



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: April 16, 2019

Title: San Joaquin Vistas, Lots 1-21, P1205-053, Developer: George Carroll

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: Anne M. Olivas 3/11/19

Deputy County Administrator Signature/Date: [Signature] 3/13/19

County Administrator Signature/Date: C. J. Schubert 3/13/19

General Notes

- Total area of new public streets is 25.00 acres.
- Base of Elevation: The Northern line of Section 32, as shown in Block 47 of Maps & Plats at Page 64.
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- This subdivision lies within an area designated as having an easement water supply.
- Easements to U-Pass Natural Gas Company for cathodic protection system and units in underground locations are recorded in Dkt. 5674 Pgs. 223, and Dkt. 5144 Pgs. 715.
- Height of entry to Arizona Electric Power Cooperative for surveys and studies in preparation for a line route selection for a transmission line and two additional sites in undefined location is recorded in Dkt. 5461 Pgs. 404.
- Base of Elevation: Brass cap survey monument found at the intersection of Camel Drive and Camel Place in Maricopa County, Arizona, U.S.G.S. Datum 1958.
- The landowners within all public sewer easements shown herein shall be in accordance with the zoning ordinance of PCD/OT standard detail 100-10-1.
- The owners of Lots 1-4, 16 and 17 shall not construct any permanent structures (i.e. mobile units, fences, etc.) on or through the public sewer easements, without separate written consent from Pima County Wastewater Management Department.

Permitting Notes

- Seepage disposal for lots 9-15 and 18-21 will be by private on-site disposal systems.
- Zoning in CR-1.
- Cross country is 0.54 DAC (Residences per Acre).
- Prior to the issuance of any grading and/or development permits on Lots 1-21, individual property owner must meet minimum finished floor elevations on Lots 1-21 shall be at least 18 inches above the highest adjoining natural grade, or at least 12 inches above adjoining 100-year water surface elevation, whichever is higher.
- This subdivision is subject to Section 15.77.040 Scenic Routes.
- Lots 3-5 and 9-21 require Regional Flood Control District review and approval prior to the issuance of any permits.
- Lots 1, 6-10 and 21 require landscape restriction areas. Mitigation plants in these areas will be maintained by the property owner and may not be removed unless plants become non-viable, at which time they will require replacement.

Dedication

We, the undersigned, hereby warrant that we are all and the only parties having any title interest in the land shown on this plat, and we consent to the subdivision of said land in the manner shown herein.

We do hereby hold harmless Pima County and Pima County Regional Flood Control District, its 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 reasons of flooding, seepage, erosion, or damage caused by water, whether surface, flood or runoff.

We hereby dedicate and convey to Pima County all rights-of-way as shown herein, including all public streets and roads.

We hereby grant to Pima County and all utility companies all public easements as shown herein for the purpose of access, installation and maintenance of public sewers, utilities and other uses as designated by this plat.

Lower Title of Arizona, Inc., an Arizona corporation, as the undersigned, hereby warrant that we are all and the only parties having any title interest in the land shown on this plat, and we consent to the subdivision of said land in the manner shown herein.

We do hereby hold harmless Pima County and Pima County Regional Flood Control District, its 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 reasons of flooding, seepage, erosion, or damage caused by water, whether surface, flood or runoff.

We hereby dedicate and convey to Pima County all rights-of-way as shown herein, including all public streets and roads.

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Acknowledgment

State of Arizona
County of Pima
On this _____ day of _____, 2007.
Before me personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and being authorized to do so, executed the foregoing instrument for the purposes stated therein.

