



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: December 18, 2018

Title: Hardy Preserve, Lots 1-55, P17SC00028, Developer: KB Home Tucson, 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: Ann M. O'Brien

11/21/18

Deputy County Administrator Signature/Date: C. Deluberg

11/27/18

County Administrator Signature/Date: C. Deluberg

11/27/18

HARDY PRESERVE

LOTS 1-55

SEQ # 20173240094

RECORDED: NOVEMBER 20, 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 ***

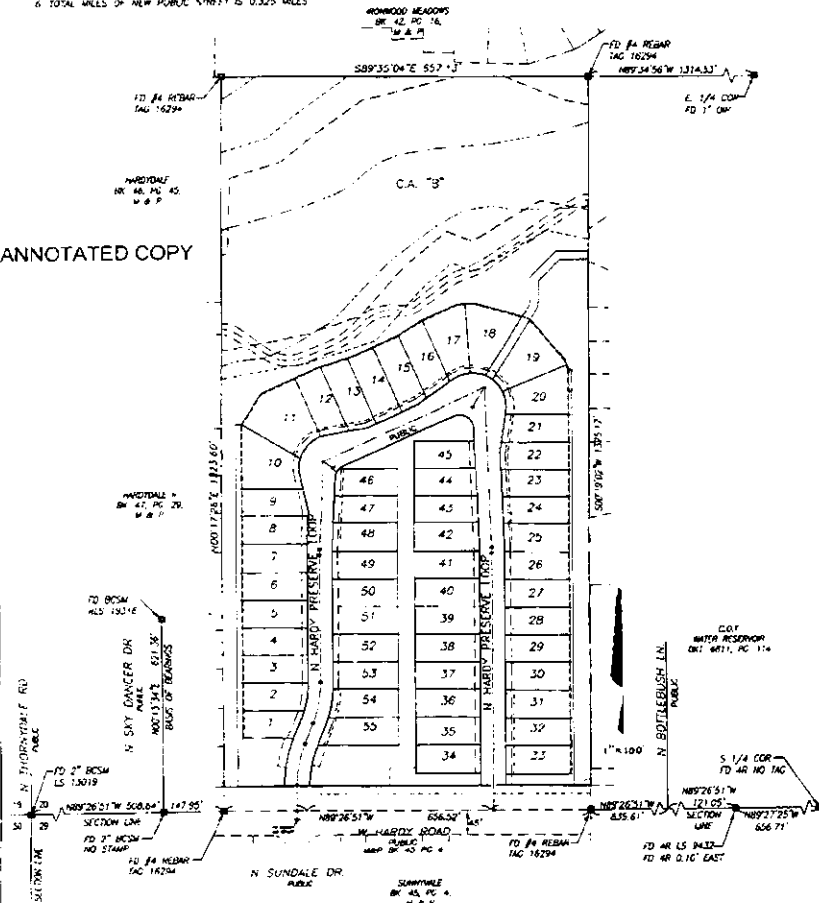
FINAL PLAT FOR HARDY PRESERVE LOTS 1-55

**COMMON AREA "A" (DRAINAGE, LANDSCAPE AND PUBLIC UTILITIES)
COMMON AREA "B" (N.O.S. & RIPARIAN HABITAT)
ADMINISTRATION ADDRESS: 3680 W HARDY ROAD**

GENERAL NOTES

1. THE GROSS AREA IS 19.97 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 55.
3. THIS SUBDIVISION LIES WITHIN THE METRO WATER DISTRICT WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
4. THE LOTS OF BEARING: N 02°15'34" E FOR THE CENTERLINE OF SKY DANCER DRIVE AS EVIDENCED BY THE EXISTING CENTERLINE MONUMENTS STAMPTED 15 19316 LYING ADJACENT TO LOTS 1-5 OF HARDY PRESERVE II, RECORDED AS BOOK 47 OF MAPS AND PLATS AT PAGE 39, RECORDS OF PIMA COUNTY, ARIZONA.
5. THE BASIS OF ELEVATION: PIMA COUNTY & CITY OF TUCSON DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL POINT "225" A 2" IRON SPICED SURVEY MONUMENT STAMPED 7.5 4780 LOCATED AT THE INTERSECTION OF LINDA VISTA BOULEVARD AND BALD EAGLE AVENUE, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GLA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. THE PUBLISHED ELEVATION IS 2,330.61 FEET ABOVE MEAN SEA LEVEL, NORTH AMERICAN VERTICAL DATUM ON 1988.
6. TOTAL MILES OF NEW PUBLIC STREET IS 0.325 MILES.

