



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 2, 2017

Title: Las Campanas, Phase IIA
Lots 58-81, P15SC00042, Developer/Owner: Landmark Title TR 18270-T

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] 4/3/17

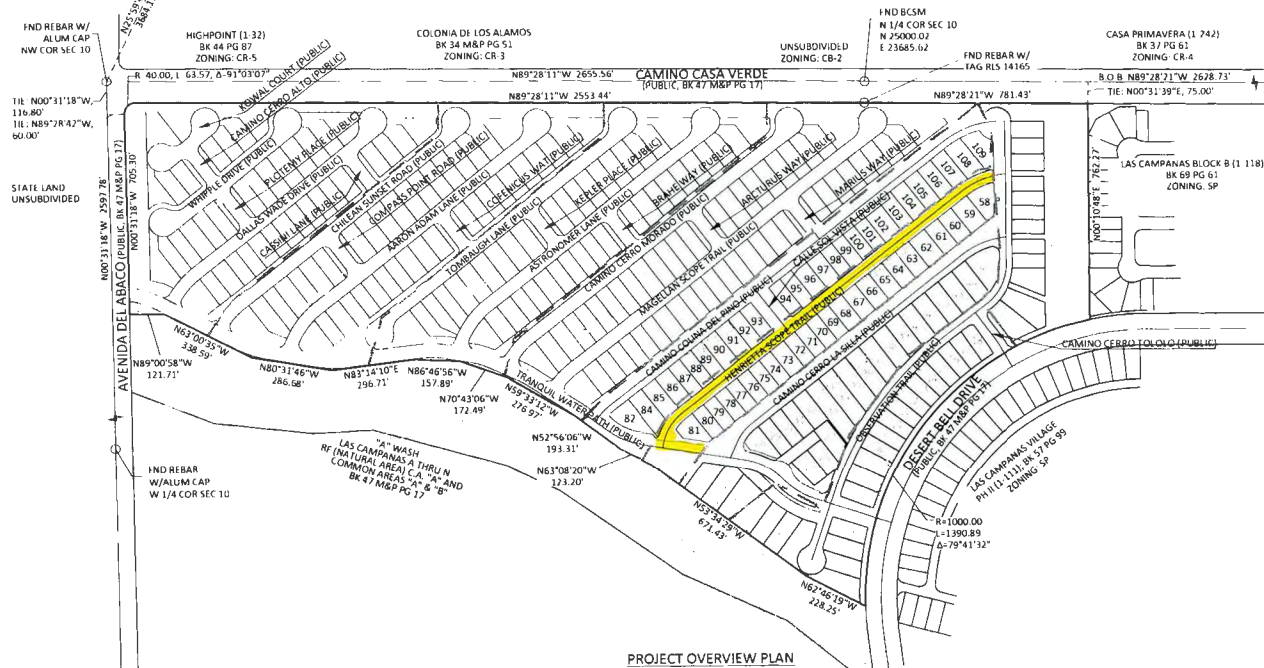
Deputy County Administrator Signature/Date: [Signature] 4/6/17

County Administrator Signature/Date: [Signature] 4/7/17



SITE CONSTRUCTION PLAN for LAS CAMPANAS - PHASE IIA

PISSC00042
Approved 01/25/2016
BASIS OF ELEVATION:
STEEL ROD IN CONC.
ELEV. 4028.10



PROJECT OVERVIEW PLAN

GENERAL NOTES

1. THE TOTAL AREA OF THE PHASE IIA DEVELOPMENT PLAN IS 6.59 ACRES (286,910 SF).
2. THE ASSESSORS TAX PARCEL NUMBER IS 304-76-009M.
3. THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS COMMUNITY WATER COMPANY OF GREEN VALLEY.
4. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
5. THE POSTED SPEED LIMIT FOR HENRIETTA SCOTT TRAIL IS 25 MILES PER HOUR.
6. THE TOTAL MILES OF NEW PUBLIC STREETS - 0.10 MILES.
7. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
8. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
9. THE CONDITIONALLY APPROVED ZONING IS: SR(R) 1.76 ACRES (COMMON AREA) AND CR-3 BLING 2.10 ACRES (LOTS 1-10).
10. THIS PROJECT IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBER C99-04-14 AS APPROVED ON NOVEMBER 16, 2004. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS:
a) THERE SHALL BE NO FURTHER SPLITTING OR SUBDIVIDING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS
11. RIPARIAN HABITAT THAT WILL REMAIN UNDISTURBED SHALL BE FENCED FOR PROTECTION DURING CONSTRUCTION USING MINIMUM 4 FOOT HIGH ORANGE MESH BARRICADE FENCING. PROTECTIVE FENCING MUST REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION AND DEVELOPMENT PROCESS.

AS-BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE AS-BUILT ANNOTATIONS PROVIDED ON THIS DRAWING WERE BASED ON AN AS-BUILT SURVEY CONDUCTED UNDER MY SUPERVISION AND ACCURATELY DEPICTS EXISTING FIELD CONDITIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEFFREY P. HUNT, P.E.

