

BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

Requested Board Meeting Date: December 3, 2013

ITEM SUMMARY, JUSTIFICATION, and/or SPECIAL CONSIDERATIONS:

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

Project\Roadway: Vista del Lago

Lots: 1-123 and Common Areas A & B

Plan Number: P1207-054

Developer: D.R. Horton, Inc.

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: October 23, 2013

From: Martin Landin, Manager
Subdivision/Permit Inspections

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

Subject: **Project/Roadway:** **Vista del Lago**
 Lots: **1-123 and Common Areas A & B**
 Plan Number: **P1207-054**
 Developer: **D.R. Horton, 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.

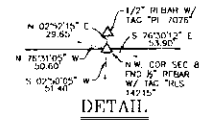
c: Subdivision File

VISTA DEL LAGO

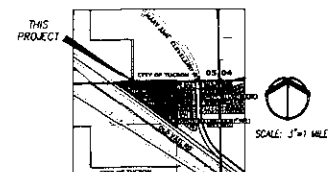
MP 64026

RECORDED: DECEMBER 08, 2008

***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***



DETAIL



LOCATION MAP
A PORTION OF SECTION 8,
T-16-S, R-16-E, G-8-8M
PIMA COUNTY, ARIZONA
SCALE: 1" = 1 MILE

- LEGEND**
- BOUNDARY OF PARCEL SUBDIVIDED
 - LOT LINE
 - SECTION LINE
 - CENTERLINE
 - 100 YR FLOOD
 - EROSION HAZARD SETBACK
 - EASEMENT
 - EXISTING RIGHT OF WAY
 - SHEET SEPARATOR
 - SET 1/2" IRON PIN TELS (14145)
 - △ FOUND SURVEY MONUMENT - AS NOTED
 - (M) RECORD
 - (M) MEASURED
 - 2" BCSM TELS 14145 TO BE SET

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 SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

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

WE HEREBY GRANT TO PIMA COUNTY AND ALL 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 PLAT.

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 DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOODING, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

COMMON AREAS, AND PRIVATE EASEMENTS 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 ACCESS, INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS.

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 BOOK 12144, PAGE 31, 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, PRIVATE DRAINAGEWAY AND PRIVATE EASEMENTS WITHIN THE SUBDIVISION.

LAWYERS TITLE OF ARIZONA, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 18190-1 IN THEIR CORPORATE CAPACITY AND NOT OTHERWISE.

BY: *[Signature]* DATE: 11/25/08

TRUST OFFICER

STATE OF ARIZONA }
PIMA COUNTY }
ON THIS 25 DAY OF November, 2008, BEFORE ME PERSONALLY APPEARED *[Signature]* who acknowledged *[Signature]* (HIM OR HERSELF) TO BE THE TRUST OFFICER OF LAWYERS TITLE OF ARIZONA, INC., AN ARIZONA CORPORATION AND BEING AUTHORIZED TO DO SO, I HEREBY CERTIFY THAT THE OFFICE OF THE PIMA COUNTY RECORDER HAS ACCEPTED THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS, PRIVATE DRAINAGEWAY AND PRIVATE EASEMENTS WITHIN THE SUBDIVISION.

NOTARY PUBLIC

ASSURANCE

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 18190-1 FROM LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION AS RECORDED IN BOOK 12144, PAGE 31, HAS BEEN PROVIDED TO GUARANTEE THE INTERESTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.02 (ARTICLE 18.02) IN THIS SUBDIVISION.

BY: *[Signature]* DATE: 12-2-08

CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

ATTEST

I, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY ON THIS 2nd DAY OF December 2008.