ANNOTATED COPY



ANNOTATED COPY

PERMITTING NOTES

1. THERE WILL BE NO FURTHER SUBDIVISION OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
2. CONDITIONAL ZONING IS CN-5 SMALL LOT OPTION.
3. DENSITY IS 5.30 RAC.
4. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBER P16RZ00005 APPROVED ON SEPTEMBER 6, 2016. THE FOLLOWING APPLICABLES THE ISSUANCE OF PERMITS.
5. LOTS 5-10 AND 19-23 ARE RESTRICTED TO ONE STORY.
6. THE AVERAGE AREA PER DWELLING UNIT IS 15,816 SQ. FT.
7. CARPORTS/GARAGES SHALL BE SET BACK A MINIMUM OF 20 FEET FROM THE RIGHT-OF-WAY LINE.
8. A RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY AND PUBLIC DRAINAGEWAYS.
9. TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ON-SITE: 3.74 ACRES.
10. THIS PARCEL IS NOT SUBJECT TO A RIPARIAN HABITAT MITIGATION PLAN.

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE OWNERS AND THE ONLY PARTIES HAVING INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

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

COMMON AREAS (AND PRIVATE EASEMENTS) AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONDOMINIUM OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO THE PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVE GROUND UTILITIES.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S), RECORDED IN RECORDS & DEEDS BOOKS 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 (DRAINAGE, LANDSCAPE, PUBLIC UTILITIES, N.O.S. AND RIPARIAN HABITAT), WITHIN THIS SUBDIVISION.

MAINTENANCE OF DRAINAGEWAYS AND DETENTION/RETENTION BASINS ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. MAINTENANCE OF ON-LOT WATER HARVESTING BASINS IS THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNERS WITH OVER SITE BY THE HOME OWNERS ASSOCIATION. MAINTENANCE OF THESE AREAS IS FOR THE GUIDELINES IN THE CC&R'S.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DENOTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOODING, FLOODING, EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 201685-1, ONLY AND NOT OTHERWISE.

[Signature]
TRUST OFFICER
DATE: 01/10/17

BENEFICIARY

K21 HEAR, TUCSON, INC.
201 N MONTE AVE STE #105
TUCSON, AZ 85745

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATIONS SIZE AND MATERIAL ARE CORRECTLY SHOWN.

MARY MACHEN, P.L.S.
REGISTERED LAND SURVEYOR NO. 22245
STATE OF ARIZONA

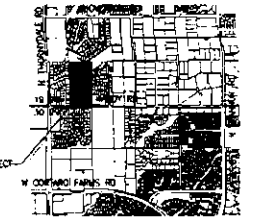
CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE ENGINEERING WORK EFFORT, INCLUDING GEOMETRIC DESIGN, REGULATORY FLOOD LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

DEREK M. ROBERTS, PE
ALLIANCE ENGINEERING, PC
REGISTERED PROFESSIONAL ENGINEER NO. 41910
STATE OF ARIZONA

ADMINISTRATIVE ADDRESS

3680 W HARDY ROAD



A PORTION OF SECTION 20 1125 4131, GASPARIN TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE: 3/4 MILE

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 201685-1 FROM TITLE SECURITY AGENCY, LLC, AS RECORDED IN SEQUENCE 20173240000, HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 12.60 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

[Signature]
CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA
DATE: NOV 07 2017

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF PIMA

ON THIS 07 DAY OF NOV 2017, BEFORE ME, PERSONALLY APPEARED *[Signature]* WHO ACKNOWLEDGED HIMSELF/HERSSELF TO BE THE TRUST OFFICIAL OF TITLE SECURITY AGENCY, LLC, AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 201685-1, AND NOT IN ITS CORPORATE CAPACITY AND ACKNOWLEDGED THAT HE/SHE, AS THE TRUST OFFICIAL, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE(S) THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREunto SET MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-2-2020

ATTEST

[Signature]
CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA ON THIS 7TH DAY OF NOVEMBER 2017.

[Signature]
CLERK, BOARD OF SUPERVISORS
DATE: NOV 07 2017

P17FP00005

**FINAL PLAT
FOR
HARDY PRESERVE
LOTS 1-55
COMMON AREA "A"
(DRAINAGE, LANDSCAPE AND PUBLIC UTILITIES)
COMMON AREA "B" (N.O.S. & RIPARIAN HABITAT)**

BEING A PORTION OF SECTION 20
TOWNSHIP 12 SOUTH RANGE 13 EAST
GLA AND SALT RIVER BASIS AND MERIDIAN

COVER

**ALLIANCE
ENGINEERING, PC
CIVIL ENGINEERING**
1440 W CANYON SHADOWS LN ORIO VALLEY AZ 85717
PH: (520) 475-1992 www.alliancepc.com

SHEET INDEX

- | SHEET NO. | DESCRIPTION |
|-----------|-------------|
| 1 | COVER SHEET |
| 2 | FINAL PLAT |
| 3 | FINAL PLAT |
| 4 | FINAL PLAT |
| 5 | TRAIL |

REF:

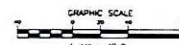
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P16RZ00005

DATE: NOV 07 2017
SHEET 1 OF 5

ANNOTATED COPY

SEQUENCE NO.