(FOR ADDRESSING PURPOSES ONLY)

SCALE: 1"=200'

LEGEND

EXISTING CONTOUR	NEW SEWER CLEANOUT
NEW CONTOUR	NEW SEWER MANHOLE
SPOT ELEV. (FIN. GRADE)	NEW SEWER
SPOT ELEV. (EXIST. GRADE)	NEW WATER MITER
EXISTING PAVEMENT EDGE	NEW BACKFLOW PREVENTER
EXISTING CURB	NEW WATER
EXISTING CONCRETE	NEW FIRE SERVICE
NEW CURB	NEW FIRE HYDRANT
NEW WALL	SIGHT VISIBILITY TRIANGLE
NEW CONCRETE	RECORDED DISTANCE
NEW ASPHALT	FINISH SURFACE
RIGHT-OF-WAY	TOP OF CURB/CONCRETE
PROJECT BOUNDARY LINE	FFE FINISHED FLOOR ELEVATION
OTHER PARCEL LINE	FPE FINISHED PAD ELEVATION
ROADWAY CENTERLINE	100 YR. FLOOD PLAIN LIMIT
EXISTING SIGN	EHS EROSION HAZARD SETBACK
EXISTING SEWER	PHASE LINES
EXISTING WATER	EXISTING RIP RAP
NEW SIGN	SURVEY MONUMENTATION AS NOTED
RIPIAN PROTECTIVE FENCING	BACK WATER VALVE REQUIRED

SHEET INDEX

1. COVER SHEET
2. NOTES
3. PAVING & GRADING PLAN
4. PAVING & GRADING PLAN
5. DETAILS
6. SEWER PLAN
7. SEWER PLAN

OWNER/DEVELOPER
LANDMARK TITLE TR 182707
16421 N TATUM BLVD, STE 110
PHOENIX, ARIZONA 85032
ATTN: WEL GREEN VALLEY, LTD
PH: (520) 625-1642

SITE LOCATION

SOUTH EAST CORNER OF CAMINO CASA VERDE AND AVENIDA DEL ABAO

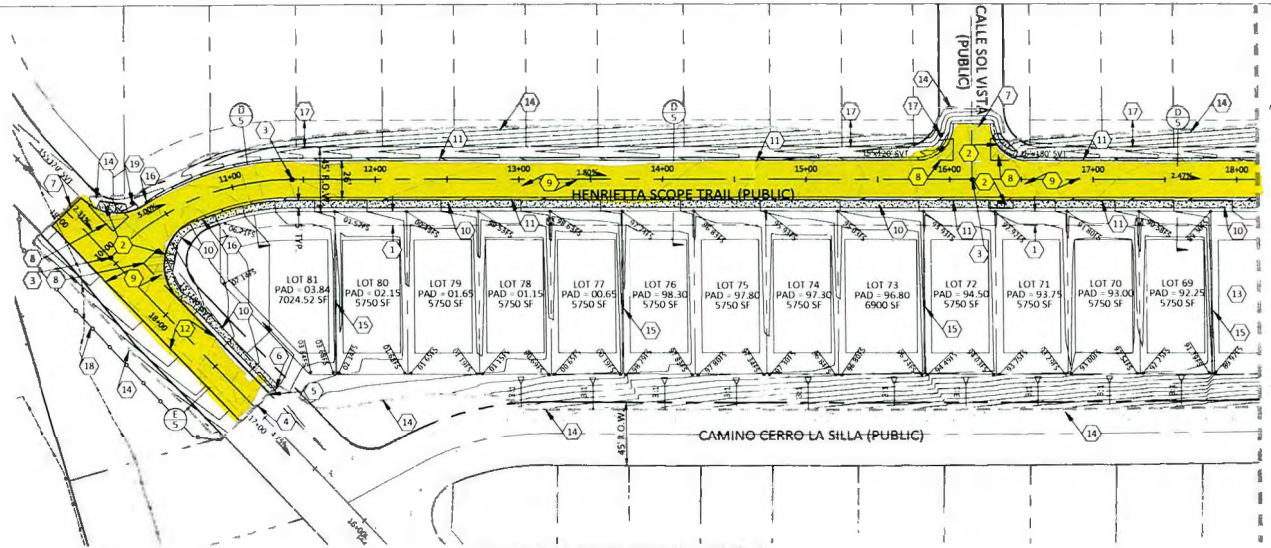
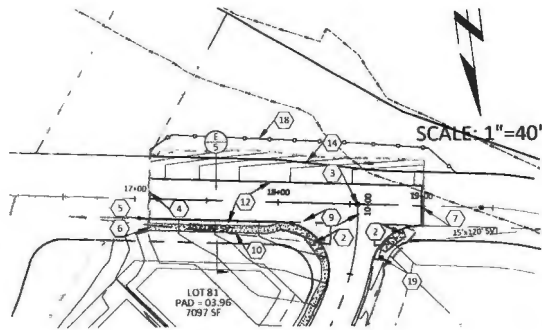
SITE CONSTRUCTION PLAN for
LAS CAMPANAS - BLOCK C
PHASE 2 - LOTS 58-81
cover sheet