Notary Public
My commission expires _____

OFFICIAL SEAL
MICHELLE REED
PIMA COUNTY
Notary Public

Lot and road curve data

LOT	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
C1	66°41'53"	185.08	215.36	121.75	203.40	
C2	25°30'01"	200.00	89.01	49.26	88.26	
C3	12°36'33"	350.00	49.11	214.50	86.24	
C4	17°34'55"	500.00	153.43	77.32	152.83	
C5	90°00'00"	25.00	39.27	25.00	35.36	
C6	12°36'33"	350.00	49.11	214.50	86.24	
C7	47°30'03"	200.00	168.17	89.14	163.49	
C8	7°25'50"	205.00	25.36	12.70	25.25	
C9	88°54'52"	40.00	83.17	41.21	58.80	
C10	232°30'17"	50.00	232.90	101.38	89.69	
C11	30°40'51"	50.00	33.76	17.55	33.10	
C12	34°15'27"	50.00	29.90	15.41	29.45	
C13	30°57'56"	50.00	27.81	13.84	26.68	
C14	49°51'39"	50.00	43.51	23.24	49.15	
C15	53°00'57"	50.00	46.27	24.44	44.63	
C16	25°44'25"	50.00	22.46	11.42	22.27	
C17	25°39'01"	250.00	97.91	49.76	97.11	
C18	25°39'01"	180.00	80.11	40.73	79.45	
C19	47°37'49"	50.00	34.91	18.34	33.92	
C20	174°03'07"	50.00	152.33	NA	99.89	
C21	47°37'49"	50.00	41.57	22.07	40.28	
C22	126°55'18"	50.00	112.76	100.11	89.46	
C23	6°23'48"	40.00	44.37	24.51	42.34	
C24	76°18'42"	40.00	50.94	33.00	51.90	
C25	37°25'50"	180.00	117.59	60.96	115.51	
C26	32°58'05"	180.00	103.57	53.26	102.15	
C27	13°00'42"	220.00	57.84	28.99	57.48	
C28	28°15'30"	220.00	112.38	57.43	111.17	
C29	18°20'46"	220.00	71.40	36.22	71.09	
C30	17°26'31"	220.00	66.97	33.75	66.71	
C31	17°34'55"	200.00	125.27	60.42	138.94	
C32	6°23'29"	480.00	53.24	26.83	53.51	
C33	11°11'30"	480.00	93.76	47.00	92.61	
C34	47°37'49"	40.00	34.91	18.34	33.92	
C35	47°37'49"	40.00	34.91	18.34	33.92	
C36	27°13'31"	50.00	24.61	12.51	24.16	
C37	50°59'28"	50.00	51.90	26.86	49.63	
C38	145°38'53"	50.00	122.74	139.40	94.16	
C39	75°00'16"	50.00	93.57	38.46	93.57	
C40	145°38'53"	50.00	122.74	139.40	94.16	
C41	75°45'50"	50.00	94.04	38.84	91.35	

Open space line data

LOT	BEARING	DISTANCE	LOT	BEARING	DISTANCE
L1	N07°03'24"E	244.97	L10	N52°06'17"E	128.43
L2	S62°21'29"W	30.00	L11	N02°30'12"E	61.44
L3	N09°03'04"E	124.07	L12	S08°29'50"E	72.66
L4	N64°30'26"E	149.90	L13	S02°01'30"E	124.80
L5	N67°30'03"E	267.40	L14	N84°32'22"E	122.51
L6	N78°07'35"E	67.97			
L7	N09°03'04"E	49.07			
L8	N64°30'26"E	81.95			
L9	N64°30'26"E	93.27			
L10	N67°30'03"E	199.64			
L11	N67°30'03"E	177.74			
L12	N67°30'03"E	49.46			
L13	N67°30'03"E	137.87			
L14	N67°30'03"E	80.89			
L15	N67°30'03"E	116.41			
L16	N67°30'03"E	24.00			
L17	N67°30'03"E	25.71			
L18	N67°30'03"E	26.41			
L19	N67°30'03"E	63.21			
L20	N67°30'03"E	64.32			

Assurance

In the form of a Third Party Trust Agreement, Trust No. 8007-1 from Lower Title of Arizona, Inc., an Arizona corporation, as recorded in Doc. 1122, Page 2, 11/11/07, has been provided to guarantee improvements in this subdivision, as required by the Pima County Zoning Code, Chapter 18.09 (Subdivision Standards).

