



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: June 04, 2019

Title: Final Plat (P19FP00001) SACRED HAVEN, Lot 1.

Introduction/Background:

Final Plat process to create a legally subdivided property.

Discussion:

N/A

Conclusion:

N/A

Recommendation:

Staff recommends approval.

Fiscal Impact:

N/A

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

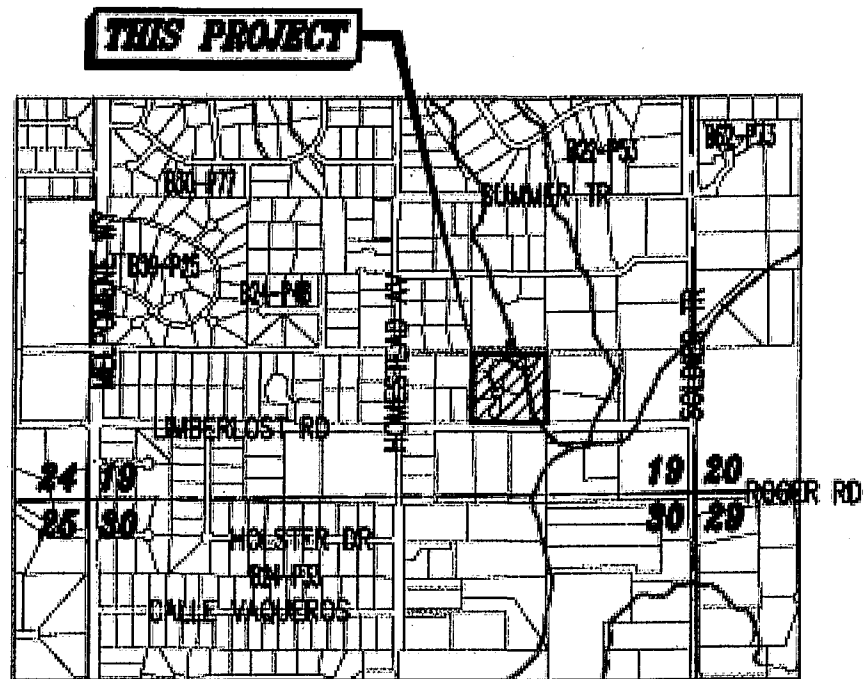
Department: Development Services Telephone: 724-6490

Department Director Signature/Date: Lauren A. Ortega 5/15/19

Deputy County Administrator Signature/Date: [Signature] 5/15/19

County Administrator Signature/Date: C. D. [Signature] 5/15/19

MAY 17 19H 12 26 PM CAC/KCF/DP
BR



SCALE: 3" = 1 MILE

LOCATION PLAN

A PORTION OF SECTION 19, T13S, R16E
G&SRM, PIMA COUNTY, ARIZONA.

P19FP00001

SACRED HAVEN

LOT 1

APPROVAL

ATTEST:
I, _____, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY ON THE _____ DAY OF _____, 2017.

BY: _____ DATE: _____
CLERK, BOARD OF SUPERVISORS

RECORDING DATA

STATE OF ARIZONA)
COUNTY OF PIMA)

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE FIDELITY NATIONAL TITLE AGENCY, INC., ON THIS _____ DAY OF _____, 2019, AT _____ AL OF BOOK _____ OF MAPS AND PLATS AT PAGE _____ THEREOF AT _____

F. ANN RODRIGUEZ, PIMA COUNTY RECORDER

BY: _____
DEPUTY FOR 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 PIMA COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS, ASSIGNS, THEIR 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, FLOODAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

FIDELITY NATIONAL TITLE AGENCY, INC. A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,489, AS TRUSTEE ONLY AND NOT OTHERWISE.

Jim S. Williams 5/8/2019
TRUST OFFICER DATE

BENEFICIARY:
SUSAN THORPE

STATE OF ARIZONA)
COUNTY OF PIMA)

ON THIS THE 8 DAY OF May, 2019, BEFORE ME, PERSONALLY APPEARED Susan Thorpe WHO ACKNOWLEDGED HER/HIMSELF TO BE THE TRUST OFFICER OF FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