NO.	DATE	REVISION DESCRIPTION	BY
1	01/25/2016	ISSUED FOR PERMIT	JPH

LOCATED IN A PORTION OF SECTION 10,
TOWNSHIP 18 SOUTH, RANGE 13 EAST,
G. & S. R.M. PIMA COUNTY, ARIZONA

CYPRESS CIVIL DEVELOPMENT
strength + sustainability
2107 north country club road
suite #9
tucson, arizona 85716
ph: 520-561-4081
e: jphunt@cypresscivil.com

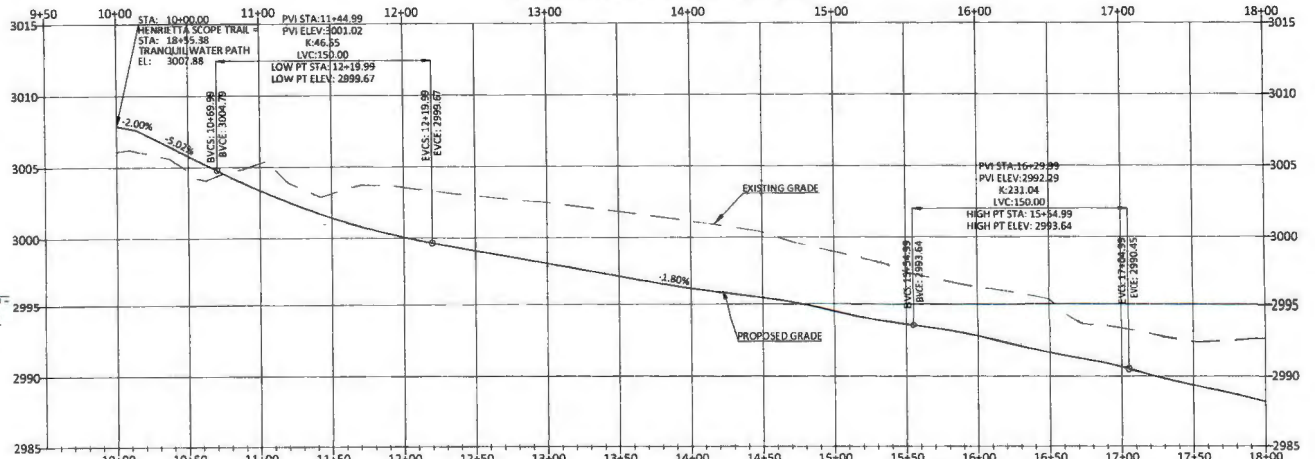
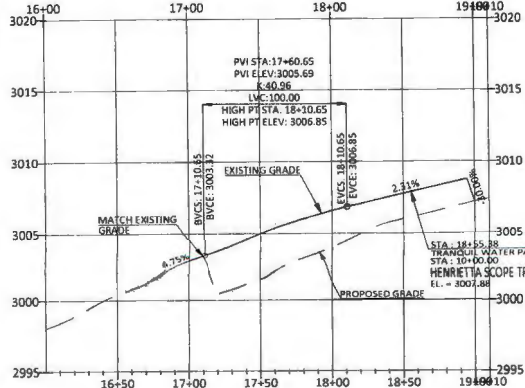
PISSC00042 + G-2015-096
REF: P145100008, P1212-055, P1211-01, Co23-92-2, Co13-86-3, Co12-94-66



SCALE:
1"=40'