Chief, Board of Supervisors, Pima County, Arizona

Attest

I, Lani Goldstein, Clerk of the Board of Supervisors, hereby certify that this plat was approved by the Board of Supervisors of Pima County, Arizona, on 11/11/07.

Lani Goldstein
Clerk, Board of Supervisors

Floodplain line data

LOT	BEARING	DISTANCE	LOT	BEARING	DISTANCE
F1	N76°58'34"E	68.60	F15	N42°18'34"E	20.78
F2	N29°26'14"E	21.44	F16	N05°00'05"E	56.03
F3	N12°00'58"E	46.80	F17	N07°03'57"E	67.17
F4	N18°41'43"E	29.30	F18	N01°41'07"E	28.33
F5	S44°15'27"E	51.46	F19	S29°24'23"E	25.27
F6	S64°57'58"E	64.48	F20	N05°14'00"E	6.24
F7	N62°55'49"E	121.51	F21	N02°42'45"E	19.88
F8	S84°38'21"E	40.91	F22	N06°58'12"E	21.30
F9	N80°34'20"E	73.12	F23	N02°45'47"E	47.86
F10	N01°11'44"E	21.52	F24	S78°26'43"E	41.29
F11	S89°25'49"E	49.97	F25	S29°17'51"E	23.15
F12	N76°44'23"E	33.24	F26	N70°27'43"E	20.46
F13	N73°22'30"E	53.65	F27	N03°31'18"W	36.25
F14	N58°06'45"E	44.25	F28	N44°24'40"E	46.17
F15	N05°45'13"E	29.24	F29	N01°10'59"E	42.52
F16	S89°25'49"E	50.41	F30	S48°20'40"E	27.97
F17	S89°18'42"E	14.43	F31	N09°48'03"E	55.49
F18	N02°00'22"E	103.41	F32	S77°37'40"E	37.54
F19	S63°55'24"E	43.28	F33	N64°38'18"E	124.05
F20	N68°02'00"E	49.77	F34	N11°06'45"E	67.50
F21	N03°38'41"E	40.16	F35	N63°44'16"E	39.45
F22	N03°03'17"E	11.66	F36	N11°24'44"E	27.12
F23	N52°25'13"E	69.17	F37	N14°43'04"E	12.55
F24	N09°04'50"E	78.67	F38	N75°58'09"E	31.10
F25	N45°05'03"E	68.11	F39	S38°02'13"E	38.19
F26	N08°33'29"E	53.08	F40	N61°23'21"E	37.31
F27	S08°26'22"E	22.48	F41	N18°06'04"E	36.92
F28	S66°22'44"E	18.04	F42	S68°00'40"E	12.68
F29	N47°27'43"E	26.84	F43	N03°52'02"E	92.27
F30	N07°48'29"E	29.99	F44	N14°33'24"E	24.48
F31	N08°29'13"E	33.26	F45	N12°26'52"E	18.97
F32	S71°41'39"E	25.87	F46	N12°26'52"E	18.97
F33	N18°02'22"E	45.25	F47	N12°26'52"E	18.97
F34	N09°46'44"E	23.74	F48	N07°13'15"E	20.14
F35	N08°17'09"E	27.67	F49	N06°58'12"E	60.31
F36	N73°12'44"E	92.75	F50	S73°12'44"E	92.75
F37	N72°00'24"E	23.76	F51	S72°00'24"E	23.76
F38	N64°18'26"E	29.83	F52	S64°18'26"E	29.83
F39	N08°17'09"E	27.67	F53	N07°13'15"E	114.96
F40	N73°12'44"E	92.75	F54	N12°26'52"E	18.97
F41	N09°46'44"E	23.74	F55	N12°26'52"E	18.97
F42	N08°17'09"E	27.67	F56	N12°26'52"E	18.97
F43	N07°13'15"E	20.14	F57	N12°26'52"E	18.97
F44	N06°58'12"E	60.31	F58	N12°26'52"E	18.97
F45	N05°45'13"E	29.24	F59	N12°26'52"E	18.97