ANNOTATED COPY



KEY NOTES

- 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- 14' DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- 1' NO ACCESS EASEMENT GRANTED BY THIS PLAT
- 10'x10' TEP EASEMENT GRANTED BY THIS PLAT
- PUBLIC DRAINAGE ACCESS EASEMENT GRANTED BY THIS PLAT

LEGEND

- BCSM EXISTING BCSM
- PROPOSED BCSM
- FOUND POINT AS NOTED
- SET AR TAGGED BY A REGISTER SURVEYOR
- BRASS CAP SURVEY MONUMENT
- FOUND
- 4R
- MAP
- SVT
- SIGHT VISIBILITY TRIANGLE
- EXISTING RIGHT OF WAY
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE AS NOTED
- SECTION LINE
- REGULATORY FLOOD LIMITS
- EROSION HAZARD SETBACK
- XEROGRAPHIC "C"



EXPIRES 09/30/18



EXPIRES JUNE 30, 2018

FINAL PLAT
FOR
HARDY PRESERVE
LOTS 1-55
COMMON AREA "A"
(DRAINAGE, LANDSCAPE AND PUBLIC UTILITIES)
COMMON AREA "B" (N.O.S & RIPARIAN HABITAT)

BEING A PORTION OF SECTION 20,
TOWNSHIP 12 SOUTH RANGE 13 EAST
GILA AND SALT RIVER BASE AND MERIDIAN

SITE



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PH: (520) 975-7992 www.alliancepc.com