TRANQUIL WATER PATH PROFILE

HENRIETTA SCOPE TRAIL PROFILE



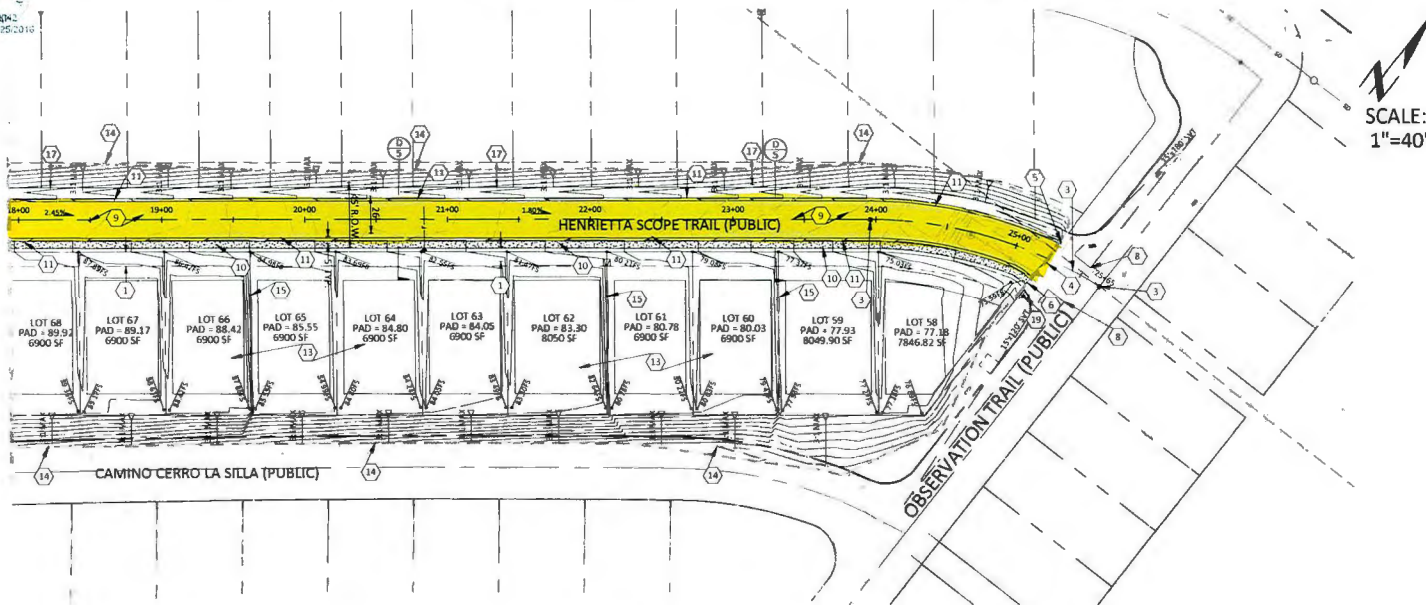
KEYNOTES

- 1) 10 FOOT PUBLIC UTILITY EASEMENT BY FINAL PLAT.
- 2) CURB ACCESS RAMP PER PC/COT STD DTL 207.
- 3) INSTALL SURVEY MONUMENT PER PC/COT STD DTL 103. TYPICAL WHERE SHOWN.
- 4) SAWCUT, TRIM, TACK AND JOINT TO MATCH EXISTING PAVEMENT (12 INCH WIDTH MINIMUM).
- 5) CONNECT TO EXISTING CONCRETE CURB PER PC/COT STD DTL 211.
- 6) CONNECT TO EXISTING CONCRETE SIDEWALK PER PC/COT STD DTL 203.

- 7) HEADER CURBS PER PC/COT STD DTL 213.
- 8) SITE VISIBILITY TRIANGLE PER SOSS DETAIL 3.10.
- 9) PAVEMENT PER PC/COT SPECIFICATION AND SECTION 'K' ON SHEET 5.
- 10) SIDEWALK PER PC/COT STD DTL 200.
- 11) CONCRETE WEDGE CURB PER PC/COT STD DTL 209.
- 12) CONCRETE CURB PER PC/COT STD DTL 209.
- 13) EXISTING STOCKPILE LOCATIONS.
- 14) APPROXIMATE CONSTRUCTION/GRADING LIMITS.

- 15) RETAINING WALL TO BE INSTALLED DURING RESIDENTIAL HOME CONSTRUCTION.
- 16) 10' CURB TRANSITION PER PC/COT STD DTL 210.
- 17) 18' SLOPE EASEMENT PER FINAL PLAT.
- 18) 4-FOOT HIGH ORANGE BARRICADE FENCING.
- 19) NEW STOP SIGN AND STREET NAMES. SEE DETAIL D, SHEET 5.

