



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 18, 2016

Title: Territory at Santa Catalina, Lots 1-10, Sequence #20151950083
Developer: Baker & Associates Engineering Inc.

Introduction/Background:

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

Discussion:

Project/Roadway Improvements have been completed in close conformance to the approved improvement plans and specifications and has been 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] 9/20/16

Deputy County Administrator Signature/Date: [Signature] 9/20/16

County Administrator Signature/Date: [Signature] 9/21/16

TERRITORY AT SANTA CATALINA

LOTS 1-10

SEQ # 20151950083

RECORDED: JULY 14, 2015

***** 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 *****

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, ITS SUCCESSORS, ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAN NOW AND IN THE FUTURE BY REASONS OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL PUBLIC RIGHT-OF-WAYS AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS.

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

THE PRIVATE LANDSCAPE/WALL EASEMENT, AS SHOWN HEREON, IS RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION. AN ASSOCIATION OF LOT OWNERS, AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. 201519-0001 IN THE OFFICE OF THE PIMA COUNTY RECORDER, WILL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE PRIVATE LANDSCAPE/WALL EASEMENT.

TITLE SECURITY AGENCY OF ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA TITLE SECURITY AGENCY, LLC, AS TRUSTEE UNDER TRUST NUMBER 201519, AND NOT IN ITS CORPORATE CAPACITY.

[Signature]
TRUST OFFICER

BENEFICIARY

NAME: J. DEGRAZIA LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ADDRESS: 4030 N. PAINTED OVAL PLACE, TUCSON, ARIZONA 85750

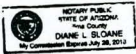
ACKNOWLEDGMENT

STATE OF ARIZONA) S.S.
COUNTY OF PIMA)

ON THIS, THE 5 DAY OF JULY, 2015, BEFORE ME WHO PERSONALLY APPEARED J. Degrazia WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE J. Degrazia OF TITLE SECURITY AGENCY OF ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA TITLE SECURITY AGENCY, LLC, AS TRUSTEE UNDER TRUST NUMBER 201519 AND NOT IN ITS CORPORATE CAPACITY, AND ACKNOWLEDGED THAT HE/SHE, AS THE TRUST OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET MY NAME AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 7/1/2018 NOTARY PUBLIC