DRAWN BY: JMM

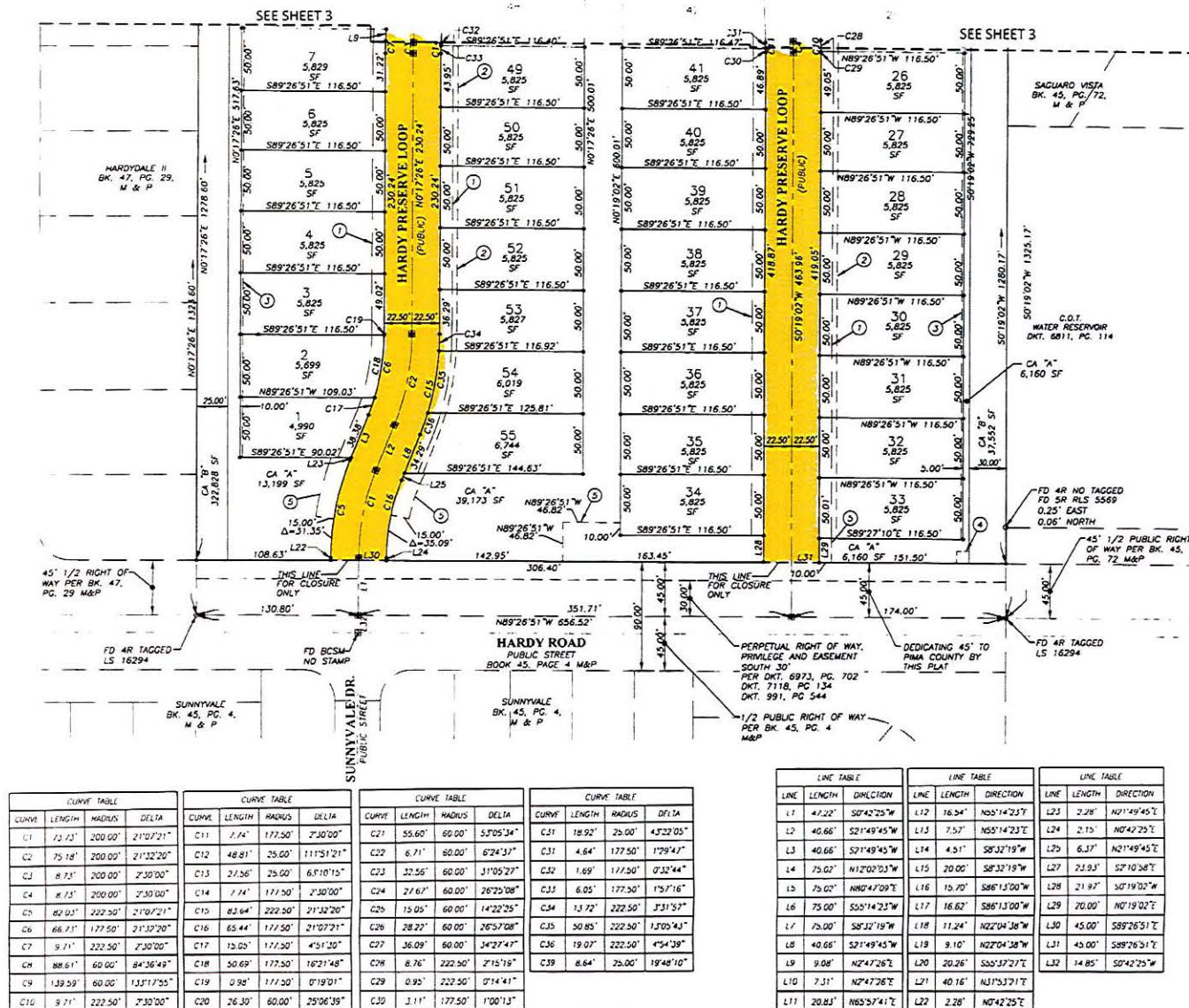
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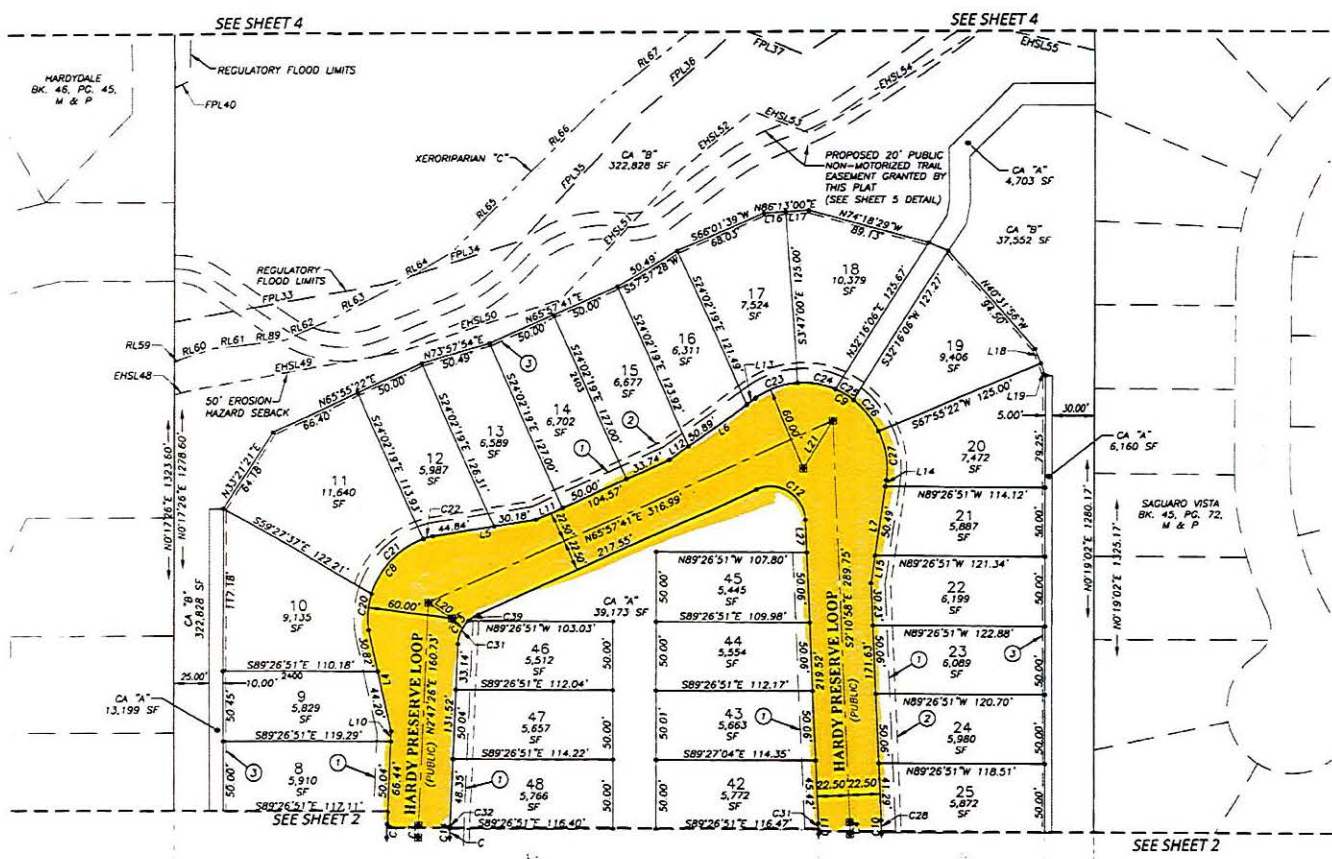
PROJ: 15-132

SHEET 2 OF 5

SEQUENCE NO.