[Signature] DATE: 12/2/08

CLERK, BOARD OF SUPERVISORS

ANNOTATED
COPY

BENEFICIARY

THE BENEFICIARY OF LAWYERS TITLE OF ARIZONA, TRUST NO. 18190-1 IS:
VAL UPPER, LLC, an Arizona limited liability company
1050 East River Road, Suite 300
Tucson, AZ
ph. (520)283-1702

GENERAL NOTES

- GROSS AREA OF THE SUBDIVISION IS 30.854± ACRES
CA 'A' = 187,356.0 SQ. FT. 4.31± ACRES
CA 'B' = 182,412.2 SQ. FT. 4.18± ACRES
- TOTAL MILES OF NEW PUBLIC STREET BY THIS PLAT IS 4.357± FT. (0.03 MILES). TOTAL MILES OF NEW PRIVATE STREET IS 0.0.
- BASES OF BEARINGS:
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 16 EAST, G-8-8M, PIMA COUNTY, ARIZONA, AS DIVIDED BY A 1/2" REBAR, TAGGED "15 14215" AT THE NORTH QUARTER CORNER TO A 1" ALUMINUM CAP STAMPED "15 1047" AT THE NORTHEAST CORNER, SAID BEARING BEING N 89°26'18" E.
- THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN.
- DISTURBANCE OF REGULATED RIPARIAN HABITAT HAS BEEN MITIGATED FOR DURING THE SUBDIVISION REVIEW PROCESS. THE MITIGATION AREA IS TO BE MAINTAINED BY THE OWNER FOR A PERIOD OF NOT LESS THAN FIVE YEARS IN ACCORDANCE WITH THE APPROVED MITIGATION PLAN AND IS TO REMAIN A NATURAL HABITAT AREA IN PERPETUITY. NO GRADING, LANDSCAPING MAINTENANCE SUCH AS PRUNING AND UNDERSTORY PLANT REMOVAL OR PERMITS WILL BE ALLOWED WITHIN THE MITIGATION AREA.

Maps not posted for 45 days
will be recorded - 2008 11/25/08

PERMITTING NOTES

- CONDITIONAL ZONING IS CR-5
- GROSS DENSITY IS 4.00 RAG.
- THIS SUBDIVISION IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBER C09-06-12 AS APPROVED ON JUNE 19TH, 2007. THE FOLLOWING REQUIREMENTS SHALL BE MET PRIOR TO ISSUANCE OF BUILDING PERMITS:

THERE SHALL BE NO FURTHER LOT SPLITTING OR SUBDIVIDING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.

RESIDENCES IN THE FIRST ROW OF LOTS 89-123 ADJACENT TO THE 50 FOOT SETBACK ALONG THE UPRR RIGHT-OF-WAY SHALL BE BUILT TO HAVE AN EXTERIOR ENVELOPE SOUND TRANSMISSION CLASS SUCH THAT THE EXTERIOR NOISE LEVELS THAT DUE TO EXTERIOR NOISE SHALL NOT EXCEED 45DBA.

WALLS CONSTRUCTED ALONG THE 50-FOOT SETBACK BOUNDARY FROM THE SOUTHEAST PROPERTY LINE (ADJACENT TO THE UNION PACIFIC RIGHT-OF-WAY) SHALL BE AT LEAST 6'-0" IN HEIGHT.

RESIDENCES ON THOSE LOTS ADJACENT TO THE 50-FOOT SETBACK ALONG THE SOUTHEAST PROPERTY LINE (ADJACENT TO THE UNION PACIFIC RIGHT-OF-WAY) SHALL BE SETBACK A MINIMUM OF 90 FEET FROM THE 1648 LOT LINE.

THIS DEVELOPMENT IS ADJACENT TO THE UNION PACIFIC RAILROAD AND IT IS SUBJECT TO NOISE FROM RAILROAD ACTIVITY.

THIS PLAT WILL BE SERVED BY VAL WATER COMPANY, WHICH HAS BEEN DESIGNATED BY ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.

CARPORTS/GARAGES SHALL BE SET BACK A MINIMUM OF 20 FEET FROM THE RIGHT OF WAY LINE. Side carports/garages shall be set back a minimum of 10 feet from R-O-W line.

NO ON-SITE PUBLIC SEWER CONSTRUCTION PERMITS MAY BE ISSUED WITHIN THIS SUBDIVISION UNTIL AFTER THE ALIGNMENT OF THE OFF-SITE SEWER NECESSARY TO SERVE THIS SUBDIVISION HAS BEEN FINALIZED WITH THE PIMA COUNTY REGIONAL WASTE-WATER RECLAMATION DEPARTMENT AND THE PLANS FOR THE OFF-SITE SEWER LINE HAVE BEEN APPROVED.