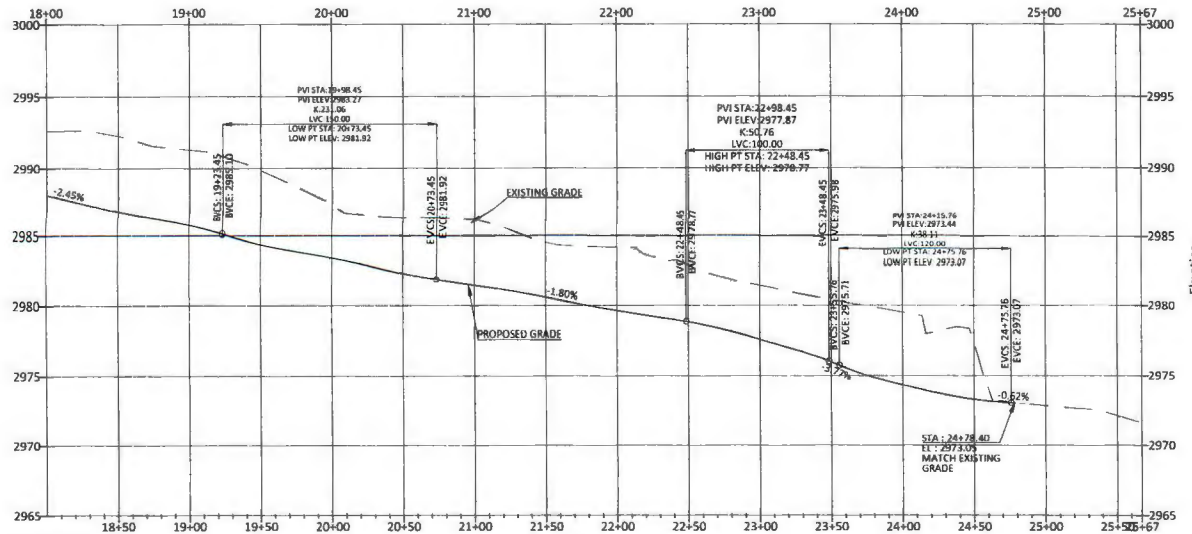
NO. DATE REVISION DESCRIPTION		OWNER/DEVELOPER LANDMARK TITLE TR 18270-1 16421 N TATUM BLVD, STE 110 PHOENIX, ARIZONA 85032 ATTN: WLC GREEN VALLEY, LTD PH: (520) 625-1642
CYPRESS PROJECT NO. 15 079 2102 North country club road Suite #9 Tucson, Arizona 85716 ph: 520-561-4983 cyp@hunts@cypresscivil.com		
 CYPRESS CIVIL DEVELOPMENT strength + sustainability		SITE LOCATION SOUTH EAST CORNER OF CAMINO CASA VERDE AND AVENIDA DEL ARBO
LOCATED IN A PORTION OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 13 EAST, G.B.S.R.M. PIMA COUNTY, ARIZONA		
SITE CONSTRUCTION PLAN for LAS CAMPANAS - BLOCK C PHASE 2 - LOTS 58-81 paving & grading plan		



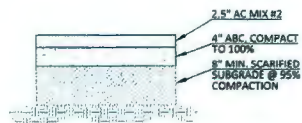
SCALE:
1"=40'

KEYNOTES

1. 10 FOOT PUBLIC UTILITY EASEMENT BY FINAL PLAT.
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3. INSTALL SURVEY MONUMENT PER PC/COT STD DTL 103. TYPICAL WHERE SHOWN.
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19. NEW STOP SIGN AND STREET NAMES. SEE DETAIL (I), SHEET 5.



NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
1				LANDMARK TITLE TR 18270-T 15423 N TATUM BLVD, STE 110 PHOENIX, ARIZONA 85032 ATTN: WLC GREEN VALLEY, LTD PH: (520) 625-1642
<p>LOCATED IN A PORTION OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 13 EAST, G. & S. R. M. PIMA COUNTY, ARIZONA</p>				<p>SITE LOCATION SOUTH EAST CORNER OF CAMINO CASA VERDE AND AVENIDA DEL ARABO</p>
<p>2102 north country club road tucson, arizona 85716 ph: 520.561.4983 cypresscivil.com</p>				<p>CYPRESS CIVIL DEVELOPMENT SPECIALTY ENGINEERING</p>
<p>PHASE 2 - LOTS 58-81 paving & grading plan</p>				<p>SITE CONSTRUCTION PLAN for LAS CAMPANAS - BLOCK C PHASE 2 - LOTS 58-81 paving & grading plan</p>



B HENRIETTA PAVEMENT SECTION
SCALE: 1"=1'



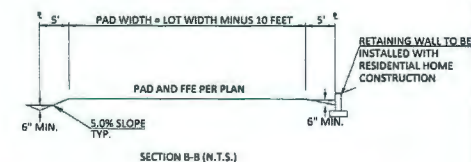
(D) ROADWAY SECTION - HENRIETTA SCOPE TRAIL
SCALE: N.T.S.



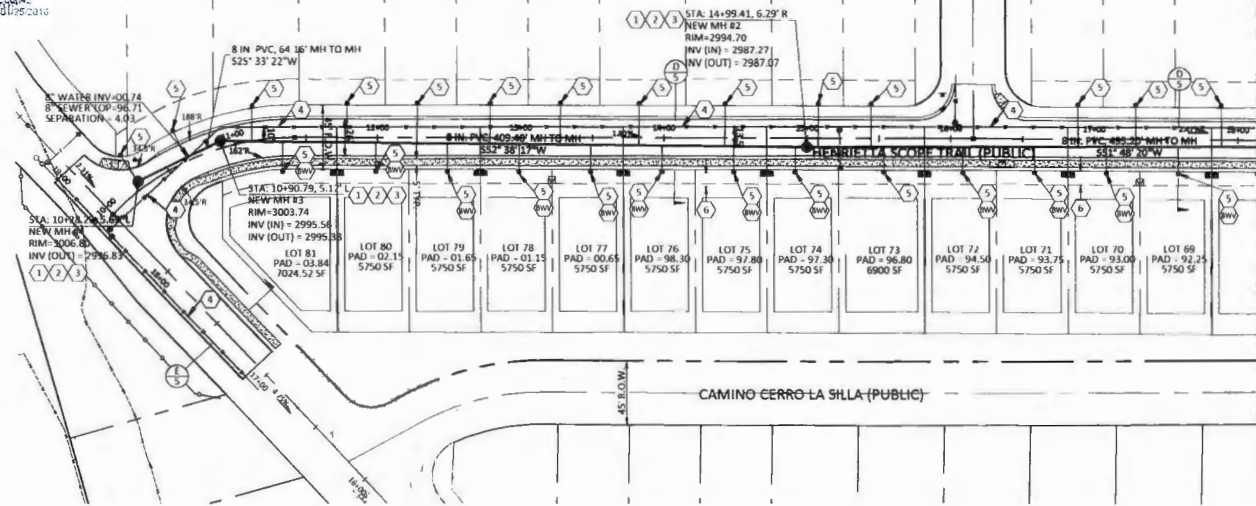
ROADWAY SECTION - TRANQUIL WATER PATH
SCALE: N.T.S.



