



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 5, 2017

Title: Linda Vista Heights, Lots 1-34, P16SC00014, Developer/Owner: PRF 3 LLC

Introduction/Background:

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

Discussion:

Project/Roadway Improvements have been completed and dedicated to Pima County and Recorded as Public Right-of-Way. Recommendation is made to accept the attached roadways into the Pima County Maintenance System.

Conclusion:

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.

Recommendation:

Acceptance of the attached roadways/subdivision improvements into the Pima County Maintenance System.

Fiscal Impact:

No cost to the Department for these improvements. If accepted into the Maintenance System there will be a cost associated with the maintenance, however not immediately since it is new construction.

Board of Supervisor District:

1 2 3 4 5 All

Department: Transportation Telephone: 520-724-2819

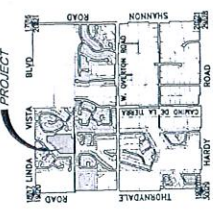
Department Director Signature/Date: [Signature] 8/16/17

Deputy County Administrator Signature/Date: [Signature] 8/16/17

County Administrator Signature/Date: C. P. [Signature] 8/17/17

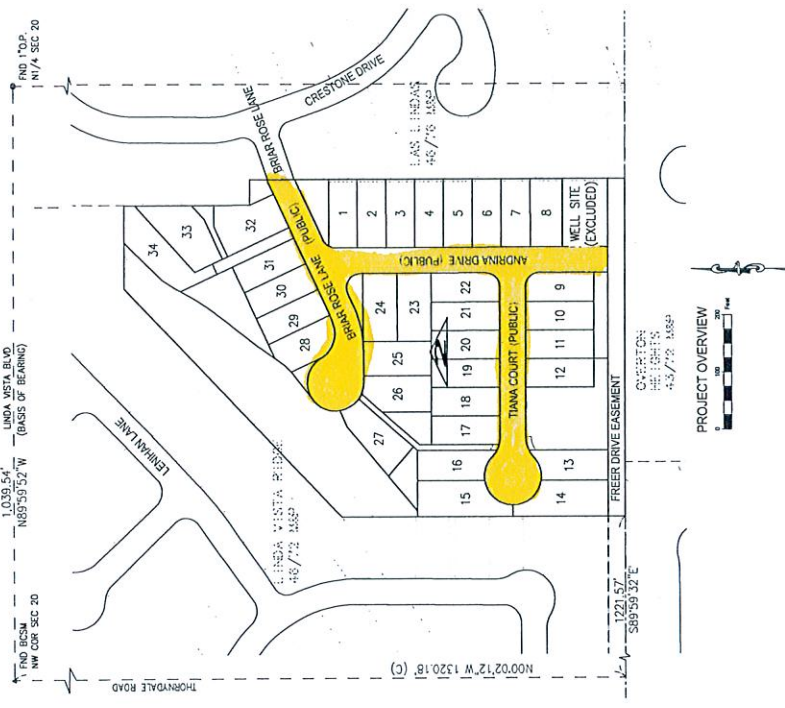
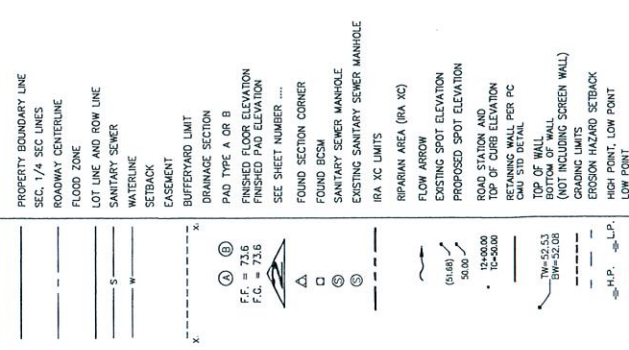
AUG 21 7 41 145 PCK/EF BD

GRADING PLANS FOR LINDA VISTA HEIGHTS SUBDIVISION



SECTION 20, 112 S, R. 13 E, COSUM, PIMA COUNTY, ARIZONA
3" = 1 MILE

LEGEND



G-2016-018
P16SC00014
P15TP00004
C09-15-02

GRADING PLANS FOR LINDA VISTA HEIGHTS SUBDIVISION

COMMON AREA "A" (OPEN SPACE)
COMMON AREA "B" (NATURAL OPEN SPACE)
COMMON AREA "C" (DETENTION BASIN)
COMMON AREA "D" (PUBLIC UTILITY & ACCESS)
COMMON AREA "E" (DRAINAGE WAT)
COMMON AREA "F" (PRIVATE ACCESS)

A PORTION OF THE NORTHWEST QUARTER SECTION 20, 112 S, R. 13 E, PIMA COUNTY, ARIZONA.