PIMA COUNTY
PROJ#: P1207-054
ZONE: CR-5
Adm. Address:
12573 E MARY ANN CLEVELAND WY

SHEET INDEX

- SHT 1.....COVER SHEETS
- SHT 2.....PLAN SHEETS
- SHT 3.....SHORT VISIBILITY TRIANGLE DETAIL
- SHT 4.....RIPARIAN MITIGATION EXHIBIT

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

JAMES L. DEAN
R.L.S. NO. 14145

[Signature]

14145
JAMES L. DEAN
R.L.S. NO. 14145
EXPIRES 9/30/10

ENGINEER'S CERTIFICATION

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

RYAN R. STUDDI

[Signature]

RYAN R. STUDDI
P.E. 1574
EXPIRES 9/30/10

THIS PLAT WAS PREPARED ELECTRONICALLY. ANY HANDWRITTEN ADDITIONS, EXCEPT SIGNATURES, DATES AND TELS IN THE BLANKS ON THE ASSURANCE, RECORDING, ATTEST AND DEDICATION BLOCKS, MUST BE INITIALED AS SHOWN.

**FINAL PLAT FOR
VISTA DEL LAGO
LOTS 1-123**

COMMON AREA 'A' DRAINAGE & COMMON AREA 'B' FUNCTIONAL OPEN SPACE & DRAINAGE
(LOCATED WITHIN A PORTION OF SECTION 8, T-16-S, R-16-E, G-8-8M
PIMA COUNTY, ARIZONA

P1207-054
C09-06-012
LEG JOB 706144.01 NOVEMBER 2008

SCALE: 1"=150'
SHEET 1 OF 6



Land Development & Engineering
Engineering and Environmental Consultants, Inc.
4005 N. 1ST AVENUE, SUITE 100
TUCSON, ARIZONA 85712
www.eec-info.com

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	21.87	202.50	06°45'12"
C2	27.81	202.50	07°48'40"
C3	32.90	202.50	09°19'28"
C4	30.25	202.50	08°33'32"
C5	9.41	202.50	02°39'45"
C6	26.86	50.50	30°30'
C7	26.36	50.50	29°54'21"
C8	46.74	50.50	67°48'14"
C9	39.27	25.00	90°00'00"
C10	39.27	25.00	90°00'00"
C11	39.27	25.00	90°00'00"
C12	39.27	25.00	90°00'00"
C13	39.27	25.00	90°00'00"
C14	39.27	25.00	90°00'00"
C15	39.27	25.00	90°00'00"
C16	39.27	25.00	90°00'00"
C17	69.52	50.50	79°19'44"
C18	46.74	39.50	67°48'14"
C19	39.27	25.00	90°00'00"
C20	39.27	25.00	90°00'00"
C21	39.27	25.00	90°00'00"
C22	22.65	50.50	29°54'21"
C23	21.39	50.50	24°18'13"
C24	22.58	50.50	31°17'14"
C25	19.86	50.50	22°38'40"
C26	46.74	39.50	67°48'14"
C27	39.27	25.00	90°00'00"
C28	39.27	25.00	90°00'00"
C29	30.68	322.50	05°27'03"
C30	34.83	322.50	06°11'28"
C31	30.70	300.00	06°50'17"
C32	25.69	277.50	05°18'14"
C33	44.38	25.00	101°36'31"
C34	44.38	25.00	79°21'58"
C35	27.07	50.50	30°42'46"
C36	31.02	50.50	35°11'55"
C37	18.81	39.50	24°03'41"
C38	39.48	25.00	90°00'00"
C39	39.08	25.00	89°54'24"
C40	46.74	39.50	67°48'14"
C41	8.61	50.50	09°45'47"
C42	63.19	50.50	71°41'45"
C43	12.60	50.50	20°02'28"
C44	33.39	50.50	37°52'40"
C45	17.54	50.50	19°54'10"
C46	4.32	50.50	04°54'15"
C47	184.59	180.00	52°23'28"
C48	60.96	300.00	17°38'31"
C49	14.52	300.00	04°41'18"
C50	38.64	300.00	07°22'50"
C51	89.49	180.00	22°07'06"
C52	10.68	50.50	05°50'44"
C53	180.84	50.50	182°29'04"
C54	128.83	50.50	143°54'08"
C55	60.08	50.50	30°42'46"
C56	30.13	39.50	43°42'33"
C57	160.32	50.50	181°53'33"
C58	81.64	50.50	62°34'24"
C59	103.32	157.50	37°33'08"
C60	61.59	202.50	17°23'39"
C61	12.71	25.00	72°00'15"
C62	60.80	25.00	22°07'06"
C63	45.81	25.00	104°59'45"
C64	124.02	180.00	39°28'39"

