



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: December 18, 2018

Title: Overton Reserve, Lots 1-106, P16SC00056, Developer: Lennar Arizona, Inc.

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: 520-724-2650

Contact: Martin Landin Telephone: 520-724-2819

Department Director Signature/Date: Arnell Alvarez 11/21/18

Deputy County Administrator Signature/Date: [Signature] 11/27/18

County Administrator Signature/Date: C. R. [Signature] 11/27/18

OVERTON RESERVE

LOTS 1-106

SEQ # 20171430021

RECORDED: MAY 23, 2017

***** 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 *****

KEYNOTES

- 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PINA COUNTY BY THIS PLAT
- PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT

SCALE: 1" = 40'

CANADA HEIGHTS
BK 44; PG 17

CURVE TABLE

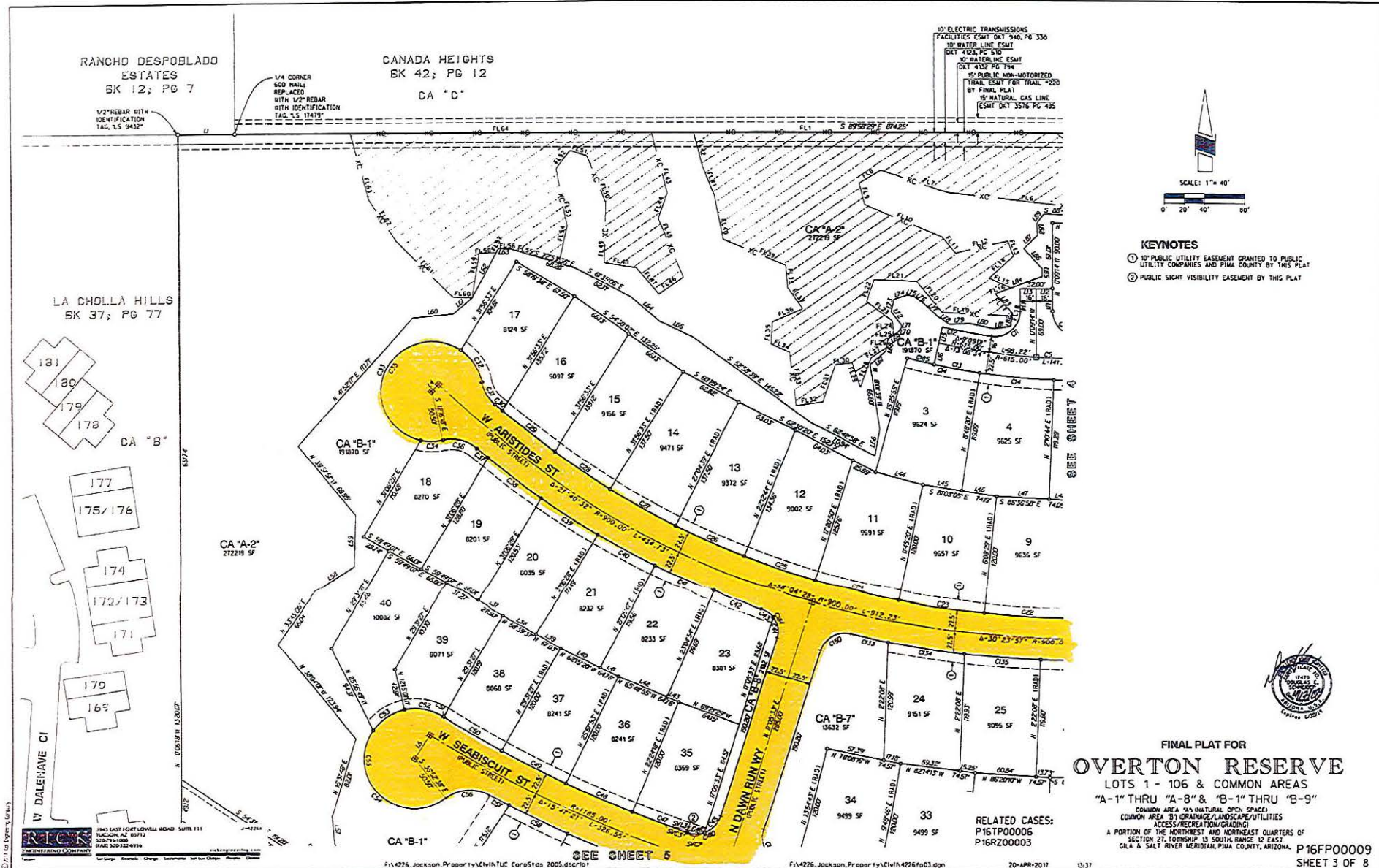
NAME	DELTA	RADIUS	ARC
C1	86°23'21"	25.00	37.49
C2	23°10'45"	1492.50	72.82
C3	16°00'09"	2000.00	56.86
C4	10°10'10"	3000.00	43.63
C5	3°59'33"	615.00	42.85
C6	30°54'01"	25.00	51.66
C7	40°20'42"	225.00	158.43
C8	90°00'00"	25.00	39.27
C9	0°11'01"	582.00	1.30
C10	89°48'59"	25.00	39.19
C11	98°23'48"	25.00	42.93
C12	4°45'21"	599.00	49.72
C13	4°10'14"	637.50	46.40
C14	6°37'35"	637.50	73.73
C15	2°19'50"	637.50	25.96
C16	90°00'00"	25.00	39.27
C17	16°00'28"	635.00	36.39
C18	53°07'48"	25.00	23.16
C19	43°05'15"	18.80	18.80
C20	4°53'38"	877.50	74.95
C21	5°35'19"	877.50	85.59
C22	5°36'10"	877.50	85.61