11/7/19
MY COMMISSION EXPIRES: Jan Bruckman
NOTARY PUBLIC

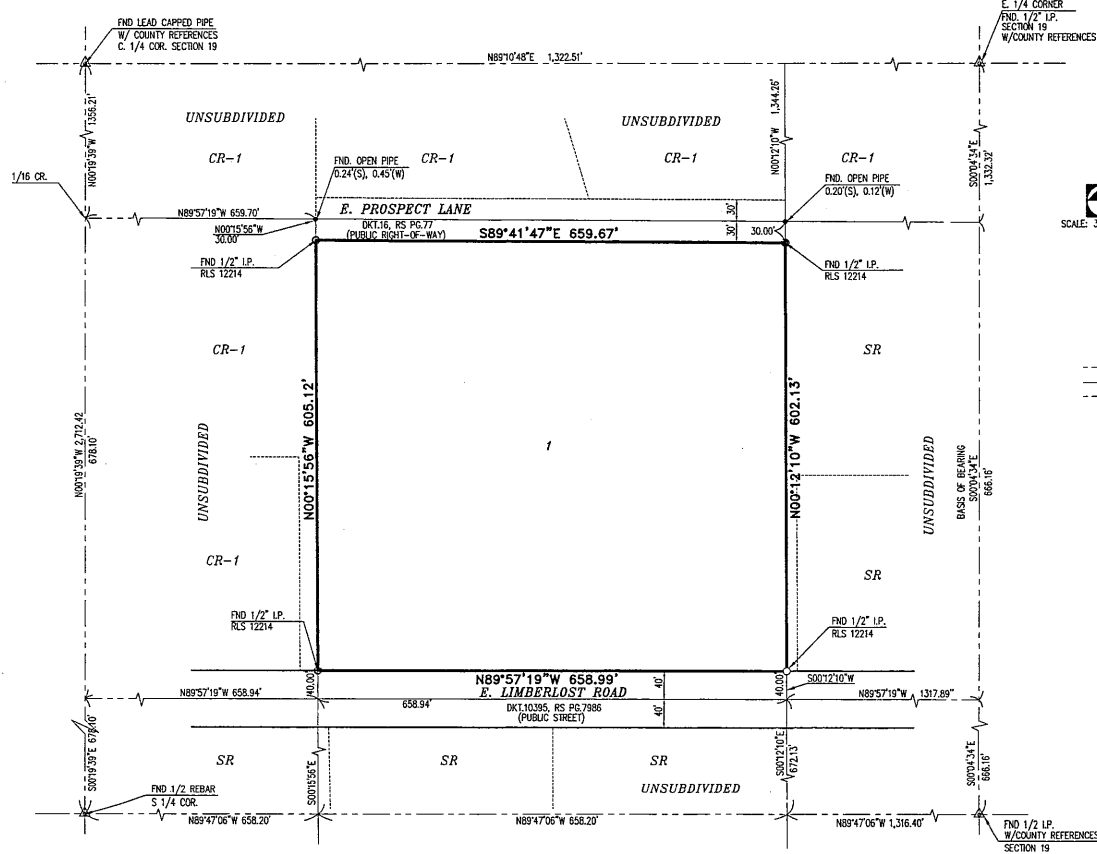
ASSURANCES

NO ASSURANCES ARE REQUIRED FOR THIS SUBDIVISION. ALL NECESSARY IMPROVEMENTS ARE EXISTING.

CHAIRMAN, BOARD OF SUPERVISORS DATE

The WLB Group

Engineering • Planning • Surveying
Civil • Environmental • Water • Land
Surveying • Mapping • GIS • Photogrammetry
4444 E. Broadway, Tucson, AZ 85711
(520) 882-7400



CERTIFICATION

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 LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

PETER D. COYE, R.L.S. No. 44121

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

LEO R. SMITH, P.E., No. 13501

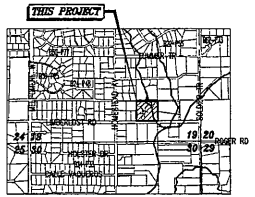


PROJECT LAYOUT

SCALE: 1"=80'

GENERAL NOTES

- GROSS AREA OF THIS SUBDIVISION IS 9.136 ACRES.
- GROSS DENSITY IS 0.11 LOTS PER ACRE.
- BASES OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 16 EAST, GLA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, SAID BEARING: N00°04'34"W.
- THE TOTAL MILES OF NEW PRIVATE STREETS = 0 MILES.
- THE TOTAL MILES OF NEW PUBLIC STREETS = 0 MILES.
- THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THE PROJECT IS AFFECTED BY A BLANKET TELEPHONE AND TELEGRAPH LINE EASEMENT DKT. 1109, PG. 429.
- BASES OF ELEVATION: PIMA COUNTY-CITY OF TUCSON GEODETIC CONTROL POINT INDEX CODE R05, NAVD83 ELEVATION=2694.91
- A DETENTION/RETENTION WAIVER HAS BEEN GRANTED FOR THIS PROJECT BY THE REGIONAL FLOOD CONTROL DISTRICT. THE PREVIOUS OWNER PAID A FEE IN-LEU OF PROVIDING DETENTION/RETENTION FACILITIES.