100 YR. FLOODPLAIN
LINE TABLE

LINE	BEARING	DISTANCE
F1	NOT-USED	
F2	NOT-USED	
F3	NOT-USED	
F4	S 53°42'15" E	86.64
F5	S 53°00'16" E	112.88
F6	S 53°05'01" E	314.55
F7	S 52°42'37" E	207.68
F8	S 53°09'28" E	2.07
F9	S 53°08'42" E	117.66
F10	S 53°08'23" E	138.60
F11	S 52°59'17" E	152.43
F12	S 52°48'32" E	135.83
F13	S 52°55'13" E	131.44
F14	S 53°09'42" E	183.52
F15	S 53°12'21" E	380.56
F16	N 31°04'07" W	106.59
F17	N 42°06'55" W	100.62
F18	S 54°04'10" E	381.68
F19	N 53°05'01" W	184.46
F20	S 52°36'10" E	131.17
F21	N 52°37'41" W	136.10
F22	S 54°28'08" E	153.53
F23	S 53°58'32" E	137.91
F24	S 53°33'54" E	119.71
F25	S 53°24'54" E	111.34
F26	S 53°44'44" E	99.20
F27	S 59°37'00" E	37.85
F28	S 53°01'08" E	563.71

EROSION HAZARD
SETBACK
LINE TABLE

LINE	BEARING	DISTANCE
E1	NOT-USED	
E2	NOT-USED	
E3	NOT-USED	
E4	S 53°42'15" E	84.61
E5	S 53°00'16" E	113.02
E6	S 53°05'01" E	316.80
E7	S 52°42'37" E	207.68
E8	S 53°09'28" E	1.97
E9	S 53°08'42" E	117.66
E10	S 53°08'23" E	138.63
E11	S 52°59'17" E	152.51
E12	S 52°48'32" E	135.85
E13	S 52°55'13" E	131.36
E14	S 53°09'42" E	183.52
E15	S 53°12'21" E	380.54
E16	N 19°46'49" W	118.30



SHEET INDEX
N.T.S.

SCALE: 1"=40'
40 20 0 40 80

KEY NOTES

- 1' PUBLIC NON-VEHICULAR ACCESS EASEMENT (NVAE) GRANTED TO PIMA COUNTY BY THIS PLAT
- PUBLIC UTILITY EASEMENT GRANTED TO ALL UTILITY COMPANIES BY THIS PLAT
- PUBLIC WATER EASEMENT GRANTED TO VAL WATER COMPANY BY THIS PLAT
- PUBLIC NOT-MOTORIZED TRAIL EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT
- PRIVATE DRAINAGE EASEMENT GRANTED TO HOME OWNERS ASSOCIATION BY THIS PLAT
- LANDSCAPE BUFFER YARD 'C'
- 90' SETBACK PER REZONING CONDITIONS CASE #C09-06-12



James H. Lee

FINAL PLAT FOR
VISTA DEL LAGO
LOTS 1-123

COMMON AREA 'A', DRAINAGE & COMMON AREA 'B' FUNCTIONAL OPEN SPACE & DRAINAGE LOCATED WITHIN A PORTION OF SECTION 8, T-16-S, R-16-E, G&SRM PIMA COUNTY, ARIZONA