C23	4°51'52"	877.50	74.51
C24	5°35'30"	877.50	85.64
C25	4°51'52"	877.50	74.51
C26	4°51'52"	877.50	74.51
C27	4°51'52"	877.50	74.51
C28	4°51'52"	877.50	74.51
C29	4°51'52"	877.50	74.51
C30	4°51'52"	877.50	74.51
C31	4°51'52"	877.50	74.51
C32	4°51'52"	877.50	74.51
C33	4°51'52"	877.50	74.51
C34	4°51'52"	877.50	74.51
C35	4°51'52"	877.50	74.51
C36	4°51'52"	877.50	74.51
C37	4°51'52"	877.50	74.51
C38	4°51'52"	877.50	74.51
C39	4°51'52"	877.50	74.51
C40	4°51'52"	877.50	74.51
C41	4°51'52"	877.50	74.51
C42	4°51'52"	877.50	74.51
C43	4°51'52"	877.50	74.51
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C64	4°51'52"	877.50	74.51
C65	4°51'52"	877.50	74.51
C66	4°51'52"	877.50	74.51
C67	4°51'52"	877.50	74.51
C68	4°51'52"	877.50	74.51
C69	4°51'52"	877.50	74.51
C70	4°51'52"	877.50	74.51
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C79	4°51'52"	877.50	74.51
C80	4°51'52"	877.50	74.51
C81	4°51'52"	877.50	74.51
C82	4°51'52"	877.50	74.51
C83	4°51'52"	877.50	74.51
C84	4°51'52"	877.50	74.51
C85	4°51'52"	877.50	74.51
C86	4°51'52"	877.50	74.51
C87	4°51'52"	877.50	74.51
C88	4°51'52"	877.50	74.51
C89	4°51'52"	877.50	74.51
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C92	4°51'52"	877.50	74.51
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C94	4°51'52"	877.50	74.51
C95	4°51'52"	877.50	74.51
C96	4°51'52"	877.50	74.51
C97	4°51'52"	877.50	74.51
C98	4°51'52"	877.50	74.51
C99	4°51'52"	877.50	74.51
C100	4°51'52"	877.50	74.51