ANNOTATED COPY





KEY NOTES

- 1 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- 2 14' DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- 3 1' NO ACCESS EASEMENT GRANTED BY THIS PLAT
- 4 10'x10' TEP EASEMENT GRANTED BY THIS PLAT

LEGEND

- EXISTING BCSM
- PROPOSED BCSM
- FOUND POINT AS NOTED
- SET 4R TAGGED BY A REGISTER SURVEYOR
- BRASS CAP SURVEY MONUMENT
- FOUND
- #4 REBAR
- MAPS & PLATS
- SIGHT VISIBILITY TRIANGLE
- EXISTING RIGHT OF WAY
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE AS NOTED
- SECTION LINE
- REGULATORY FLOOD LIMITS
- EROSION HAZARD SETBACK
- XERORIPARIAN "C"



CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C1	73.15'	200.00'	210°21'	C11	1.14'	177.50'	230°00'	C21	30.80'	60.00'	53°05'34"	C31	18.92'	25.00'	43°22'05"
C2	75.18'	200.00'	213°32'20"	C12	48.81'	25.00'	111°51'21"	C22	6.71'	60.00'	6°24'37"	C32	4.64'	177.50'	1°29'42"
C3	8.73'	200.00'	213°00'00"	C13	27.36'	25.00'	63°10'15"	C23	32.36'	60.00'	31°05'27"	C33	1.69'	177.50'	0°32'44"
C4	8.73'	200.00'	213°00'00"	C14	7.74'	177.50'	230°00'	C24	21.61'	60.00'	26°25'08"	C33	6.05'	177.50'	1°37'16"
C5	82.03'	222.50'	210°21'21"	C15	85.64'	222.50'	213°32'20"	C25	15.05'	60.00'	14°22'25"	C34	13.72'	222.50'	3°31'57"
C6	66.73'	177.50'	213°32'20"	C16	65.44'	177.50'	210°21'21"	C26	28.22'	60.00'	28°37'08"	C35	30.85'	222.50'	1°05'43"
C7	9.71'	222.50'	213°00'00"	C17	15.05'	177.50'	4°31'30"	C27	36.09'	60.00'	34°27'43"	C36	19.07'	222.50'	4°34'39"
C8	88.61'	190.00'	84°36'48"	C18	10.69'	177.50'	16°21'48"	C28	8.76'	222.50'	2°15'19"	C39	8.64'	25.00'	19°48'10"
C9	124.59'	60.00'	133°17'35"	C19	0.98'	177.50'	0°14'41"	C29	0.95'	222.50'	0°14'41"				
C10	9.71'	222.50'	213°00'00"	C20	26.30'	60.00'	25°06'49"	C30	3.11'	177.50'	1°00'13"				

LINE TABLE				LINE TABLE				LINE TABLE			
LINE	LENGTH	DIRECTION		LINE	LENGTH	DIRECTION		LINE	LENGTH	DIRECTION	
L1	47.22'	S04°22'27"W		L17	16.54'	N55°14'23"E		L23	2.28'	N01°44'45"E	
L2	40.66'	S21°49'45"W		L18	7.37'	N05°14'23"E		L24	2.15'	N04°42'20"E	
L3	40.66'	S21°49'45"W		L19	4.51'	S83°12'19"W		L25	6.37'	N21°45'45"E	
L4	75.02'	N12°02'03"W		L20	20.00'	S83°12'19"W		L27	23.93'	S21°05'48"E	
L5	75.02'	N80°47'09"E		L26	15.70'	S86°13'00"W		L28	71.97'	S07°19'02"W	
L6	75.00'	S55°14'23"W		L27	16.62'	S86°13'00"W		L29	20.00'	N07°19'02"E	
L7	75.00'	S83°12'19"W		L28	11.24'	N22°04'38"W		L30	45.00'	S89°26'51"E	
L8	40.66'	S21°49'45"W		L29	9.10'	N22°04'38"W		L31	45.00'	S89°26'51"E	
L9	9.08'	N24°26'E		L30	20.26'	S55°17'27"E		L32	14.85'	S04°22'5"W	
L10	7.31'	N24°26'E		L31	40.16'	N11°33'21"E					
L11	20.83'	N65°27'41"E		L32	2.38'	N04°42'25"E					

FINAL PLAT
FOR
HARDY PRESERVE
LOTS 1-55
COMMON AREA "A"
(DRAINAGE, LANDSCAPE AND PUBLIC UTILITIES)
COMMON AREA "B" (N.O.S & RIPARIAN HABITAT)

