



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 2, 2016

Title: Bear Canyon Overlook, Lots 1-15 & Common Areas A & B, P1206-126, Developer: AF Sterling HomeBuilders

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: *Ann M. Oliver* 7/1/16

Deputy County Administrator Signature/Date: *Theresa J. Bernal* 7/1/16

County Administrator Signature/Date: *C. D. Buckley* 7/7/16

BEAR CANYON OVERLOOK

MP 62098

RECORDED: AUGUST 14, 2007

*** 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 THE PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND THE 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, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

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

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

COMMON AREAS (AND PRIVATE EASEMENTS), AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVEYANCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION. COMMON AREA "A" IS GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF ACCESS, INSTALLATION AND MAINTENANCE OF ABOVE GROUND AND UNDERGROUND UTILITIES, PUBLIC SERVICES AND DRAINAGE STRUCTURES. COMMON AREA "B" IS GRANTED AS NATURAL OPEN SPACE AND COMMON PROPERTY TO REMAIN UNDISTURBED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

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 DOCKET 15,118, AT PAGES 1936, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUATION TAXES AND LIABILITY FOR THE COMMON AREAS (PRIVATE DRAINAGEWAYS) (PRIVATE EASEMENTS) WITHIN THE SUBDIVISION.

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NO. 9250 ONLY AND NOT OTHERWISE.

BY: [Signature]
TRUST OFFICER

8-6-2007
DATE

ACKNOWLEDGMENTS

STATE OF ARIZONA)
COUNTY OF PIMA)

ON THIS 6 DAY OF August, 2007, BEFORE ME, PERSONALLY APPEARED DAVID E. RICH WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICER OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSIONS EXPIRES: 12/31/2010 Cindy A. Reiche
NOTARY PUBLIC

PURSUANT TO SECTION 33-401 ARS, THE NAME AND ADDRESS OF THE BENEFICIARY AS DISCLOSED BY THE RECORDOR OF SAID TRUST ARE AS FOLLOWS:

SHAKH M. SAHAB & KATHA JEAN ROBERTSON
340 N MAIN AVENUE
TUCSON, AZ 85701
PHONE: (520) 623-5466
ATTN: MR. LARRY SCHUBERT, PC

RECORDING

ANNOTATED
COPY

Urban
Engineering

877 S. Alvernon Way
Tucson, AZ 85711
320.318.3800

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 9250 FROM FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, AS RECORDED IN BOOK 15,118, PAGE 1936 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.09 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: [Signature] 8-7-07
CHAIR, BOARD OF SUPERVISORS DATE
PIMA COUNTY, ARIZONA

ATTEST

I, LOIS GOODMAN, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF PIMA COUNTY, ARIZONA ON THIS 7th DAY OF August, 2007.

[Signature] 8/7/07
CLERK, BOARD OF SUPERVISORS DATE

GENERAL NOTES

- TOTAL MILES OF NEW PUBLIC STREETS IS .18 MILES
- THE GROSS AREA OF THE SUBDIVISION IS 17.20 ACRES.
COMMON AREA "A" (FUNCTIONAL OPEN SPACE) IS 1.533 ACRES.
COMMON AREA "B" (NATURAL OPEN SPACE) IS 5.16 ACRES.
DEDICATION (PUBLIC RIGHT OF WAY) IS 2.44 ACRES
- THE BASIS OF BEARING FOR THIS PROJECT IS THE CENTERLINE OF SPYDER ROAD FROM THE POINT BEGIN AT THE INTERSECTION OF BEAR CANYON ROAD EAST TO THE NORTH 1/4 CORNER OF SECTION 22, A FOUND N 89° 00' 00" E 206.3 AS DETERMINED FROM D.O.T. AND THE CITY OF TUCSON D.O.T. GEODETIC CONTROL POINTS P13, P14, & M15 SAID BEARING = NORTH 89° 00' 27" EAST (MAGNET)
- THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- BASES OF ELEVATION FOR THIS PROJECT IS THE PIMA COUNTY D.O.T./CITY OF TUCSON D.O.T. GEODETIC CONTROL POINT NO. M13, A 3/16" STAINLESS STEEL ROD IN CASTING AT THE NORTHWEST CORNER OF SPYDER ROAD AND BEAR CANYON ROAD, ALSO KNOWN AS HUS POINT DESIGNATION M434, PD-050034 ESTABLISHED BY PIMA COUNTY SURVEY DEPARTMENT. ELEVATION = 2545.93 (NAVD 83)
- THE LANDSCAPING WITHIN ALL PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES OF PG/COT STANDARD DETAIL WPM A-4.