CRACLE ENGINEERING GROUP, INC.
1400 W. WILSON AVENUE, SUITE 100
TUCSON, ARIZONA 85704
TEL: 520-792-6348

OWNER/DEVELOPER
PRP. J. LUCAS LABORATORY ROAD
TUCSON, AZ 85750

ADMINISTRATIVE ADDRESS
3500 W. FREER DRIVE
TUCSON, AZ 85742

ENGINEER
CRACLE ENGINEERING GROUP, INC.
3544 N. BOWERS ROAD, SUITE 100
TUCSON, AZ 85705

PROJECT OVERVIEW
SECTION: 20, 112 S, R. 13 E
SHEETS: 1-10

NOTE:
THESE SHEETS TO BE USED FOR LOT GRADING
1 COVER SHEET
2 GRADING PLAN, PAD SECTIONS, CURVE DATA TABLE
3 SECTIONS AND DRAINAGE DETAILS

SHEET INDEX

GRADING AND PAVING NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL BLUE STAKE (1-800-782-5348) FOR FULL WORKING DATA AND DEPT. OF PUBLIC WORKS FOR RECORD DRAWINGS.
- THE CONTRACTOR SHALL ADVISE THE ENGINEER (48 HOURS NOTICE WHEN THEY ARE AVAILABLE) OF ANY CHANGES TO THE GRADING PLAN. THE ENGINEER WILL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- THE CONTRACTOR SHALL PRESERVE ALL EXISTING UTILITIES, STRUCTURES AND MEASUREMENTS OF THE WORK IN THEIR PROPER SET FOR THE LINES, LEVELS OR REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY UTILITIES OR STRUCTURES SHALL BE CHARGED TO THE CONTRACTOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH HAIL AND SUPPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
- ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR THE SITE PRIOR TO GRADING. A DEPTH OF SIX (6) INCHES AND HAULED FROM THE BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISH BUILDING PAD ELEVATIONS AS STAKED BY THE ENGINEER. STREETS AND PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISH SURFACE AS STAKED BY THE ENGINEER. A MINIMUM OF ONE (1) INCH OF THE MAXIMUM COMPACTED FILL SHALL BE STAKED TO A MINIMUM OF ONE (1) INCH OF THE MAXIMUM AREAS TO RECEIVE FILL ARE TO BE SCATTERED TO A DEPTH OF SIX (6) INCHES. Brought to the proper moisture content and compacted to the above density. THE AREA SUBJECT TO ALL MATERIALS SHALL BE TESTED BY THE CONTRACTOR TO THE OWNER'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL IMPROVEMENTS TO BE REPLACED OR CLEANED UP SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
- A REPORT OF SOIL INVESTIGATION INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY BRAZOS GEOTECH INC. JOB NO. 16942 DATED FEB. 25, 2016. EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH PIMA COUNTY/CITY IMPROVEMENTS, 1994 EDITION.
- ALL SLOPES ARE TO BE 3:1 UNLESS OTHERWISE SHOWN. ALL SLOPES STEEPER THAN 2:1 BUT LESS THAN 3:1 SHALL BE STABILIZED WITH RIP-RAP. SLOPES STEEPER THAN 2:1 BUT LESS THAN 3:1 SHALL BE STABILIZED WITH GROTTED RIP-RAP. ALL SLOPES 3:1 OR LESS STEEP SHALL BE REVEGETATED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING AND APPROVED BY PIMA COUNTY/CITY. ALL SLOPES SHALL BE DESIGNED BY OTHERS AND APPROVED BY PIMA COUNTY/CITY. ALL SLOPES SHALL BE DESIGNED BY OTHERS AND APPROVED BY PIMA COUNTY/CITY. ALL SLOPES SHALL BE DESIGNED BY OTHERS AND APPROVED BY PIMA COUNTY/CITY.
- ALL WORK SHALL CONFORM TO GRADING STANDARDS, CHAPTER 18.81 OF PIMA COUNTY ZONING CODE.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE REGULATIONS.
- PERMITS FOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION.
- A COPY OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
- IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WORKING SIGNS, BARRIERS, ETC. SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- A REGISTERED ENGINEER MUST CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS PRIOR TO A REQUEST FOR FINAL INSPECTION/CERTIFICATION OF OCCUPANCY. RELEASE OF ASSURANCES OR MODULAR PERMITS.
- IF THE PROJECT SHALL BE VALID FOR ONE YEAR FOLLOWING THE ACCEPTANCE OF SAID PLANS.