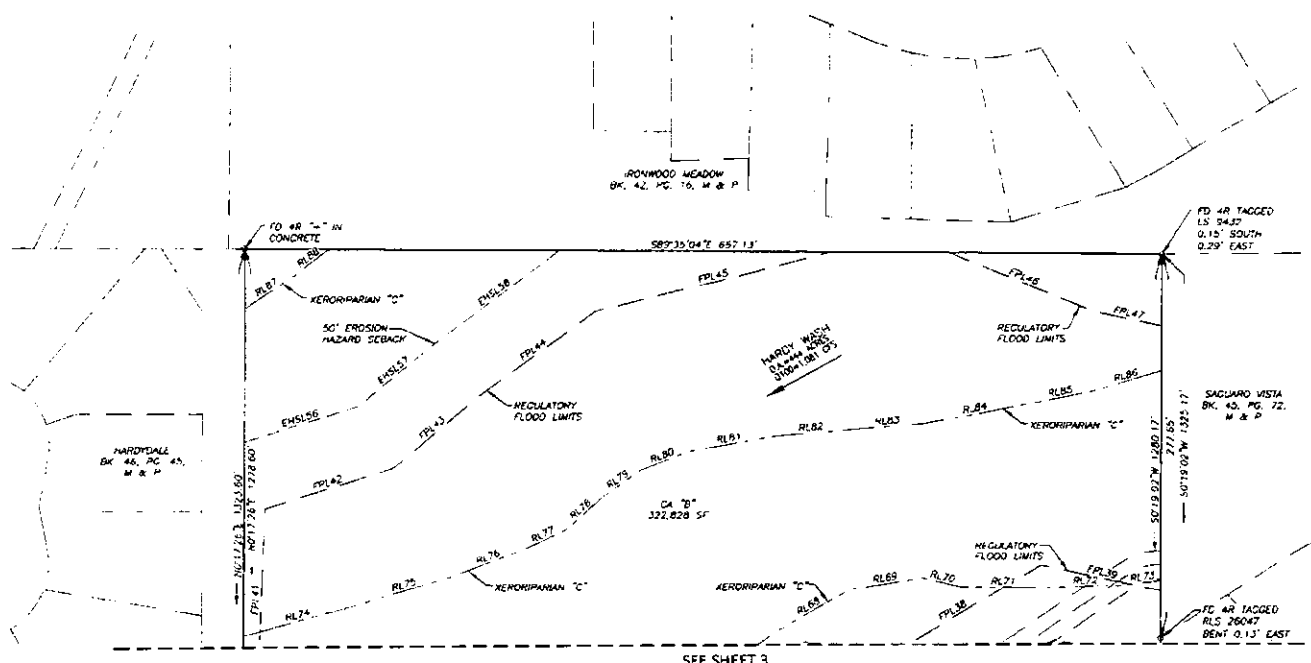
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Drawn By: JMR Ck'd By: DMR PROJ: 15-132 **SHEET 3 OF 5**



KEY NOTES

- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ② 14' DRAINAGE EASEMENT GRANTED BY THIS PLAT
- ③ 1' NO ACCESS EASEMENT GRANTED BY THIS PLAT
- ④ 10'x10' TEP EASEMENT GRANTED BY THIS PLAT

LEGEND

- EXISTING BCSW
- PROPOSED BCSW
- FOUND POINT AS NOTED
- SET 4R TAGGED BY A REGISTERED SURVEYOR
- BRASS CAP SURVEY MONUMENT
- FOUND
- 4R
- 1/4 REBAR
- MAPS & PLATS
- SIGHT VISIBILITY TRIANGLE
- EXISTING RIGHT OF WAY
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE AS NOTED
- SECTION LINE
- REGULATORY FLOOD LIMITS
- EROSION HAZARD SETBACK
- XEROPHILAN "C"

SEE SHEET 3

LINE	LENGTH	DIRECTION
ERL1	150.00'	S70°51'43"W
ERL2	124.22'	S77°51'46"W
ERL3	120.00'	S84°51'43"W
ERL4	100.00'	S87°51'43"W
ERL5	100.00'	S87°51'43"W
ERL6	100.00'	S87°51'43"W
ERL7	100.00'	S87°51'43"W
ERL8	100.00'	S87°51'43"W
ERL9	100.00'	S87°51'43"W
ERL10	100.00'	S87°51'43"W
ERL11	100.00'	S87°51'43"W
ERL12	100.00'	S87°51'43"W
ERL13	100.00'	S87°51'43"W
ERL14	100.00'	S87°51'43"W
ERL15	100.00'	S87°51'43"W
ERL16	100.00'	S87°51'43"W
ERL17	100.00'	S87°51'43"W
ERL18	100.00'	S87°51'43"W
ERL19	100.00'	S87°51'43"W
ERL20	100.00'	S87°51'43"W

LINE	LENGTH	DIRECTION
ERL21	100.00'	S87°51'43"W
ERL22	100.00'	S87°51'43"W
ERL23	100.00'	S87°51'43"W
ERL24	100.00'	S87°51'43"W
ERL25	100.00'	S87°51'43"W
ERL26	100.00'	S87°51'43"W
ERL27	100.00'	S87°51'43"W
ERL28	100.00'	S87°51'43"W
ERL29	100.00'	S87°51'43"W
ERL30	100.00'	S87°51'43"W
ERL31	100.00'	S87°51'43"W
ERL32	100.00'	S87°51'43"W
ERL33	100.00'	S87°51'43"W
ERL34	100.00'	S87°51'43"W
ERL35	100.00'	S87°51'43"W
ERL36	100.00'	S87°51'43"W
ERL37	100.00'	S87°51'43"W
ERL38	100.00'	S87°51'43"W
ERL39	100.00'	S87°51'43"W
ERL40	100.00'	S87°51'43"W