PERMITTING NOTES

- CONDITIONAL ZONING IS CR-1 PER THE AQUA CALIENTE - SABINO CREEK ZONING PLAN C013-01-13 AND IS BEING DEVELOPED USING THE LOT REDUCTION OPTION IN ACCORDANCE WITH SECTION 18.08.050.
- GROSS DENSITY IS 0.82 RAC.
- THE AVERAGE LOT AREA PER DWELLING UNIT IS 24,005 SQ. FT.
- NO PERMITS FOR PERMANENT STRUCTURES (I.E. MASONRY WALLS, FENCES, ETC.) ON OR THROUGH THE PUBLIC SEWER EASEMENT WILL BE ISSUED WITHOUT SEPARATE WRITTEN CONSENT OF PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
- THE LOT REDUCTION OPTION IS BEING USED ON THIS PLAT IN ACCORDANCE WITH SECTION 18.08.050.
1. THE MINIMUM LOT SIZE IS 24,000 SQUARE FEET.
2. THE NUMBER OF UNDESIGNED LOTS IS 15.
3. LOTS 1 THRU 15 ARE UNDESIGNED.
4. THE TOTAL AREA OF LOT DEFICIENCY IS 179,884 SQUARE FEET.
5. THE AREA OF LAND PROVIDED TO OFFSET THE LOT DEFICIENCY IS 301,560 SQUARE FEET, 6.82(ACRES).
- BEAR CANYON ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY PIMA COUNTY WHICH SERVES THIS SUBDIVISION. IT IS 0 MILES/FEET AWAY FROM (OR ADJACENT TO) THIS SUBDIVISION.
- TOTAL AMOUNT OF RIPARIAN HABITAT ON-SITE=4.85 ACRES/211,319.97 SQ.FT.
CLASS 1B 3.01 ACRES/134,127.97 SQ.FT.
CLASS 1C 1.77 ACRES/77,192.00 SQ.FT.
AMOUNT OF HABITAT DISTURBED ON-SITE:
CLASS 1B DISTURBED: 0.18 ACRES/81,97.90 SQ.FT.
CLASS 1C DISTURBED: 0.00 ACRES/0.00 SQ.FT.
TOTAL RIPARIAN HABITAT DISTURBED ON-SITE=0.18 ACRES/81,97.90 SQ.FT.
- REGIONAL FLOOD CONTROL DISTRICT REVIEW REQUIRED PRIOR TO ISSUANCE OF ANY PERMITS FOR LOTS 3, 6, 10, 14, 15. SEE TABLE 1 (RIGHT)
- THERE WILL BE NO FURTHER SUBDIVISION OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
- AS MANDATED BY THE BOARD OF SUPERVISORS, AN APPROVED SUBDIVISION PLAT FOR THE PROPERTY MUST BE RECORDED BY THE PIMA COUNTY RECORDER BY AUGUST 15, 2007. IF THE SUBDIVISION PLAT IS NOT RECORDED BY THIS TIME FRAME, THE CONDITIONAL ZONING APPROVED BY THE ZONING PLAN SHALL EXPIRE AND ALL DEVELOPMENT MUST ADHERE TO THE PIMA COUNTY COMPREHENSIVE PLAN.

LEGEND

- SHEET MATCHLINE
- RIPIAN BOUNDARY
- FLOODPLAIN LINE
- EROSION HAZARD SETBACK
- RIGHT-OF-WAY
- PUBLIC ROAD CENTERLINE
- PARCEL LINE
- EASEMENT LINE

100 = 1070FS
D.A.=0.57AC
RA

P.U.E.

FP

EH

CA "B"

A.C.E.

H.O.A.

L11

C12

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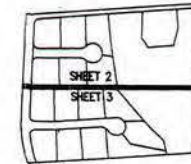
OR

OR

OR

OR

OR



KEY MAP



LOCATION MAP
SECTION 22.1-13-S, R-15-E
GILA & SALT RIVER MERIDIAN
PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

SHEET INDEX

- COVER SHEET
- 2-3 PLAIN SHEETS AND DETAILS
- 4 LINE AND CURVE DATA TABLES AND DETAIL

CERTIFICATION OF SURVEY

WE HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY US OR UNDER OUR SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE SHOWN CORRECTLY.