EARTHWORKS VOLUME

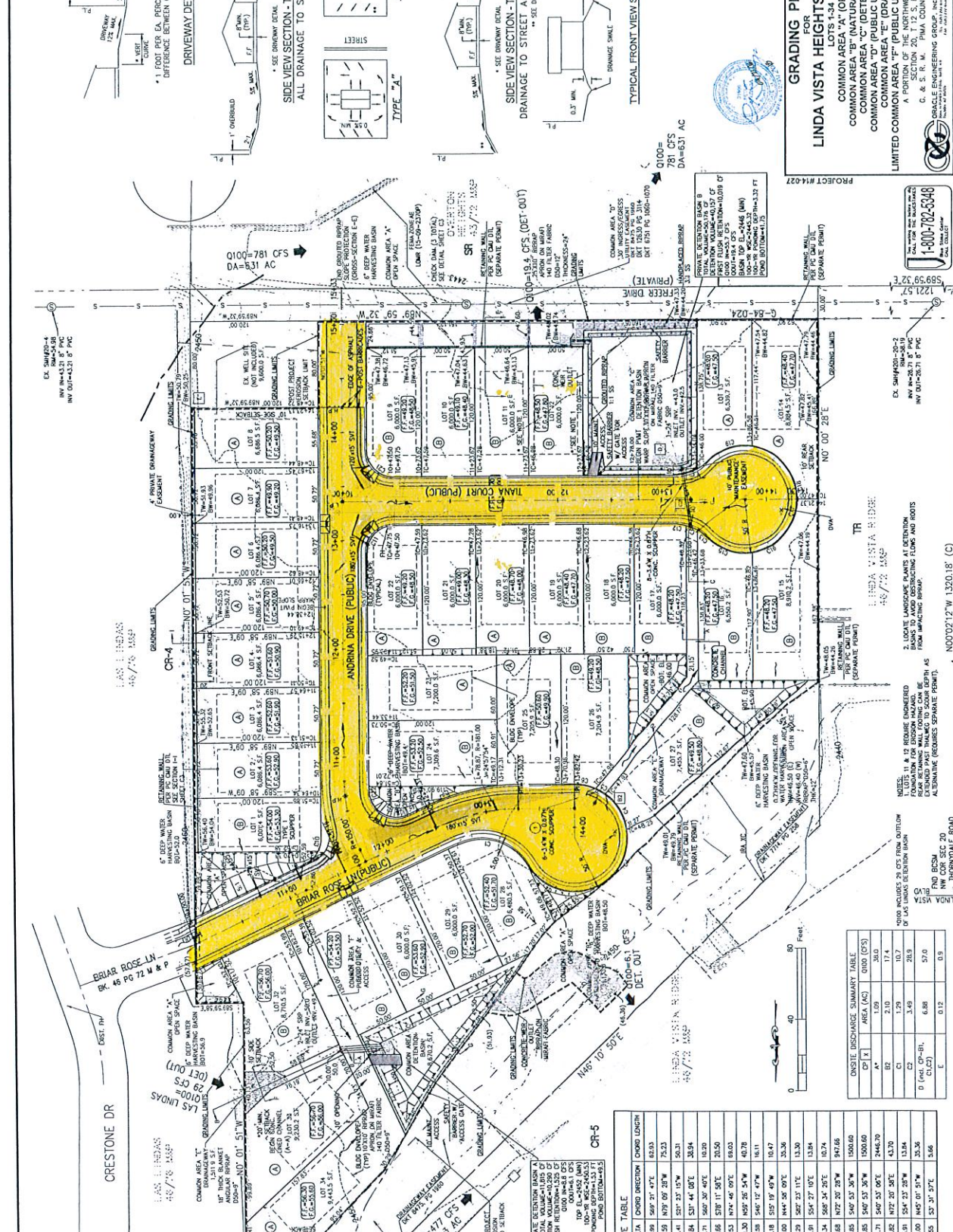
CUT = 7110 CY
FILL = 6,880 CY

THE ABOVE QUANTITIES ARE SHOWN FOR PERMITTING PURPOSES ONLY AND WERE DERIVED BY COMPARING THE FINISHED GRADE SURFACE TO EXISTING SURFACE. CONTRACTOR TO PROVIDE OWN EARTHWORK VOLUME.

GENERAL NOTES:

- THE GROSS AREA OF THIS SUBDIVISION IS 9.78 ACRES.
- THE USE OF THIS PROPERTY IS RESIDENTIAL, SINGLE-FAMILY HOUSING AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.27.010(A) (CR-4).
- BROW ROSE LAKE IS THE NEAREST PAVED ACCESS MAINTAINED BY PIMA COUNTY WHICH SERVES THIS SUBDIVISION. IT IS ADJACENT TO THIS SUBDIVISION TO THE EAST.
- PARKING CALCULATIONS: TWO PER LOT, ON-SITE.
- THE TOTAL MILES OF NEW PUBLIC STREETS IS 0.28 MILES.
- THE WATER COMPANY SERVING THIS DEVELOPMENT IS TUCSON WATER. ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE RECORDED WITH THE SUBDIVISION RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL WORKER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- THE FIRE FLOW REQUIREMENT FOR THIS SUBDIVISION IS 1,000 GPM.
- FIRE PROTECTION PLANS SHALL BE SUBMITTED BY THE INSTALLING CONTRACTOR WHEN REQUIRED BY THE BUILDING CODE.
- THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS REVIEWING CONDITIONS AS FOUND IN CASE NUMBER C09-15-02 AS APPROVED ON 09/15/2015. THE FOLLOWING CONDITIONS WILL BE LIMITED TO ONE STARTY CONSTRUCTION: 1. 1, 14, AND 15 SHALL BE LIMITED TO ONE STARTY CONSTRUCTION.
- THE BENEFIT AREA FOR IMPACT FEE CALCULATION IS CANADA DELL CRO. LAND USE CATEGORY IS STANDARD RESIDENTIAL, NO OF UNITS IS 34.