F46	S89°18'42"E	14.43	F60	N12°26'52"E	18.97
F47	N02°00'22"E	103.41	F61	N12°26'52"E	18.97
F48	S63°55'24"E	43.28	F62	N12°26'52"E	18.97
F49	N68°02'00"E	49.77	F63	N12°26'52"E	18.97
F50	N03°38'41"E	40.16	F64	N12°26'52"E	18.97
F51	N03°03'17"E	11.66	F65	N12°26'52"E	18.97
F52	N52°25'13"E	69.17	F66	N12°26'52"E	18.97
F53	N09°04'50"E	78.67	F67	N12°26'52"E	18.97
F54	N45°05'03"E	68.11	F68	N12°26'52"E	18.97
F55	N08°33'29"E	53.08	F69	N12°26'52"E	18.97
F56	S08°26'22"E	22.48	F70	N12°26'52"E	18.97
F57	S66°22'44"E	18.04	F71	N12°26'52"E	18.97
F58	N47°27'43"E	26.84	F72	N12°26'52"E	18.97
F59	N07°48'29"E	29.99	F73	N12°26'52"E	18.97
F60	N08°29'13"E	33.26	F74	N12°26'52"E	18.97
F61	S71°41'39"E	25.87	F75	N12°26'52"E	18.97
F62	N18°02'22"E	45.25	F76	N12°26'52"E	18.97
F63	N09°46'44"E	23.74	F77	N12°26'52"E	18.97
F64	N08°17'09"E	27.67	F78	N12°26'52"E	18.97
F65	N73°12'44"E	92.75	F79	N12°26'52"E	18.97
F66	N72°00'24"E	23.76	F80	N12°26'52"E	18.97
F67	N64°18'26"E	29.83	F81	N12°26'52"E	18.97
F68	N08°17'09"E	27.67	F82	N12°26'52"E	18.97
F69	N73°12'44"E	92.75	F83	N12°26'52"E	18.97
F70	N72°00'24"E	23.76	F84	N12°26'52"E	18.97
F71	N64°18'26"E	29.83	F85	N12°26'52"E	18.97
F72	N08°17'09"E	27.67	F86	N12°26'52"E	18.97
F73	N73°12'44"E	92.75	F87	N12°26'52"E	18.97
F74	N72°00'24"E	23.76	F88	N12°26'52"E	18.97
F75	N64°18'26"E	29.83	F89	N12°26'52"E	18.97
F76	N08°17'09"E	27.67	F90	N12°26'52"E	18.97
F77	N73°12'44"E	92.75	F91	N12°26'52"E	18.97
F78	N72°00'24"E	23.76	F92	N12°26'52"E	18.97
F79	N64°18'26"E	29.83	F93	N12°26'52"E	18.97
F80	N08°17'09"E	27.67	F94	N12°26'52"E	18.97
F81	N73°12'44"E	92.75	F95	N12°26'52"E	18.97
F82	N72°00'24"E	23.76	F96	N12°26'52"E	18.97
F83	N64°18'26"E	29.83	F97	N12°26'52"E	18.97
F84	N08°17'09"E	27.67	F98	N12°26'52"E	18.97
F85	N73°12'44"E	92.75	F99	N12°26'52"E	18.97
F86	N72°00'24"E	23.76	F100	N12°26'52"E	18.97

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, person actually exist, and their location, size and material are correctly shown.

Gregory M. Baker
Arizona Registration No. 33111

Certification of Engineering

I hereby certify that the floodplain limits and/or erosion hazard setbacks shown on this plat were prepared by me or under my supervision.

Curtis Murray Davis, P.E.
Arizona Registration No. 15275

Recording

Map not subject to 60

ANNOTATED COPY