LOUIS P. DEPINTO
REGISTERED LAND SURVEYOR
ARIZONA REGISTRATION No. 14172



DANIEL R. WEHRLEY
REGISTERED LAND SURVEYOR
ARIZONA REGISTRATION No. 27795

ENGINEER'S CERTIFICATION

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



SALVADOR GARCIA
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
ARIZONA REGISTRATION No. 41929

PIMA COUNTY
PROJ#: P1206-126
ZONE: SEE PERMITTING NOTE #1
Adm. Address:
4700 N BEAR CANYON RD

FINAL PLAT FOR BEAR CANYON OVERLOOK

LOTS 1-15 AND COMMON AREAS
"A" (FUNCTIONAL OPEN SPACE),
"B" (NATURAL OPEN SPACE),

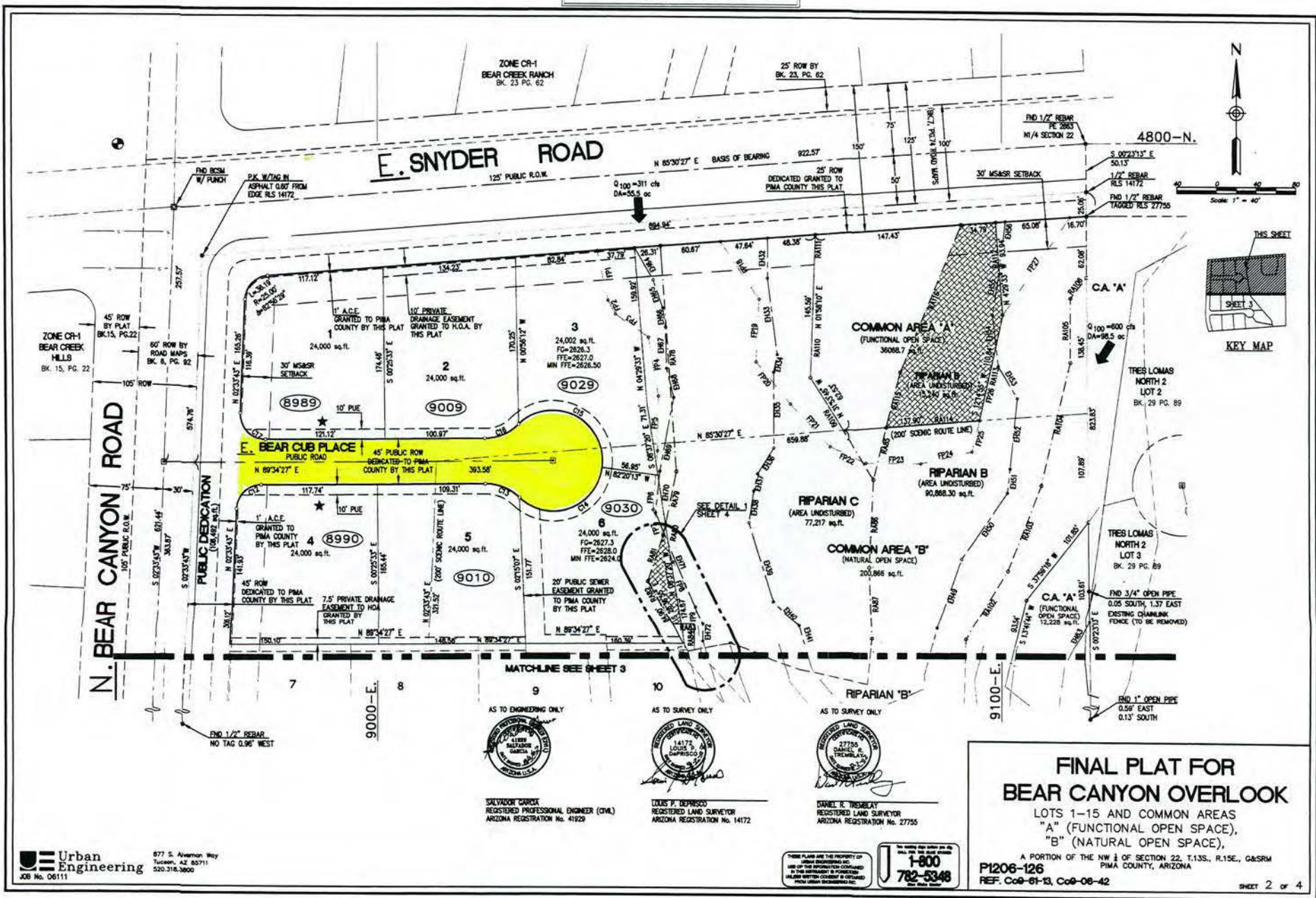
A PORTION OF THE NW 1/4 OF SECTION 22, T.13S., R.15E., G&SRM
PIMA COUNTY, ARIZONA