- THE SUBJECT PROPERTY IS WITHIN A FEMA FLOODPLAIN AS EFFECTIVE DATE JUNE 16, 2011. ZONE A. THIS NOTE IS APPLICABLE UNTIL FEMA ISSUES A LOANR. THE LOANR WAS SUBMITTED ON JUNE 8, 2015 AND APPROVED OCTOBER 27, 2016. 10-15-09-2570F. THE LOANR WILL BE EFFECTIVE FEBRUARY 12, 2016.
- COMMON AREAS SHALL BE DEPRESSSED 6" FOR WATER HARVESTING.
- THE ASSESSOR'S PARCEL NUMBERS OF THIS PROJECT ARE: 22562004P, 22562006P FROM PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BECOMING ANY WORK ON THIS PROJECT. APPROVAL OF THIS TENTATIVE PLAT DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.
- THIS PROJECT IS REQUIRED TO PROVIDE STORM WATER DETENTION AND RETENTION. THE TOTAL VOLUME OF RETENTION PROVIDED IS 11,544 CUBIC FEET. THE TOTAL VOLUME OF RETENTION PROVIDED IS 11,544 CUBIC FEET. THE TOTAL VOLUME OF RETENTION PROVIDED IS 11,544 CUBIC FEET.
- NATURAL RESOURCES, PARKS AND RECREATION IN-LEU FEE OF \$67,048 SHALL BE PAID AT THE TIME THE SUBDIVISION ASSURANCES ARE RELEASED FOR THE 25TH LOT.
- THE TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ON-SITE IS 1.40 ACRES.
- THE TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED BY THE PROJECT (EXCEPT FOR STRUCTURES) IS 0.08 ACRES.
- THE AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ON-SITE DOES NOT REQUIRE A RIPARIAN HABITAT MITIGATION PLAN.
- RIPARIAN HABITAT THAT WILL REMAIN UNDISTURBED SHALL BE FENCED FOR PROTECTION DURING CONSTRUCTION USING MINIMUM 4-FOOT HIGH BERM IN PLACE THROUGHOUT THE CONSTRUCTION AND DEVELOPMENT PROCESS.