CURVE TABLE - CONTINUED

NAME	DELTA	RADIUS	ARC
C113	2°52'45"	1492.50	75.00
C114	2°52'45"	1492.50	75.00
C115	2°52'45"	1492.50	75.00
C116	2°52'45"	1492.50	75.00
C117	2°52'45"	1492.50	75.00
C118	2°52'45"	1492.50	75.00
C119	2°52'45"	1492.50	75.00
C120	2°52'45"	1492.50	75.00
C121	2°52'45"	1492.50	75.00
C122	2°52'45"	1492.50	75.00
C123	2°52'45"	1492.50	75.00
C124	2°52'45"	1492.50	75.00
C125	2°52'45"	1492.50	75.00
C126	2°52'45"	1492.50	75.00
C127	2°52'45"	1492.50	75.00
C128	2°52'45"	1492.50	75.00
C129	2°52'45"	1492.50	75.00
C130	2°52'45"	1492.50	75.00
C131	2°52'45"	1492.50	75.00
C132	2°52'45"	1492.50	75.00
C133	2°52'45"	1492.50	75.00
C134	2°52'45"	1492.50	75.00
C135	2°52'45"	1492.50	75.00
C136	2°52'45"	1492.50	75.00
C137	2°52'45"	1492.50	75.00
C138	2°52'45"	1492.50	75.00
C139	2°52'45"	1492.50	75.00
C140	2°52'45"	1492.50	75.00
C141	2°52'45"	1492.50	75.00
C142	2°52'45"	1492.50	75.00
C143	2°52'45"	1492.50	75.00
C144	2°52'45"	1492.50	75.00
C145	2°52'45"	1492.50	75.00
C146	2°52'45"	1492.50	75.00
C147	2°52'45"	1492.50	75.00
C148	2°52'45"	1492.50	75.00
C149	2°52'45"	1492.50	75.00
C150	2°52'45"	1492.50	75.00
C151	2°52'45"	1492.50	75.00
C152	2°52'45"	1492.50	75.00
C153	2°52'45"	1492.50	75.00
C154	2°52'45"	1492.50	75.00
C155	2°52'45"	1492.50	75.00
C156	2°52'45"	1492.50	75.00
C157	2°52'45"	1492.50	75.00
C158	2°52'45"	1492.50	75.00
C159	2°52'45"	1492.50	75.00
C160	2°52'45"	1492.50	75.00
C161	2°52'45"	1492.50	75.00
C162	2°52'45"	1492.50	75.00
C163	2°52'45"	1492.50	75.00
C164	2°52'45"	1492.50	75.00
C165	2°52'45"	1492.50	75.00
C166	2°52'45"	1492.50	75.00
C167	2°52'45"	1492.50	75.00
C168	2°52'45"	1492.50	75.00
C169	2°52'45"	1492.50	75.00
C170	2°52'45"	1492.50	75.00
C171	2°52'45"	1492.50	75.00
C172	2°52'45"	1492.50	75.00
C173	2°52'45"	1492.50	75.00
C174	2°52'45"	1492.50	75.00
C175	2°52'45"	1492.50	75.00
C176	2°52'45"	1492.50	75.00
C177	2°52'45"	1492.50	75.00
C178	2°52'45"	1492.50	75.00
C179	2°52'45"	1492.50	75.00
C180	2°52'45"	1492.50	75.00
C181	2°52'45"	1492.50	75.00
C182	2°52'45"	1492.50	75.00
C183	2°52'45"	1492.50	75.00
C184	2°52'45"	1492.50	75.00
C185	2°52'45"	1492.50	75.00
C186	2°52'45"	1492.50	75.00
C187	2°52'45"	1492.50	75.00
C188	2°52'45"	1492.50	75.00
C189	2°52'45"	1492.50	75.00
C190	2°52'45"	1492.50	75.00
C191	2°52'45"	1492.50	75.00
C192	2°52'45"	1492.50	75.00
C193	2°52'45"	1492.50	75.00
C194	2°52'45"	1492.50	75.00
C195	2°52'45"	1492.50	75.00
C196	2°52'45"	1492.50	75.00
C197	2°52'45"	1492.50	75.00
C198	2°52'45"	1492.50	75.00
C199	2°52'45"	1492.50	75.00
C200	2°52'45"	1492.50	75.00