P1207-054

C09-06-012

EEC JOB 206144.01

SCALE: 1"=40'

NOVEMBER 2008

SHEET 2 OF 6



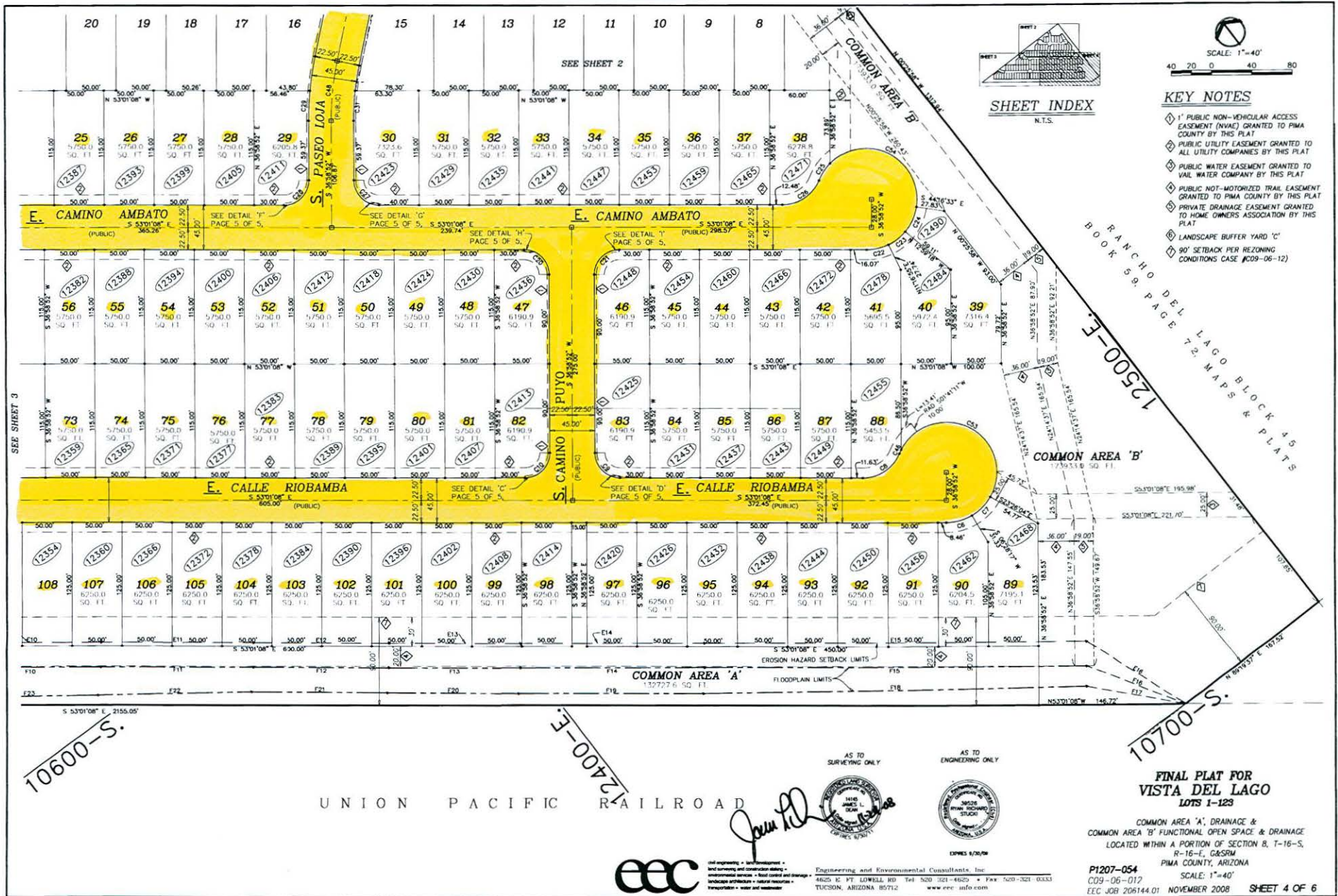
Engineering and Environmental Consultants, Inc.
1605 S. FT. LOWELL RD. TEL: 520-353-4825 FAX: 520-321-0334
TUCSON, ARIZONA 85712 www.eec-info.com