P16SC00014
 P15TP00004
 COB-15-02



G-2016-018
 P16SC00014
 P15TP00004
 COB-15-02

GRADING PLANS
LINDA VISTA HEIGHTS SUBDIVISION
 LOTS 1-34
 COMMON AREA "A" (OPEN SPACE)
 COMMON AREA "B" (NATURAL OPEN SPACE)
 COMMON AREA "C" (DETENTION BASIN)
 COMMON AREA "D" (PUBLIC UTILITY & ACCESS)
 COMMON AREA "E" (DRAINAGE WAY)
 COMMON AREA "F" (PRIVATE ACCESS)
 LIMITED COMMON AREA "G" (NORTHWEST QUARTER)
 A PORTION OF THE NORTHWEST QUARTER
 SECTION 20, T12S, R13E
 COUNTY OF MARICOPA, ARIZONA
 C. & E. R. M. PIMA COUNTY, ARIZONA
 MARCH 2016
 SHEET 02 OF 3



CR-5

PRIVATE DETENTION BASIN A
 DETENTION VOLUME=10,000 CF
 FIRST FLUSH RETURN=10.0% OF
 TOTAL VOLUME
 100-PP PERFORMING DEP=1.33 FT
 POND BOTTOM=117.5

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEG/END	CHORD LENGTH
C1	68.06	50.00	77.58	897.37 477E	83.93
C2	85.16	50.00	97.25	1077.09 787W	75.23
C3	52.73	50.00	65.41	527.25 157W	50.31
C4	40.00	50.00	45.84	537.44 07E	38.84
C5	10.32	50.00	11.71	567.35 49E	10.30
C6	20.65	50.00	23.56	578.17 58E	20.50
C7	69.27	50.00	19.53	1874.46 09E	69.00
C8	47.68	25.00	109.30	1857.26 54W	40.78
C9	16.40	25.00	37.38	5467.17 47W	16.11
C10	10.55	25.00	24.18	1551.19 49W	10.47
C11	30.27	25.00	90.00	1845.56 09E	33.56
C12	13.34	25.00	15.29	1857.37 17E	13.30
C13	15.86	50.00	12.34	5867.34 26E	10.74
C14	45.10	50.00	51.68	1872.29 28W	94.68
C15	71.43	50.00	81.85	5467.53 30W	100.60
C16	71.43	50.00	81.85	5467.53 30W	100.60
C17	71.43	50.00	81.71	5467.53 06E	2446.70
C18	43.22	50.00	51.82	1872.30 30E	43.70
C19	13.34	50.00	15.81	5447.33 30W	13.84
C20	13.34	50.00	15.81	5447.33 30W	13.84
C21	30.27	25.00	90.00	1845.56 07 57W	35.56
C22	5.66	107.50	2.55	157.37 37E	5.66

CR-5

PRIVATE DETENTION BASIN B
 DETENTION VOLUME=10,000 CF
 FIRST FLUSH RETURN=10.0% OF
 TOTAL VOLUME
 100-PP PERFORMING DEP=1.33 FT
 POND BOTTOM=117.5

OFFSET	AREA (AC)	CHORD (DS)
A	1.09	38.00
B	2.10	17.4
C	1.29	10.7
D	3.49	26.9
E	6.88	57.0
F	0.12	0.9

1. LOCATE LANDSCAPE PLANTS AT DETENTION BASIN TO AVOID OBSTRUCTING FLOWS AND ROOTS FROM IMPACTING BASIN.
 2. LOCATE LANDSCAPE PLANTS AT DETENTION BASIN TO AVOID OBSTRUCTING FLOWS AND ROOTS FROM IMPACTING BASIN.
 3. LOCATE LANDSCAPE PLANTS AT DETENTION BASIN TO AVOID OBSTRUCTING FLOWS AND ROOTS FROM IMPACTING BASIN.
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LOT NO.	WIDTH	DEPTH	AREA
37-33	10.00'	2.7'	27.00
10-17	10.00'	2.7'	27.00