(C) TYPICAL LOT GRADING
SCALE: N.T.S.

[illegible]

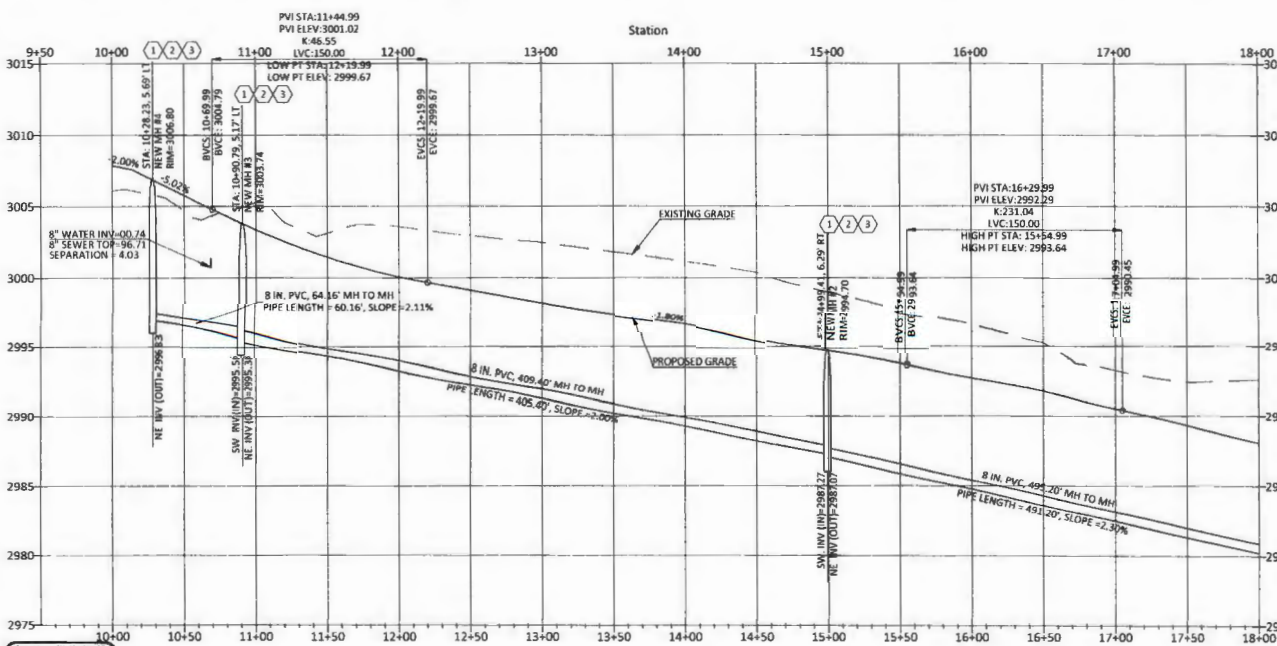
60	DATE	PLANS OR DESCRIPTION	91	OWNER/DEVELOPER
		 	CYPRESS PROJECT NO: 15-079 2102 north country club road suite #9 tucson, arizona 85716 ph: 520.561.4983 e: jphunt@cypresscivil.com	LANDMARK TITLE TR 38270-7 16421 N TATUM BLVD, STE 110 PHOENIX, ARIZONA 85032 ATTN: WLC GREEN VALLEY, LTD PH: 520.625-1642
LOCATED IN A PORTION OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 13 EAST, G.R.S.R.M. PIMA COUNTY, ARIZONA			SITE CONSTRUCTION PLAN for LAS CAMPANAS - BLOCK C PHASE 2 - LOTS 58-81 details	



SCALE:
1"=40'

MANHOLE AS-BUILT INFORMATION		
MH. NO.	STATE PLANE COORDINATES (ARIZONA CENTRAL) NAD 83 INTERNATIONAL FEET	
	NORTHING	EASTING
2		
3		
4		