LINE TABLE - CONTINUED

NAME	DIRECTION	LENGTH
L18	N 0°09'14" E	4.34
L19	N 54°13'14" E	30.78
L20	N 54°13'14" E	47.97
L21	N 54°13'14" E	65.20
L22	N 54°13'14" E	82.43
L23	N 54°13'14" E	99.66
L24	N 54°13'14" E	116.89
L25	N 54°13'14" E	134.12
L26	N 54°13'14" E	151.35
L27	N 54°13'14" E	168.58
L28	N 54°13'14" E	185.81
L29	N 54°13'14" E	203.04
L30	N 54°13'14" E	220.27
L31	N 54°13'14" E	237.50
L32	N 54°13'14" E	254.73
L33	N 54°13'14" E	271.96
L34	N 54°13'14" E	289.19
L35	N 54°13'14" E	306.42
L36	N 54°13'14" E	323.65
L37	N 54°13'14" E	340.88
L38	N 54°13'14" E	358.11
L39	N 54°13'14" E	375.34
L40	N 54°13'14" E	392.57
L41	N 54°13'14" E	409.80
L42	N 54°13'14" E	427.03
L43	N 54°13'14" E	444.26
L44	N 54°13'14" E	461.49
L45	N 54°13'14" E	478.72
L46	N 54°13'14" E	495.95
L47	N 54°13'14" E	513.18
L48	N 54°13'14" E	530.41
L49	N 54°13'14" E	547.64
L50	N 54°13'14" E	564.87
L51	N 54°13'14" E	582.10
L52	N 54°13'14" E	599.33
L53	N 54°13'14" E	616.56
L54	N 54°13'14" E	633.79
L55	N 54°13'14" E	651.02
L56	N 54°13'14" E	668.25
L57	N 54°13'14" E	685.48
L58	N 54°13'14" E	702.71
L59	N 54°13'14" E	719.94
L60	N 54°13'14" E	737.17
L61	N 54°13'14" E	754.40
L62	N 54°13'14" E	771.63
L63	N 54°13'14" E	788.86
L64	N 54°13'14" E	806.09
L65	N 54°13'14" E	823.32
L66	N 54°13'14" E	840.55
L67	N 54°13'14" E	857.78
L68	N 54°13'14" E	875.01
L69	N 54°13'14" E	892.24
L70	N 54°13'14" E	909.47
L71	N 54°13'14" E	926.70
L72	N 54°13'14" E	943.93
L73	N 54°13'14" E	961.16
L74	N 54°13'14" E	978.39
L75	N 54°13'14" E	995.62
L76	N 54°13'14" E	1012.85
L77	N 54°13'14" E	1030.08
L78	N 54°13'14" E	1047.31
L79	N 54°13'14" E	1064.54
L80	N 54°13'14" E	1081.77
L81	N 54°13'14" E	1099.00
L82	N 54°13'14" E	1116.23
L83	N 54°13'14" E	1133.46
L84	N 54°13'14" E	1150.69
L85	N 54°13'14" E	1167.92
L86	N 54°13'14" E	1185.15
L87	N 54°13'14" E	1202.38
L88	N 54°13'14" E	1219.61
L89	N 54°13'14" E	1236.84
L90	N 54°13'14" E	1254.07
L91	N 54°13'14" E	1271.30
L92	N 54°13'14" E	1288.53
L93	N 54°13'14" E	1305.76
L94	N 54°13'14" E	1322.99
L95	N 54°13'14" E	1340.22
L96	N 54°13'14" E	1357.45
L97	N 54°13'14" E	1374.68
L98	N 54°13'14" E	1391.91
L99	N 54°13'14" E	1409.14
L100	N 54°13'14" E	1426.37
L101	N 54°13'14" E	1443.60
L102	N 54°13'14" E	1460.83
L103	N 54°13'14" E	1478.06
L104	N 54°13'14" E	1495.29
L105	N 54°13'14" E	1512.52
L106	N 54°13'14" E	1529.75
L107	N 54°13'14" E	1546.98
L108	N 54°13'14" E	1564.21
L109	N 54°13'14" E	1581.44
L110	N 54°13'14" E	1598.67
L111	N 54°13'14" E	1615.90
L112	N 54°13'14" E	1633.13
L113	N 54°13'14" E	1650.36
L114	N 54°13'14" E	1667.59
L115	N 54°13'14" E	1684.82
L116	N 54°13'14" E	1702.05





RELATED CASES:
P16TP00006
P16RZ00003

FINAL PLAT FOR
OVERTON RESERVE
LOTS 1 - 106 & COMMON AREAS
"A-1" THRU "A-8" & "B-1" THRU "B-9"

COMMON AREA "B" (DRAINAGE/LANDSCAPE/UTILITIES
ACCESS/RECREATION/GRADING)
A PORTION OF THE NORTHWEST AND NORTHEAST QUARTERS OF
SECTION 27, TOWNSHIP 13 SOUTH, RANGE 12 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. P