Approved: 05/10/2016
 P15TP00004
 C&S R. M. PHA COUNTY, ARIZONA

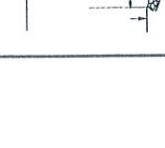
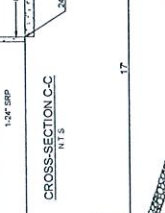
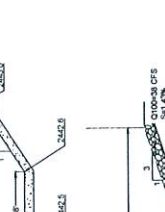
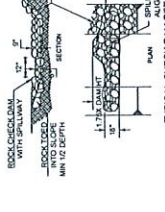
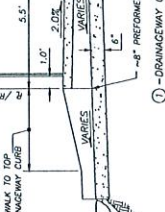
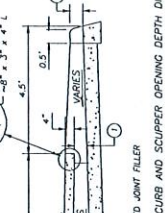
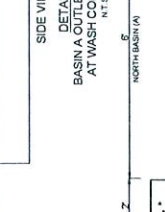
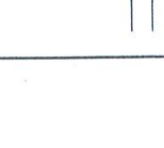
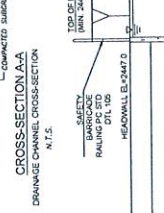
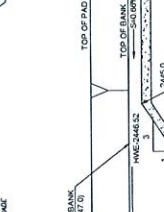
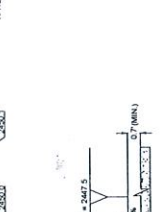
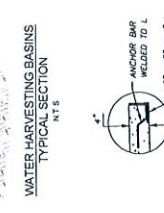
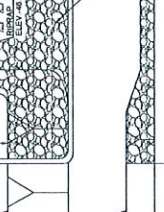
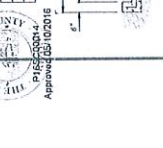
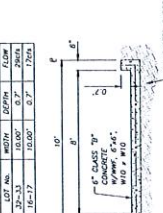
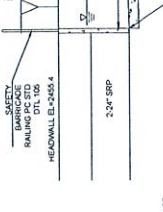
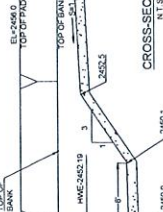
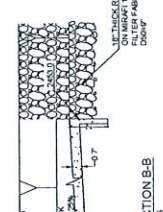
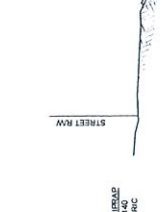
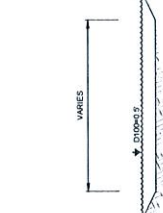
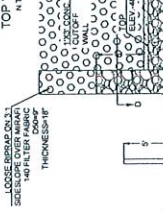
PROJECT #14-022
 LINDA VISTA HEIGHTS SUBDIVISION
 COMMON AREA "A" (OPEN SPACE)
 COMMON AREA "B" (NATURAL OPEN SPACE)
 COMMON AREA "C" (DETENTION BASIN)
 COMMON AREA "D" (PUBLIC UTILITY & ACCESS)
 COMMON AREA "E" (DRAINAGE WAY)
 LIMITED COMMON AREA "F" (PUBLIC UTILITY & PRIVATE ACCESS)

DATE: 05/10/2016
 1-800-782-5348
 CALL FOR THE BEST PRICE
 CALL TODAY!

DRAINAGE DETAILS DERIVED FROM C&S DRAINAGE REPORT

MARCH 2016
 PRACLE ENGINEERING GROUP, INC.
 1001 W. WILLOW AVE.
 PHOENIX, AZ 85026

SHEET C3 OF 3



SCUPPER LOCATION	NUMBER OF OPENINGS	SCUPPER WIDTH	DEPTH OF OPENINGS	DEPTH OF SUPPORT	DEPTH OF CURB
CH-C1/CP-C2	3	3'-0"	3'-0"	3'-0"	0.67'
CP-A	3	3'-0"	3'-0"	3'-0"	0.67'
CH-2P	6	3'-0"	3'-0"	3'-0"	0.67'