- KEYNOTES**
- STANDARD 4' DIAMETER FLAT TOP MANHOLE INSTALLED PER RWWD STD. DTL. 205.
 - NEW 24" MANHOLE FRAME AND COVER RWWD STD. DTL. 213.
 - NEW MANHOLES TO BE CONSTRUCTED WITH CONCRETE COLLAR PER RWWD STD. DTL. 211.
 - NEW 8" PUBLIC WATER MAIN.
 - 4" PRIVATE HCS CONNECTION PER RWWD STD. DTL. 401, PIPE TO BE SDR 35 PVC OR APPROV. EQUIV.
 - 10' PUBLIC UTILITY EASEMENT BY FINAL PLAT.

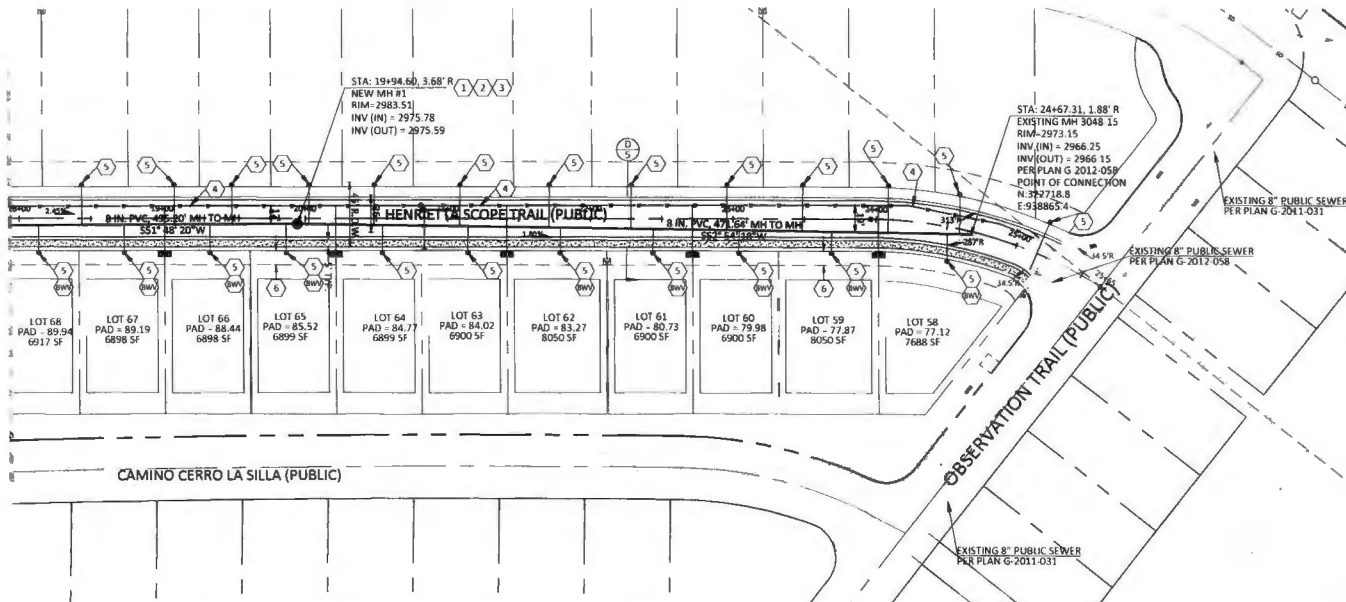


NOTE: DO NOT ALLOW SEWAGE FLOW TO ENTER PUBLIC SEWER UNTIL RELEASED BY PCRWWD

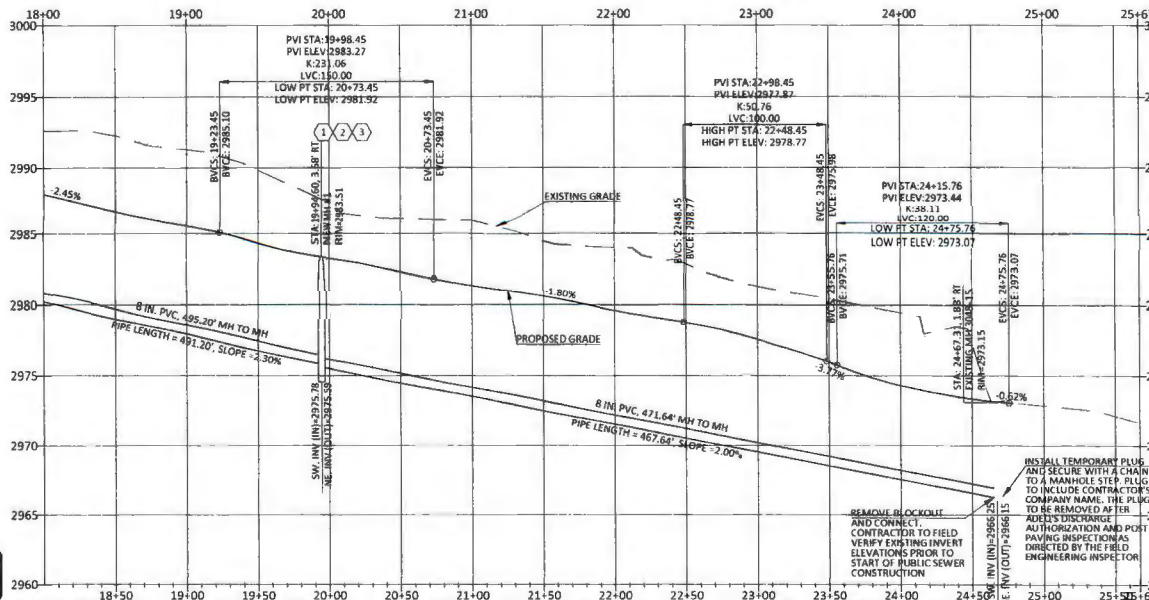
NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
1	01/25/2016	ISSUED FOR PERMIT	J. HUNTER	LANDMARK TITLE TR 18270-T 16421 N TATUM BLVD, STE 110 PHOENIX, ARIZONA 85032 ATTN: WLC GREEN VALLEY, LTD PH: (520) 675-1642
				SITE LOCATION SOUTH EAST CORNER OF CAMINO CASA VERDE AND AVENIDA DEL ABACO

LOCATED IN A PORTION OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 13 EAST, G.B.S.R.M. PIMA COUNTY, ARIZONA

SITE CONSTRUCTION PLAN for LAS CAMPANAS - BLOCK C
 PHASE 2 - LOTS 58-81
 sewer plan



SCALE:
1"=40'



- KEYNOTES**
- STANDARD 4" DIAMETER FLAT TOP MANHOLE INSTALLED PER RWRD STD. DTL. 205.
 - NEW 24" MANHOLE FRAME AND COVER RWRD STD. DTL. 213.
 - NEW MANHOLES TO BE CONSTRUCTED WITH CONCRETE COLLAR PER RWRD STD. DTL. 211.
 - NEW 8" PUBLIC WATER MAIN.
 - 4" PRIVATE HCS CONNECTION PER RWRD STD. DTL. 401, PIPE TO BE SDR 35 PVC OR APPROV. EQUIV.