SHEET 4 OF 8

ANNOTATED COPY

FLOOD LIMIT			LENGTH
LINE TABLE			
NAME	DIRECTION		
FL1	S 89°58'58" E	29.5	350.05
FL2	S 89°58'58" E	29.5	350.05
FL3	N 11°44'30" E	30.0	16.29
FL4	S 89°58'58" E	29.5	350.05
FL5	S 39°02'02" E	30.0	30.37
FL6	S 89°58'58" E	29.5	350.05
FL7	N 11°44'30" E	30.0	16.29
FL8	S 89°58'58" E	29.5	350.05
FL9	S 13°54'41" E	30.0	22.45
FL10	S 68°20'30" E	30.0	70.80
FL11	S 68°20'30" E	30.0	70.80
FL12	S 68°20'30" E	30.0	70.80
FL13	S 47°03'51" E	30.0	33.02
FL14	S 47°03'51" E	30.0	33.02
FL15	S 47°03'51" E	30.0	33.02
FL16	S 47°03'51" E	30.0	33.02
FL17	S 47°03'51" E	30.0	33.02
FL18	S 14°28'17" E	30.0	3.59
FL19	S 14°28'17" E	30.0	3.59
FL20	N 38°34'02" E	30.0	50.44
FL21	N 38°34'02" E	30.0	50.44
FL22	S 17°42'06" E	30.0	13.48
FL23	S 17°42'06" E	30.0	13.48
FL24	S 4°16'55" E	30.0	2.96
FL25	S 4°16'55" E	30.0	2.96
FL26	N 10°01'51" E	30.0	8.83
FL27	S 10°01'51" E	30.0	8.83
FL28	S 19°45'47" E	30.0	12.65
FL29	S 19°45'47" E	30.0	12.65
FL30	S 80°03'03" E	30.0	17.61
FL31	S 83°20'14" E	30.0	16.90
FL32	S 83°20'14" E	30.0	16.90
FL33	N 181°36'03" E	30.0	24.89
FL34	N 181°36'03" E	30.0	24.89
FL35	N 65°10'39" E	30.0	20.77
FL36	N 65°10'39" E	30.0	20.77
FL37	N 65°10'39" E	30.0	20.77
FL38	N 65°10'39" E	30.0	20.77
FL39	N 65°10'39" E	30.0	20.77
FL40	N 65°10'39" E	30.0	20.77
FL41	N 211°42'34" E	30.0	31.51
FL42	N 211°42'34" E	30.0	31.51
FL43	N 14°07'34" E	30.0	6.94
FL44	N 14°07'34" E	30.0	6.94
FL45	N 22°34'24" E	30.0	10.26
FL46	N 22°34'24" E	30.0	10.26
FL47	N 22°34'24" E	30.0	10.26
FL48	N 22°34'24" E	30.0	10.26
FL49	N 22°34'24" E	30.0	10.26
FL50	N 22°34'24" E	30.0	10.26
FL51	N 11°18'22" E	30.0	60.50
FL52	N 11°18'22" E	30.0	60.50
FL53	N 70°23'09" E	30.0	21.72
FL54	N 70°23'09" E	30.0	21.72
FL55	N 12°17'02" E	30.0	4.52
FL56	N 12°17'02" E	30.0	4.52
FL57	N 12°17'02" E	30.0	4.52
FL58	S 87°57'34" E	30.0	11.40
FL59	S 87°57'34" E	30.0	11.40
FL60	S 87°57'34" E	30.0	11.40
FL61	N 44°21'51" E	30.0	80.34
FL62	N 44°21'51" E	30.0	80.34
FL63	N 44°21'51" E	30.0	80.34
FL64	N 44°21'51" E	30.0	80.34
FL65	N 44°21'51" E	30.0	80.34
FL66	N 44°21'51" E	30.0	80.34
FL67	N 44°21'51" E	30.0	80.34
FL68	N 44°21'51" E	30.0	80.34
FL69	N 44°21'51" E	30.0	80.34
FL70	N 44°21'51" E	30.0	80.34
FL71	N 44°21'51" E	30.0	80.34
FL72	N 44°21'51" E	30.0	80.34
FL73	N 44°21'51" E	30.0	80.34
FL74	N 44°21'51" E	30.0	80.34
FL75	N 44°21'51" E	30.0	80.34