SEE SHEET 3

SEE SHEET 3

SEE SHEET 4

SHEET 3 OF 6



- KEY NOTES**
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SHEET INDEX
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COMMON AREA 'B' FUNCTIONAL OPEN SPACE & DRAINAGE
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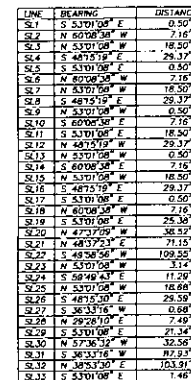
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EEC JOB 206144.01 NOVEMBER 2008 SHEET 4 OF 6



Engineering and Environmental Consultants, Inc.
4825 E. PT. LOWELL RD. TEL 520-321-8625 • FAX 520-321-0333
TUCSON, ARIZONA 85712 www.eec-info.com





CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
SC60	6.68'	25.00'	1519.00'
SC61	11.14'	25.00'	2531.14'
SC62	6.68'	25.00'	1519.00'
SC63	11.14'	25.00'	2531.14'
SC64	6.68'	25.00'	1519.00'
SC65	11.14'	25.00'	2531.14'
SC66	6.68'	25.00'	1519.00'
SC67	11.14'	25.00'	2531.14'
SC68	6.68'	25.00'	1519.00'
SC69	13.83'	25.00'	3147.08'
SC70	25.24'	277.50'	512.42'
SC71	13.86'	25.00'	3146.07'
SC72	8.32'	25.00'	1850.14'
SC73	11.17'	25.00'	2536.28'
SC74	8.32'	25.00'	1850.14'
SC75	11.83'	25.00'	2673.38'
SC76	17.21'	25.00'	3926.31'

FINAL PLAT FOR
VISTA DEL LAGO
LOTS 1-123

COMMON AREA 'A', DRAINAGE &
COMMON AREA 'B' FUNCTIONAL OPEN SPACE & DRAINAGE
LOCATED WITHIN A PORTION OF SECTION 8, T-16-S,
R-16-E, G&SRM

PIMA COUNTY, ARIZONA

SCALE: AS SHOWN

P1207-054
C09-06-012
FEC JOB 206144 01 NOVEMBER 2008 SHEET 5 OF

CO9-08-012
550 400 2051

NOVEMBER 2008

SHEET 5 OF 6

SIGHT VISIBILITY TRIANGLE EASEMENTS DETAILS

AS TO
SURVEYING ON

AS TO
ENGINEERING ONE

DETAIL 'M'



1987, 9/20



Engineering and Environmental Consultants, Inc.
4025 E 17 LOWELL RD Tel 520 321 4625 • Fax 520 321-0335
TUCSON, ARIZONA 85712 www.eec-inc.com



SCALE: 1"=100'