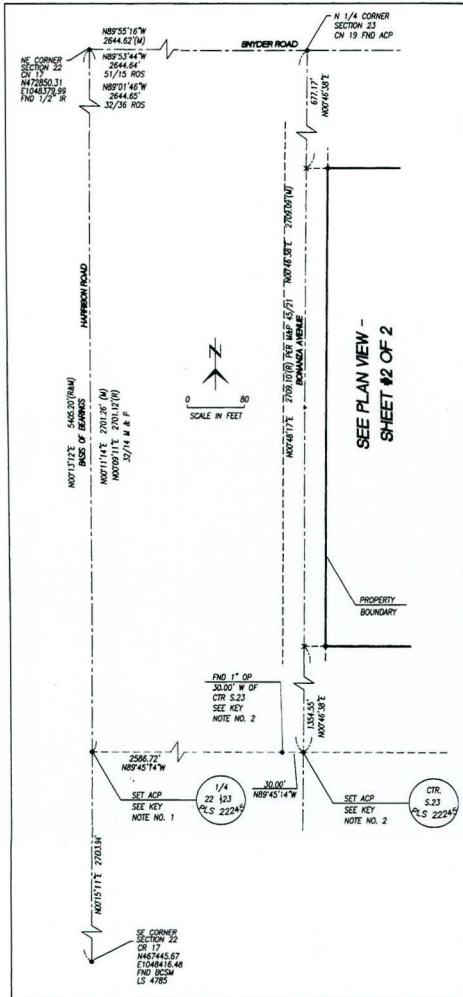


GENERAL NOTES

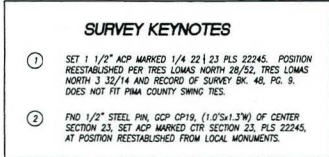
1. THE GROSS AREA OF THIS SUBDIVISION IS 9.7 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 10.
3. BASIS OF BEARINGS: PIMA COUNTY GEODETIC CONTROL POINT CR17 TO PIMA COUNTY GEODETIC CONTROL POINT ON 17 AS MEASURED FROM THE TRUE MERIDIAN USING GPS, BEARING BEING N 02°17'12.2" E, THE ARIZONA STATE PLANE COORDINATE SYSTEM (NAD83) GRID BEARING FOR THIS LINE IS N 02°23'12" W, THE COMBINED GRID-TO-GROUND FACTOR FOR THIS SURVEY IS 0.999920. SEE ALSO DETAIL, THIS SHEET.
4. TOTAL MILES OF NEW PUBLIC STREETS IS 0.00.
5. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

PERMITTING NOTES

1. THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
2. CONDITIONAL ZONING IS CR-1.
3. GROSS DENSITY IS .97 RAC.
4. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS FOUND IN CASE NUMBER CO9-14-01 AS APPROVED ON 6/3/14. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS:
 - A. RESIDENTIAL STRUCTURES SHALL BE NO MORE THAN 24 FEET IN HEIGHT.
5. REGULATED RIPARIAN HABITAT (RRH) AS DEFINED ON THE 2005 RIPARIAN CLASSIFICATION MAPS AS SHOWN ON THIS PLAN IS SUBJECT TO ORDINANCE NO. 2010-122, TITLE 18 OF THE PIMA COUNTY CODE. THE REGULATED RIPARIAN HABITAT (RRH) WILL REMAIN UNDISTURBED PER THIS FINAL PLAN.
6. A DETENTION WAIVER HAS BEEN GRANTED FOR THIS PROJECT BY THE REGIONAL FLOOD CONTROL DISTRICT. THE OWNER HAS PAID A FEE IN-LIEU OF PROVIDING DETENTION FACILITIES.
7. NATURAL RESOURCES, PARKS AND RECREATION IN-LIEU FEE OF \$18,460 SHALL BE PAID AT THE TIME THE SUBDIVISION ASSURANCES ARE RELEASED.
8. FIRST FLUSH REQUIREMENTS FOR THIS PLAN ARE MET WITHIN EACH LOT AS SHOWN ON THE TENTATIVE PLAN. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT, A SITE PLAN SHOWING THE LOCATION AND VOLUME OF STORMWATER HARVESTING IS REQUIRED. ANY BUILDING OR GRADING WORK THAT IMPACT THE BASIN SHALL INDICATE THE NEW BASIN LOCATION AND/OR CONFIGURATION.



BASIS OF BEARING DETAIL



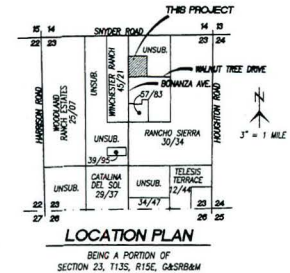
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CONTINUE PERMITTING NOTES

9. REVIEW AND APPROVAL BY THE REGIONAL FLOOD CONTROL DISTRICT IS REQUIRED IN EFFORT TO VERIFY EACH LOT HAS PROVIDED ON-LOT RETENTION TO MEET THE WATER CONSERVATION MEASURES PER REZONING CONDITION 8.C (CO9-14-01). (ADDED BY RFCD 8/4/2015)

10. REVIEW AND APPROVAL BY DEVELOPMENT SERVICES IS REQUIRED TO VERIFY EACH LOT HAS OBTAINED CERTIFICATION UNDER THE PIMA COUNTY GREEN BUILDING PROGRAM PER REZONING CONDITION 8.C (CO9-14-01). (ADDED BY RFCD 8/4/2015)

PIMA COUNTY
PROJ#: P15FP00002
ADMIN ADDR:
4650 N BONANZA AV



CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A BOUNDARY 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.