KEYNOTES

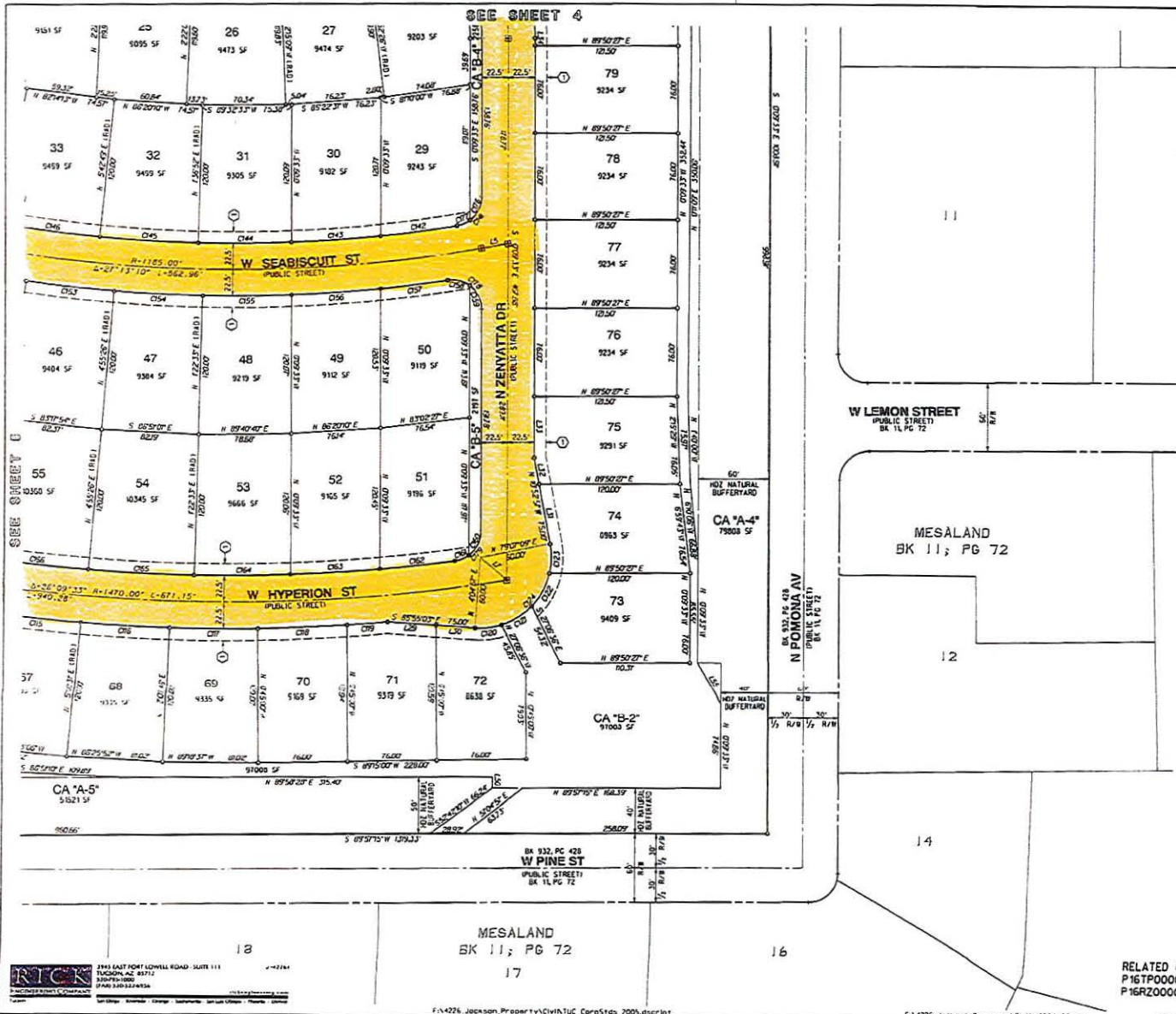
- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY THIS PLAT

SCALE: 1" = 40'

SCALE: 1"= 40'



ANNOTATED COPY



- KEYNOTES**
- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY THIS PLAT
 - ② PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT



**FINAL PLAT FOR
OVERTON RESERVE**
LOTS 1 - 106 & COMMON AREAS
"A-1" THRU "A-8" & "B-1" THRU "B-9"

RELATED CASES:
P16TP00006
P16RZ00003

COMMON AREA "A" (NATURAL OPEN SPACE)
COMMON AREA "B" (DRAINAGE/LANDSCAPE/UTILITIES)
ACCESS/RECREATION/GRADING
A PORTION OF THE NORTHEAST AND NORTHEAST QUARTERS OF
SECTION 27, TOWNSHIP 13 SOUTH, RANGE 12 EAST
CL A & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