 - 10' PUBLIC UTILITY EASEMENT BY FINAL PLAT.

NOTE: DO NOT ALLOW SEWAGE FLOW TO ENTER PUBLIC SEWER UNTIL RELEASED BY PCRWRD



CYPRESS CIVIL DEVELOPMENT
2102 North Country Club Road
Suite 80
Tucson, Arizona 85716
ph: 520.561.4983
e: jphunt@cypresscvi.com

OWNER/DEVELOPER
LANDMARK TITLE TR 18270 T
16421 N TATUM BLVD. STE 110
PHOENIX, ARIZONA 85032
ATTN: WLC GREEN VALLEY, LTD
PH: (520) 625-1642

SITE LOCATION
SOUTH EAST CORNER OF CAMINO CASA VERDE AND AVENIDA DEL ABACO

SITE CONSTRUCTION PLAN for
LAS CAMPANAS - BLOCK C
PHASE 2 - LOTS 58-81
sewer plan

HCS DESIGN AND AS-BUILT INFORMATION					
LOT NO.	CLEANOUT LOCATION	STATION	OFFSET	AS-BUILT	
				STATE PLANE COORDINATES (ARIZONA CENTRAL) NAD 83	
				NORTHING	EASTING
58	24+54.34	24.00'	RT		
59	23+66.66	24.00'	RT		
60	23+03.83	24.00'	RT		
61	22+44.85	24.00'	RT		
62	23+78.65	24.00'	RT		
63	23+14.02	24.00'	RT		
64	20+54.01	24.00'	RT		
65	19+86.71	24.00'	RT		
66	19+33.27	24.00'	RT		
67	18+73.24	24.00'	RT		
68	18+13.37	24.00'	RT		
97	18+43.63	24.00'	RT		
98	19+08.37	24.00'	LT		
99	19+48.70	24.00'	LT		
100	20+02.99	24.00'	LT		
101	20+48.67	24.00'	LT		
102	21+08.68	24.00'	LT		
103	21+72.70	24.00'	LT		
104	22+28.69	24.00'	LT		
105	23+71.39	24.00'	LT		
106	23+48.70	24.00'	LT		
107	24+07.78	24.00'	LT		
108	24+54.32	24.00'	LT		
109	25+15.32	24.00'	LT		

MANHOLE AS-BUILT INFORMATION		
MH. NO.	STATE PLANE COORDINATES (ARIZONA CENTRAL) NAD 83 INTERNATIONAL FEET	
	NORTHING	EASTING
1		