LINE	LENGTH	DIRECTION
XL1	100.00'	S87°51'43"W
XL2	100.00'	S87°51'43"W
XL3	100.00'	S87°51'43"W
XL4	100.00'	S87°51'43"W
XL5	100.00'	S87°51'43"W
XL6	100.00'	S87°51'43"W
XL7	100.00'	S87°51'43"W
XL8	100.00'	S87°51'43"W
XL9	100.00'	S87°51'43"W
XL10	100.00'	S87°51'43"W
XL11	100.00'	S87°51'43"W
XL12	100.00'	S87°51'43"W
XL13	100.00'	S87°51'43"W
XL14	100.00'	S87°51'43"W
XL15	100.00'	S87°51'43"W
XL16	100.00'	S87°51'43"W
XL17	100.00'	S87°51'43"W
XL18	100.00'	S87°51'43"W
XL19	100.00'	S87°51'43"W
XL20	100.00'	S87°51'43"W

LINE	LENGTH	DIRECTION
XL21	100.00'	S87°51'43"W
XL22	100.00'	S87°51'43"W
XL23	100.00'	S87°51'43"W
XL24	100.00'	S87°51'43"W
XL25	100.00'	S87°51'43"W
XL26	100.00'	S87°51'43"W
XL27	100.00'	S87°51'43"W
XL28	100.00'	S87°51'43"W
XL29	100.00'	S87°51'43"W
XL30	100.00'	S87°51'43"W
XL31	100.00'	S87°51'43"W
XL32	100.00'	S87°51'43"W
XL33	100.00'	S87°51'43"W
XL34	100.00'	S87°51'43"W
XL35	100.00'	S87°51'43"W
XL36	100.00'	S87°51'43"W
XL37	100.00'	S87°51'43"W
XL38	100.00'	S87°51'43"W
XL39	100.00'	S87°51'43"W
XL40	100.00'	S87°51'43"W

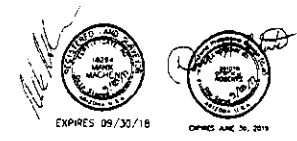
PERMITTING NOTES CONTINUED

10. NATURAL RESOURCES, PARKS AND RECREATION IN-LIEU FEE OF \$109,560 SHALL BE PAID AT THE TIME THE SUBDIVISION ASSURANCES ARE RELEASED FOR THE 41ST LOT.
11. SCHEMATIC LOCATION OF THE MICRO BASIN IS TO BE NOTED ON INDIVIDUAL PLOT PLANS SUBMITTED TO PHMA COUNTY.
12. HOUSE SHALL NOT ENROACH INTO THE DRAINAGE EASEMENT.
13. SIDEWALK IS ALLOWED IN THE DRAINAGE EASEMENT FOR THE MODELS WITH LIVING SPACE FORWARD OF THE DRIVEWAY.
14. CONSTRUCTION OF THE INDIVIDUAL MICRO BASIN SHALL MAXIMIZE THE AREA NOTED ON THE INDIVIDUAL PLOT PLANS AS PRACTICABLE WITH THE FOLLOWING CONDITIONS:
 - A. SETBACK TO TOP OF ALL MICRO BASINS SHALL BE AS FOLLOWS:
 - 1" FROM SIDEWALK
 - 1" FROM DRIVEWAY
 - 1" FROM PROPERTY LINE
 - B. MAXIMUM MICROBASIN SLOPE SHALL BE 3:1.
 - C. INLET FROM SIDEYARD SHALL BE PROTECTED BY 4" ROCK.
 - D. MICRO BASINS SHALL EMPLOYER CLEANED ROCK FREE OF PINES.
 - E. MAXIMUM PONDING DEPTH SHALL BE 9" BELOW OUTLET AT SIDEWALK.
 - F. OUTLETS WILL BE TO THE LOW SIDE OF THE LOT AT SIDEWALK ELEVATION.