MICHAEL AMERSON
AMERSON SURVEYING
REGISTERED LAND SURVEYOR NO. 22245
STATE OF ARIZONA



I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAN WAS PREPARED UNDER MY DIRECTION.

WILLIAM H. BAKER, JR.
BAKER & ASSOCIATES ENGINEERING, INC.
REGISTERED LAND SURVEYOR NO. 16784
STATE OF ARIZONA



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

WILLIAM H. BAKER, JR.
BAKER & ASSOCIATES ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER NO. 11841
STATE OF ARIZONA



ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NUMBER 201519 FROM TITLE SECURITY AGENCY OF ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA TITLE SECURITY AGENCY, LLC, AS RECORDED IN SEQUENCE NO. 201519-0001 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: [Signature] DATE: _____
CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

ATTEST

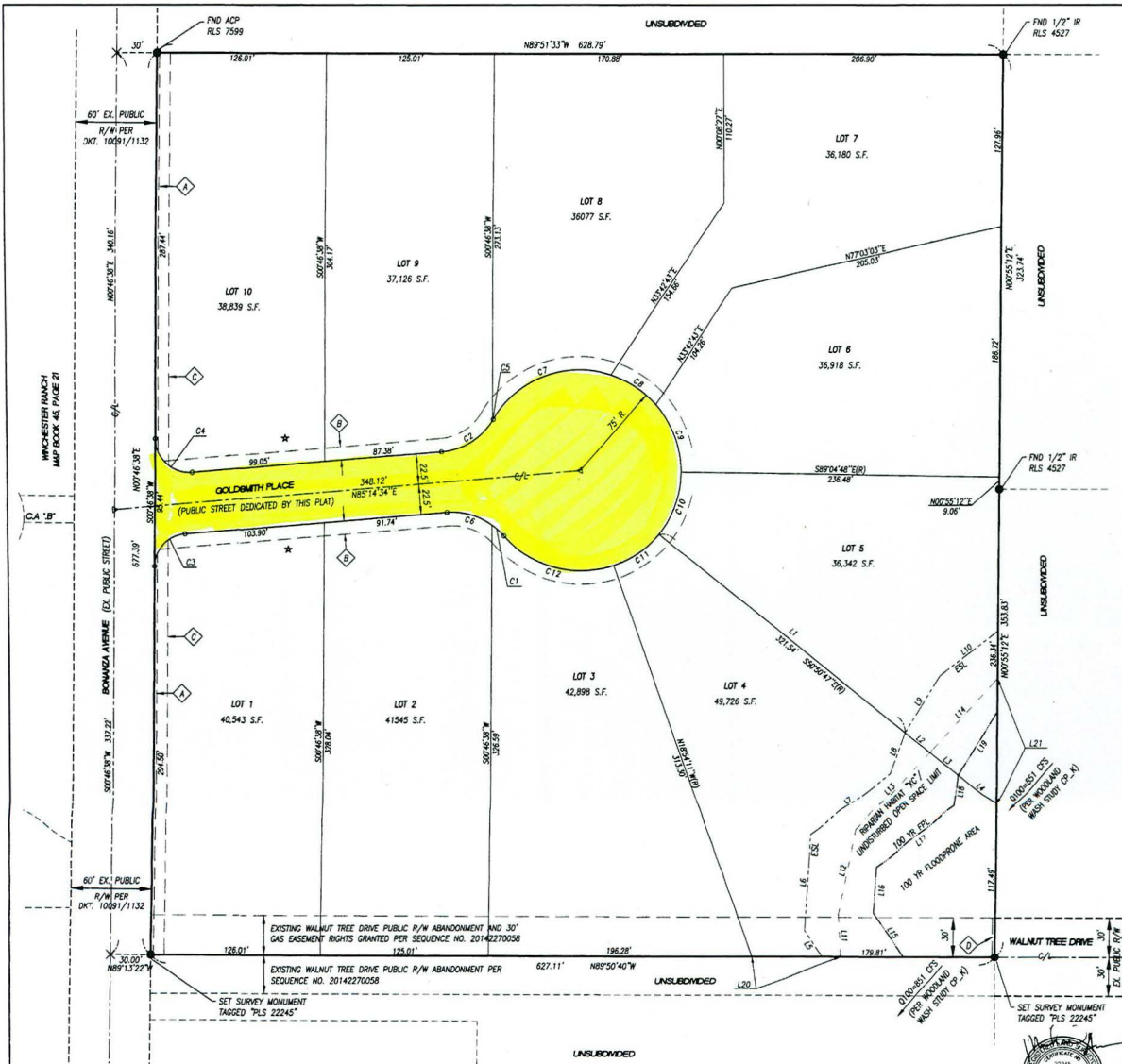
I, ROBIN BRIGGDE, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE 7 DAY OF JULY, 2015.

