FOR CONTINUATION SEE SHEET B

8400-W.

FOR CONTINUATION SEE SHEET 6

OPEN SPACE
(PUBLIC)
15.24 ACRES