P1206-126

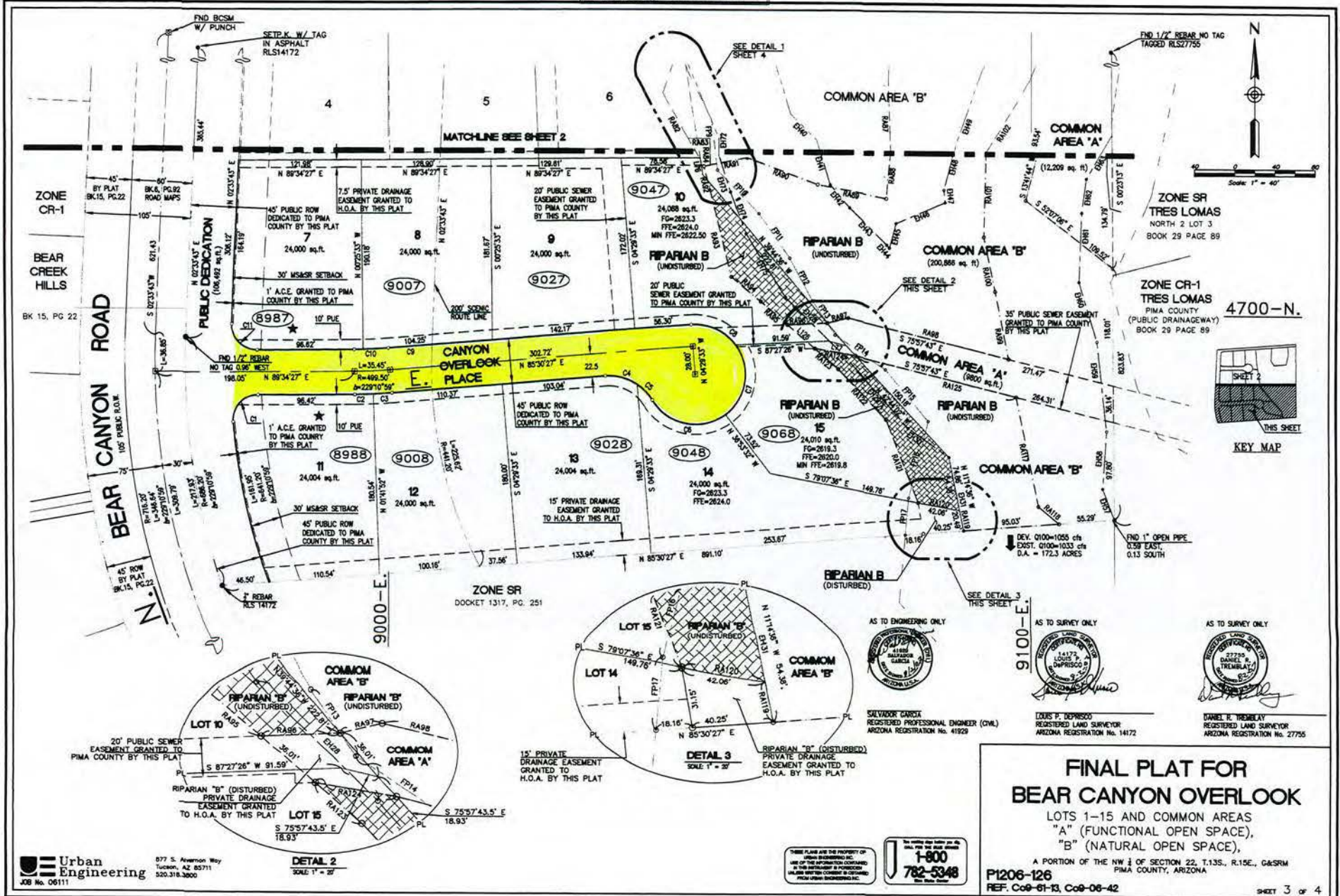
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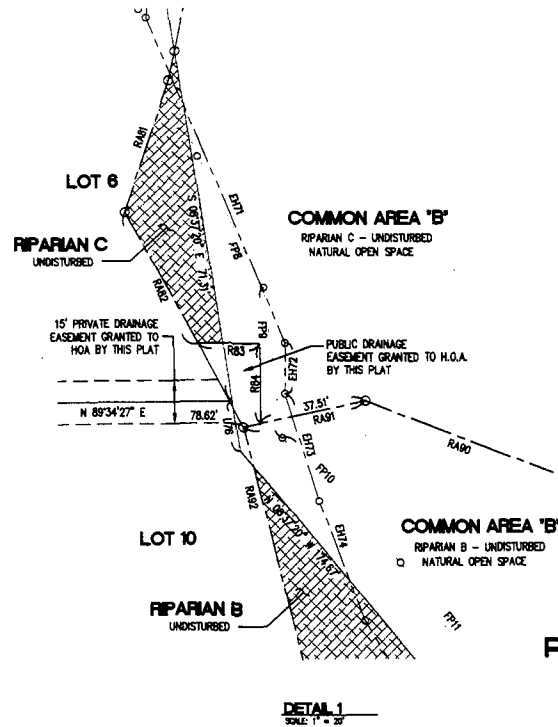
SHEET 1 of 4