[Signature]
CLERK, BOARD OF SUPERVISORS DATE



FINAL PLAN for TERRITORY AT SANTA CATALINA, LOTS 1 - 10
BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, T13S, R15E, G&SRB&M, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
3061 E. Santita Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1950
#P15FP00002 REF: #C09-14-01; P14TP00005 JOB #2201.2 DATE: JUNE 3, 2015 SHEET 1 OF 2



NUMBER	DEG:14	RADIUS	LENGTH
C1	1°45'20"	50.00	12.00
C2	5°26'36"	50.00	46.64
C3	84°27'56"	25.00	36.86
C4	65°12'04"	25.00	41.68
C5	01°06'22"	50.00	0.97
C6	49°47'38"	50.00	35.69
C7	7°33'09"	75.00	103.52
C8	30°55'52"	75.00	40.49
C9	41°44'31"	75.00	54.64
C10	38°14'01"	75.00	50.05
C11	31°56'36"	75.00	41.81
C12	68°41'43"	75.00	89.92

CURVE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S50°50'47"E	234.54
L2	S50°50'47"E	233.45
L3	S50°50'47"E	26.36
L4	S50°50'47"E	36.58
L5	N33°35'45"W	23.57
L6	N53°44'03"E	73.82
L7	N50°51'22"E	74.24
L8	N20°04'43"E	32.60
L9	N31°48'29"E	49.83
L10	N52°35'54"E	54.69
L11	N07°51'53"W	32.31
L12	N11°28'47"E	66.70
L13	N42°42'35"E	81.16
L14	N62°42'35"E	74.90
L15	N33°35'45"W	39.90
L16	N63°32'30"E	35.29
L17	N50°51'22"E	74.24
L18	N07°38'41"E	25.29
L19	N31°48'29"E	55.97
L20	N89°50'40"W	85.75
L21	N02°55'12"E	95.17

LINE TABLE

EASEMENT KEYNOTES

- NEW 1' PUBLIC ACCESS CONTROL EASEMENT GRANTED BY THIS PLAT
- NEW 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- NEW 10' PRIVATE LANDSCAPE/WALL EASEMENT GRANTED BY THIS PLAT (HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE)
- NEW 1' ACCESS CONTROL EASEMENT ("A.C.E.") GRANTED BY THIS PLAT

FINAL PLAT for TERRITORY AT SANTA CATALINA, LOTS 1 - 10
 BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, T13S, R15E, G&SRB&M, PIMA COUNTY, ARIZONA

Professional Engineer seals for Michael Ameres (No. 2204) and William H. Baker, Jr. (No. 6-5-1). The seal for Baker is dated 3/21/2017.

Baker & Associates Engineering, Inc.
 3581 E. Sunrise Drive, Suite 225 Tucson, Arizona 85718 (520) 318-1988 Fax (520) 318-1988
 #P15FP00002 REF: #C09-14-01; P14TP00005 JOB #2201.2 DATE: JUNE 3, 2015 SHEET 2 OF 2

ANNOTATED COPY