P16FP00009
SHEET 6 OF 8

ANNOTATED COPY

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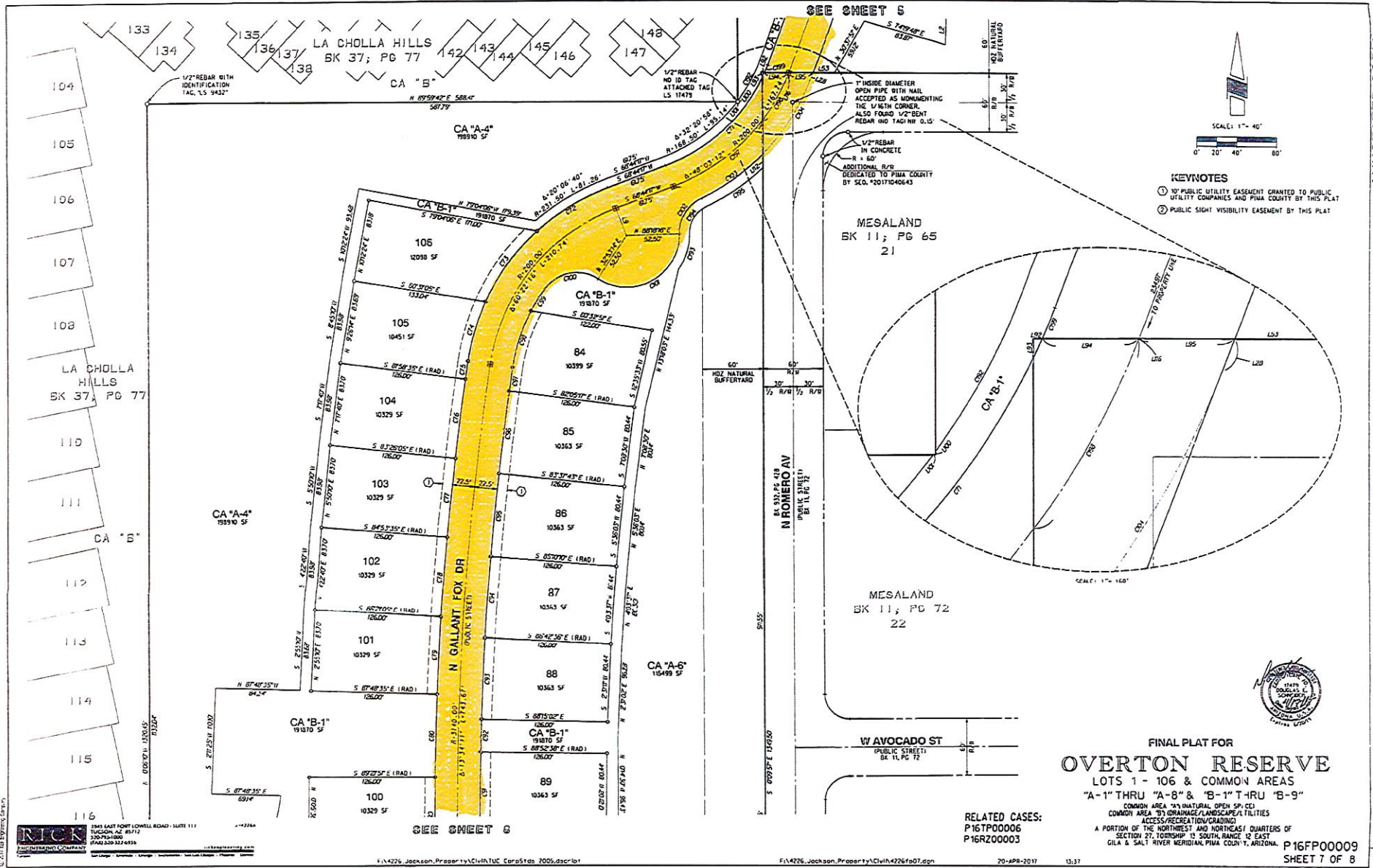
RICK L. JOHNSON
2843 EAST FORT LOWELL ROAD, SUITE 111
TUCSON, AZ 85712
520.793.1080
P16RZ00003