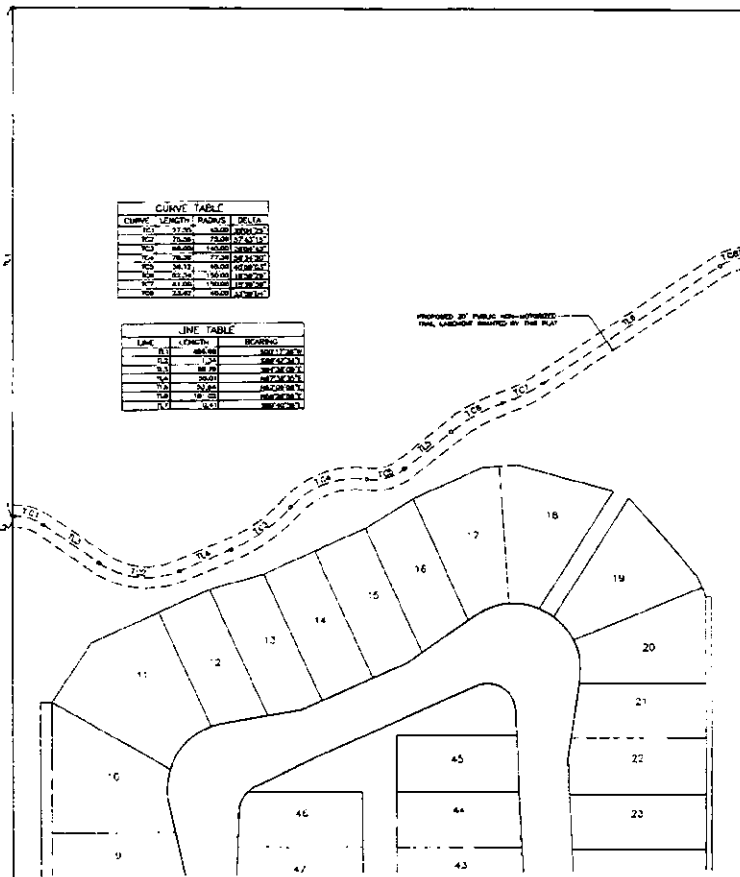
FINAL PLAT FOR HARDY PRESERVE LOTS 1-55 COMMON AREA "A" (DRAINAGE, LANDSCAPE AND PUBLIC UTILITIES) COMMON AREA "B" (M.O.S & RIPARIAN HABITAT)

BEING A PORTION OF SECTION 20 TOWNSHIP 12 SOUTH RANGE 13 EAST GILA AND SALT RIVER BASE AND MERIDIAN

SITE



ANNOTATED COPY



CHORD	LENGTH	RADIUS	DELTA
BC1	33.00	100.00	18.00
BC2	70.00	100.00	36.00
BC3	100.00	100.00	54.00
BC4	130.00	100.00	72.00
BC5	160.00	100.00	90.00
BC6	190.00	100.00	108.00
BC7	220.00	100.00	126.00
BC8	250.00	100.00	144.00
BC9	280.00	100.00	162.00
BC10	310.00	100.00	180.00

LINE	LENGTH	BEARING
1	100.00	N 00° 00' 00" E
2	100.00	N 00° 00' 00" E
3	100.00	N 00° 00' 00" E
4	100.00	N 00° 00' 00" E
5	100.00	N 00° 00' 00" E
6	100.00	N 00° 00' 00" E
7	100.00	N 00° 00' 00" E
8	100.00	N 00° 00' 00" E
9	100.00	N 00° 00' 00" E
10	100.00	N 00° 00' 00" E

PROPOSED BY PUBLIC WORKS DEPARTMENT
THIS LANDSCAPE SHOWN BY THE PLAN

TRAIL EASEMENT
DETAIL

KEY NOTES

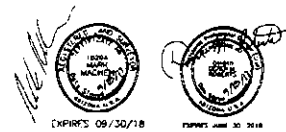
- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ② 14' DRAINAGE EASEMENT GRANTED BY THIS PLAT
- ③ 1' NO ACCESS EASEMENT GRANTED BY THIS PLAT

LEGEND

- EXISTING BCSM
- PROPOSED BCSM
- FOUND POINT AS NOTED
- SET OR TAGGED BY A REGISTER SURVEYOR
- BCSM BRASS CAP SURVEY MONUMENT
- FD FOUND
- AP #4 REBAR
- M&P MAPS & PLATS
- SVT SIGHT VISIBILITY TRIANGLE
- EXISTING RIGHT OF WAY
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE AS NOTED
- SECTION LINE
- REGULATORY FLOOD LIMITS
- REGION HAZARD SETBACK
- KENOPHARM 10"

**FINAL PLAT
FOR
HARDY PRESERVE**
LOTS 1-55
COMMON AREA "A"
(DRAINAGE, LANDSCAPE AND PUBLIC UTILITIES)
COMMON AREA "B" (N.O.S & RIPARIAN HABITAT)
BEING A PORTION OF SECTION 20
TOWNSHIP 12 SOUTH RANGE 13 EAST
GILA AND SALT RIVER BASE AND MERIDIAN
TRAIL EASEMENT

ALLIANCE
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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: Hardy Preserve
Lots: 1-55
Plan Number: P17SC00028
Developer/Owner: KB Home Tucson, 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