ANNOTATED COPY



ANNOTATED COPY





LINE No.	LENGTH	BEARING
EH28	85.69	S 44°48'49" E
EH29	92.74	S 41°28'26" E
EH30	48.58	S 54°46'17" E
EH31	74.86	S 11°12'36" E
EH32	40.40	S 00°53'37" E
EH33	78.06	S 07°58'47" E
EH34	18.81	S 10°50'00" W
EH35	78.49	S 00°00'03" W
EH36	30.18	S 32°20'12" W
EH37	17.59	S 13°46'34" W
EH38	31.79	S 08°44'52" W
EH39	84.50	S 16°48'27" E
EH40	36.94	S 43°58'49" E
EH41	47.89	S 18°22'20" E
EH42	30.16	S 39°30'05" E
EH43	51.74	S 43°09'50" E
EH44	4.03	S 41°25'50" E
EH45	25.49	N 14°48'45" E
EH46	53.22	N 06°31'50" E
EH47	12.81	N 05°48'09" W
EH48	50.75	N 14°33'53" E
EH49	77.81	N 19°09'08" E
EH50	81.23	N 34°46'48" E
EH51	23.87	N 08°47'08" E
EH52	10.83	N 05°35'42" E
EH53	37.83	N 30°21'52" W
EH54	52.85	N 06°21'05" W
EH55	56.23	N 06°36'22" E
EH56	36.29	N 05°36'50" E
EH57	32.88	N 20°33'16" W
EH58	57.85	N 03°36'53" E
EH59	86.69	N 08°06'43" W
EH60	82.57	N 18°46'13" W
EH61	66.40	N 02°07'05" E
EH62	35.01	N 07°34'10" E
EH63	51.70	N 28°30'47" E
EH64	37.20	S 22°56'54" E
EH65	28.67	S 19°00'38" E
EH66	19.81	S 08°03'40" E
EH67	42.51	S 01°25'42" E
EH68	30.80	S 13°28'46" E
EH69	74.97	S 10°56'11" W
EH70	41.39	S 08°18'58" W
EH71	124.82	S 22°21'02" E
EH72	17.28	S 00°18'17" W
EH73	39.82	S 17°04'24" E
EH74	44.46	S 20°28'24" E
EH75	74.21	S 31°28'54" E

LINE No.	LENGTH	BEARING
FP1	51.06	S 12°21'39" E
FP2	15.83	S 28°22'43" E
FP3	40.84	S 34°28'11" E
FP4	81.32	S 09°28'50" E
FP5	54.90	S 01°14'48" W
FP6	56.38	S 04°28'35" W
FP7	56.30	S 20°46'38" E
FP8	51.67	S 25°35'19" E
FP9	52.38	S 08°28'32" E
FP10	60.15	S 43°07'30" E
FP11	53.64	S 34°47'35" E
FP12	48.38	S 27°41'35" E
FP13	41.28	S 33°07'15" E
FP14	60.43	S 55°40'57" E
FP15	68.80	S 38°42'44" E
FP16	79.14	S 14°31'46" W
FP17	37.11	S 05°11'08" W
FP18	69.77	S 34°02'42" E
FP19	64.00	S 02°52'52" W
FP20	55.46	S 38°35'51" E
FP21	58.29	S 43°25'15" E
FP22	56.13	S 68°34'20" E
FP23	55.44	S 89°36'50" E
FP24	53.06	N 08°37'20" W
FP25	26.84	N 14°20'43" E
FP26	115.87	N 12°14'50" E
FP27	120.14	N 34°04'18" E