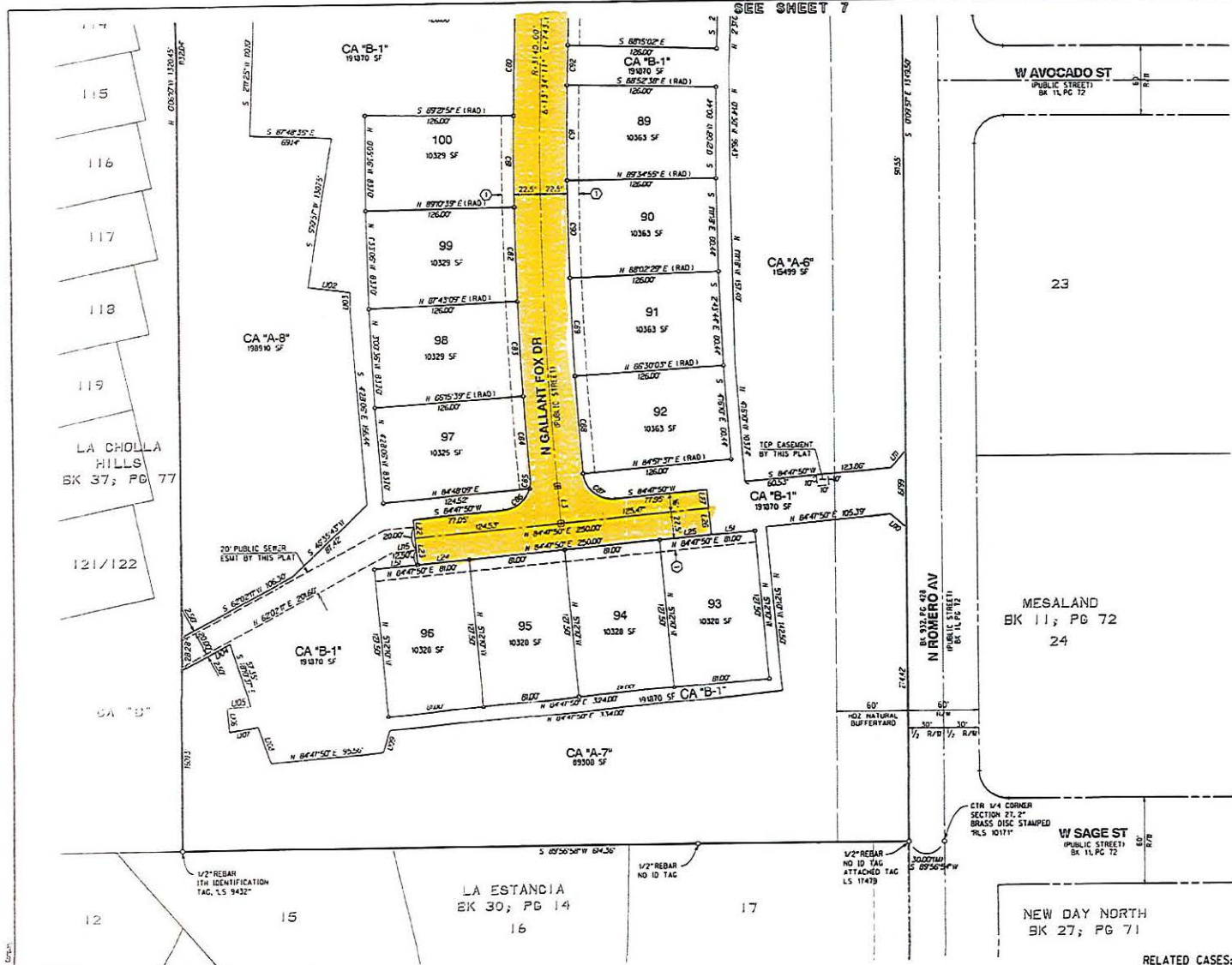
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20-APR-2017

13:37





- KEYNOTES**
- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY THIS PLAT
 - ② PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT



**FINAL PLAT FOR
OVERTON RESERVE**
LOTS 1 - 106 & COMMON AREAS
"A-1" THRU "A-8" & "B-1" THRU "B-9"

COMMON AREA "A" NATURAL OPEN SPACE
COMMON AREA "B" DRAINAGE/LANDSCAPE/UTILITIES
ACCESS/RECREATION/GRADING
A PORTION OF THE NORTHWEST AND NORTHEAST QUARTERS OF
SECTION 27, TOWNSHIP 13 SOUTH, RANGE 12 EAST
CLIP & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

RELATED CASES:
P16TP00006
P16RZ00003

P16FP00009
SHEET 8 OF 8



Date: November 16, 2018

To: Ana M. Olivares, P.E.
Director

From: Martin Landin, Manager
ROW Management

Jim Cunningham, Deputy Director
Department of Transportation

Subject: Project/Roadway: Overton Reserve
Lots: 1-106
Plan Number: P16SC00056
Developer/Owner: Lennar Arizona, Inc.

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