100 50 0 100 200

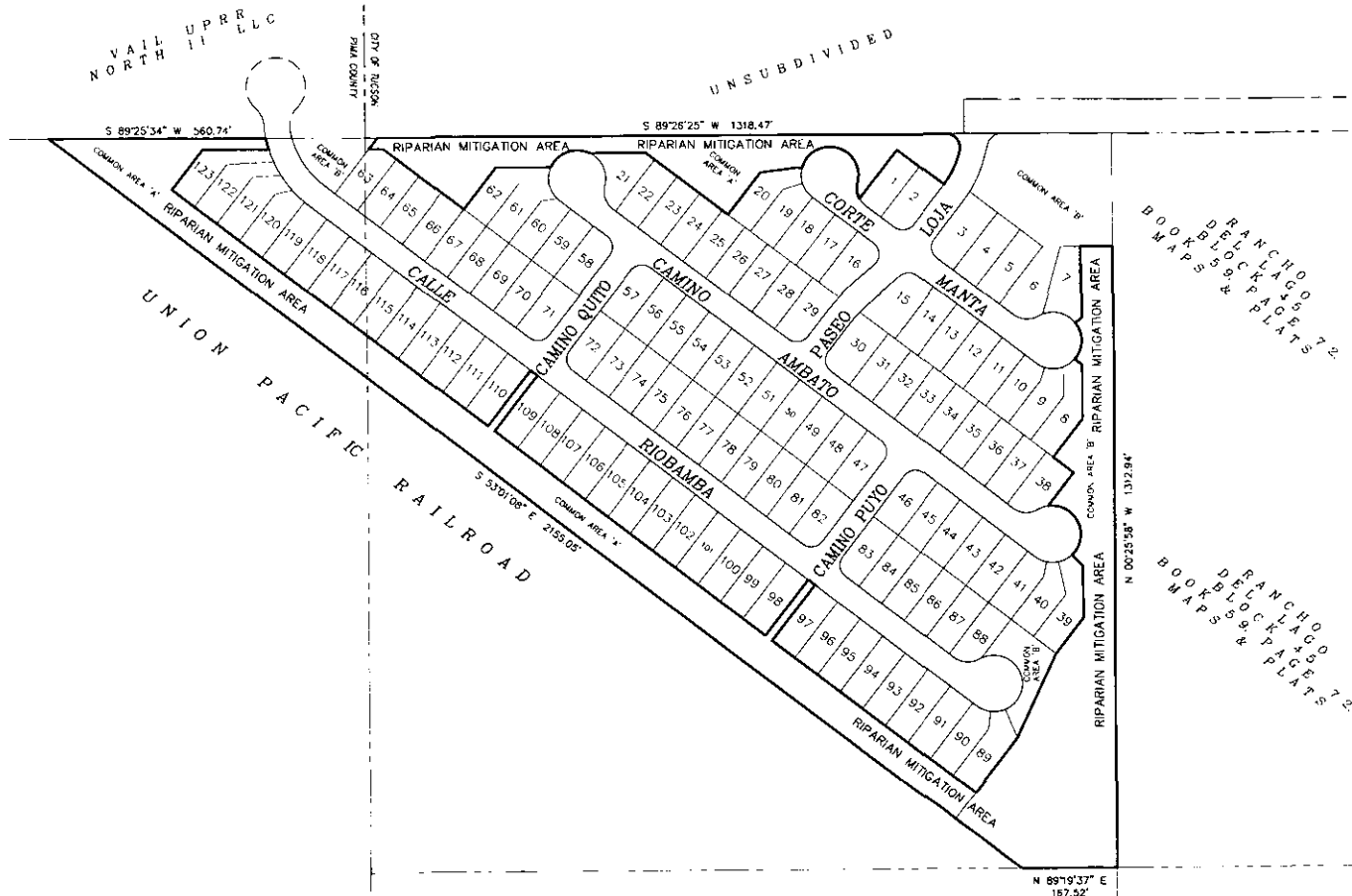


EXHIBIT TO SHOW THE AREA THAT IS SET ASIDE FOR RIPARIAN MITIGATION PLANTING.

James L. Dean
 1040 JAMES L. DEAN
 CAPTION 9/25/08



DRAWN 9/25/08



land engineering • land development •
 land surveying and construction surveying •
 environmental services • flood control and drainage •
 landscape architecture • natural resources •
 transportation • water and wastewater

Engineering and Environmental Consultants, Inc.
 4625 E. PT. LOWELL, RM. Tel: 520.321.4425 • Fax: 520.321.0333
 TUCSON, ARIZONA 85712 www.eec-info.com

**FINAL PLAT FOR
 VISTA DEL LAGO
 LOTS 1-123**

COMMON AREA 'A', DRAINAGE &
 COMMON AREA 'B' FUNCTIONAL OPEN SPACE & DRAINAGE
 LOCATED WITHIN A PORTION OF SECTION 8, T-16-S,
 R-16-E, Q-25-W

PIMA COUNTY, ARIZONA

P1207-054
 C09-06-012

SCALE: 1"=100'

PLC JOB 206144.01 NOVEMBER 2008 SHEET 6 OF 6