LINE No.	LENGTH	BEARING
L76	17.25	N 08°37'20" W
L77	18.62	S 75°57'43" E
L78	36.01	S 48°34'53" E

LINE No.	LENGTH	BEARING
RA78	228.65	S 03°56'08" E
RA79	53.83	S 12°05'23" W
RA80	10.75	S 12°05'23" W
RA81	50.00	S 18°25'48" W
RA82	52.39	S 28°36'55" E
RA83	21.60	N 89°34'27" E
RA84	27.39	S 00°25'44" E
RA85	53.56	N 13°58'44" E
RA86	88.21	N 02°55'51" E
RA87	74.57	N 01°44'28" W
RA88	47.65	N 05°26'07" E
RA89	69.10	S 78°41'42" E
RA90	75.08	S 68°50'37" E
RA91	43.86	N 78°06'23" E
RA92	37.49	S 13°43'54" E
RA93	78.46	S 13°43'54" E
RA94	38.46	S 48°48'07" E
RA95	35.35	S 48°34'53" E
RA96	39.48	N 87°27'28" E
RA97	21.52	N 75°56'42" E
RA98	184.28	S 75°57'43" E
RA99	69.11	N 11°18'54" W
RA100	55.37	N 11°46'24" W
RA101	85.86	N 01°30'09" E
RA102	84.26	N 30°41'41" E
RA103	92.28	N 21°32'10" E
RA104	127.65	N 13°17'37" E
RA105	65.50	N 00°00'18" W
RA106	26.70	N 37°32'12" E
RA109	119.71	N 31°53'45" W
RA110	115.40	N 01°58'10" E
RA111	30.19	N 01°58'10" E
RA112	93.94	S 04°29'33" E
RA113	110.84	S 12°14'55" W
RA114	94.81	S 85°28'08" W
RA115	58.20	N 14°04'48" E
RA116	182.42	N 22°18'05" E
RA117	111.20	N 11°16'38" W
RA118	26.72	N 49°48'07" W
RA119	20.49	S 11°14'36" E
RA120	42.06	S 78°47'15" E
RA121	88.79	S 20°51'34" E
RA122	68.70	S 43°40'22" E
RA123	31.05	S 48°34'53" E
RA124	41.11	N 80°06'15" W
RA125	184.67	N 75°57'43" W

No.	LENGTH	RADIUS	DELTA
C1	41.20	25.00	94°25'18"
C2	18.54	522.50	02°02'00"
C3	18.54	522.50	02°02'00"
C4	33.31	50.00	36°10'22"
C5	21.89	50.00	28°05'01"
C6	83.48	50.00	95°39'22"
C7	78.11	50.00	89°30'19"
C8	50.79	50.00	58°05'42"
C9	24.94	477.50	02°58'33"
C10	8.95	477.50	01°04'28"
C11	40.57	25.00	92°56'15"
C12	37.97	25.00	87°00'45"
C13	37.99	50.00	43°31'52"
C14	108.47	50.00	125°28'32"
C15	123.56	50.00	141°37'12"
C16	37.99	50.00	43°31'52"
C17	40.57	25.00	92°56'15"
C18	53.04	641.20	04°14'22"
C19	32.83	641.20	02°56'35"



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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
ARIZONA REGISTRATION No. 41929



LOUIS P. DEPRESSIO
REGISTERED LAND SURVEYOR
ARIZONA REGISTRATION No. 14172



DANIEL R. TREBLEAY
REGISTERED LAND SURVEYOR
ARIZONA REGISTRATION No. 27755

THIS PLAT IS THE PROPERTY OF
URBAN ENGINEERING, INC.
USE OF THE INFORMATION CONTAINED
HEREIN IS LIMITED TO THE PROJECT
AND NO OTHER USE IS PERMITTED
WITHOUT WRITTEN CONSENT OF URBAN
ENGINEERING, INC.

1-800
782-5348

FINAL PLAT FOR BEAR CANYON OVERLOOK

LOTS 1-15 AND COMMON AREAS
"A" (FUNCTIONAL OPEN SPACE),
"B" (NATURAL OPEN SPACE).

A PORTION OF THE NW 1/4 OF SECTION 22, T.13S., R.15E., G&SRM
PIMA COUNTY, ARIZONA

P1206-126

REF. Co# 61-13, Co# 08-42

SHEET 4 of 4