LOCATION PLAN

A PORTION OF SECTION 19, T13S, R16E, C6SRM, PIMA COUNTY, ARIZONA.

SCALE: 3" = 1 MILE

LEGEND

- FOUND MONUMENT AS NOTED
- ADJACENT LOT LINE
- SECTION LINE
- EXISTING 1" N.A.E.
- N.A.E. NO ACCESS EASEMENT

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 PLAN SHEET
SHEET 3 PLAN SHEET

P19FP00001

SACRED HAVEN

LOT 1
A RESUBDIVISION OF QUAIL CALL ESTATES
AS RECORDED IN BOOK 65 OF MAPS & PLATS, PAGE 40
BEING A PORTION OF SECTION 19,
TOWNSHIP 13 SOUTH, RANGE 16 EAST,
GLA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

MARCH 2019
SCALE 1"=80' SHEET 1 OF 3

P1209-055
P1206-015
C-9-08-07
C-9-08-20

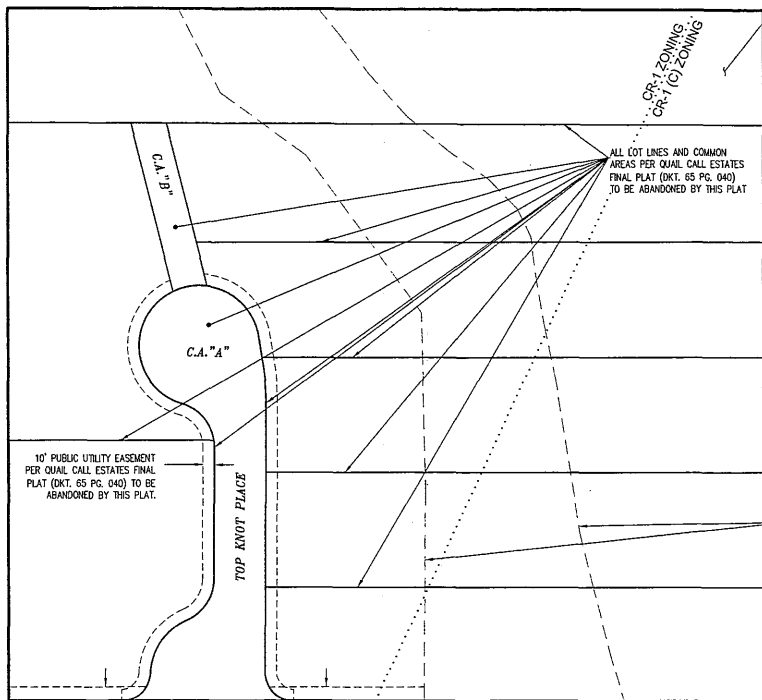
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EXISTING PLAT ELEMENTS TO BE ABANDONED



12' PRIVATE LANDSCAPE EASEMENT PER QUAIL CALL ESTATES FINAL PLAT (DKT. 65 PG. 040) TO BE ABANDONED BY THIS PLAT

E. LIMBERLOST ROAD

CR-1(C) ZONING AREA SUBJECT TO COB-08-20 REZONING CONDITIONS AS FOLLOWS:

- SUBMITTAL OF A DEVELOPMENT PLAN IF DETERMINED NECESSARY BY THE APPROPRIATE COUNTY AGENCIES.
- RECORDING A COVENANT HARMLESS IN THE EVENT OF FLOODING.
- RECORDING THE NECESSARY DEVELOPMENT RELATED COVENANTS AS DETERMINED APPROPRIATE BY THE VARIOUS COUNTY AGENCIES.
- PROVISION OF DEVELOPMENT RELATED ASSURANCES AS REQUIRED BY THE APPROPRIATE AGENCIES.
- PRIOR TO THE PREPARATION OF THE DEVELOPMENT RELATED COVENANTS AND ANY REQUIRED DEDICATION, A TITLE REPORT (CURRENT TO WITHIN 60 DAYS) EVIDENCING OWNERSHIP OF THE PROPERTY SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT.
- THERE SHALL BE NO FURTHER LOT SPLITTING OR SUBDIVIDING OF RESIDENTIAL DEVELOPMENT WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
- TRANSPORTATION CONDITIONS:
 - THE PROPERTY OWNER/DEVELOPER SHALL PROVIDE OFFSITE IMPROVEMENTS TO LIMBERLOST ROAD AS DETERMINED NECESSARY BY THE DEPARTMENT OF TRANSPORTATION.
 - NO ACCESS SHALL BE ALLOWED TO THE NORTH (PROSPECT LANE).
- ENVIRONMENTAL QUALITY CONDITIONS:
 - ALL PROPOSED RESIDENTIAL LOTS MUST HAVE A MINIMUM AREA OF 43,560 SQUARE FEET. A MAXIMUM OF ONE-HALF OF ADJACENT RIGHTS-OF-WAY OR EASEMENTS MAY BE USED IN THE CALCULATION OF THE AREA. THE ADJACENT RIGHTS-OF-WAY OR EASEMENTS MUST BE SUITABLE TO ABSORB EFFLUENT, AND ALL OTHER DESIGN REQUIREMENTS MUST BE SATISFIED.
 - AT TIME OF TENTATIVE PLAT REVIEW THE APPLICANT SHALL DEMONSTRATE THAT THE LOTS, AS PROPOSED, CAN ACCOMMODATE A HOME SITE, A PRIMARY AND RESERVE ON-SITE WASTEWATER DISPOSAL AREA, WHILE MEETING ALL REQUIRED SETBACKS. THE SIZE OF THE PRIMARY RESERVE AREAS SHALL BE DETERMINED BY ON-SITE SOIL EVALUATIONS AND/OR PERCOLATION TESTING AND SHALL BE DESIGNED TO ACCOMMODATE A HYPOTHETICAL FOUR (4) BEDROOM HOME, UNLESS THE APPLICANT REQUESTS LIMITING THE SIZE OF THE PROPOSED NEW RESIDENCE.
 - AT TIME OF TENTATIVE PLAT REVIEW PERCOLATION TESTS AND BORING LOGS SHALL BE CONDUCTED TO ACCURATELY DEPICT SOIL CONDITIONS AS FOLLOWS: THERE SHALL BE A MINIMUM OF ONE PERCOLATION TEST AND ONE TEN-FOOT BORING LOG PER ACRE, OR ONE PERCOLATION TEST AND ONE BORING LOG PER LOT FOR LOTS LARGER THAN ONE ACRE.
 - PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY GRADING, LAND CLEARING, OR EARTHMOVING OF MORE THAN ONE (1) ACRE, ANY ROAD CONSTRUCTION OR MORE THAN FIFTY (50) FEET, OR ANY TRENCHING OF MORE THAN THREE HUNDRED (300) FEET, AN AIR QUALITY PERMIT SHALL BE OBTAINED.
 - THE DEPARTMENT OF ENVIRONMENTAL QUALITY'S AIR QUALITY CONTROL DISTRICT REQUIRES THAT AIR QUALITY ACTIVITY PERMITS BE SECURED BY THE DEVELOPER OR PRIME CONTRACTOR BEFORE CONSTRUCTING, OPERATING OR ENGAGING IN AN ACTIVITY, WHICH MAY CAUSE OR CONTRIBUTE TO AIR POLLUTION.
- FLOOD CONTROL CONDITIONS:
 - AN ENCRoACHMENT ANALYSIS FOR ANY DEVELOPMENT ASSOCIATED WITH THE REZONING SHALL BE REQUIRED AT THE TIME THE DRAINAGE PLAN IS SUBMITTED WITH THE SUBDIVISION PLAT IF DEVELOPMENT IS PROPOSED WITHIN THE FLOODPLAIN.
 - DEVELOPMENT SHALL BE PROHIBITED WITHIN THE EROSION HAZARD SETBACK LINE AND FLOODPLAIN AS SHOWN ON THE HARRINGTON STERLING ESTATES SUBDIVISION PLAT, BOOK 62, PAGE 98.
 - A RIPARIAN MITIGATION PLAN SHALL BE REQUIRED FOR DEVELOPMENT IN DESIGNATED RIPARIAN AREAS FOR INFRASTRUCTURE AND BUILDING ENVELOPES AT THE TIME OF PLAT AND ON-SITE MITIGATION SHALL BE REQUIRED.
 - THE APPLICANT SHALL PREPARE A WATER CONSERVATION PLAN WITH THE TENTATIVE PLAT. THE PLAN SHALL INDICATE THE MAXIMUM ALLOWED TURF AREA FOR EACH INDIVIDUAL LOT. THE MAXIMUM TURF AREA SHALL BE INCLUDED IN THE SUBDIVISION'S C.C.&R.s.
- WASTEWATER MANAGEMENT CONDITION:
 - THE OWNER/DEVELOPER MUST SECURE APPROVAL FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY TO USE ON-SITE WASTEWATER TREATMENT FACILITIES WITHIN THE REZONING AREA AT THE TIME A TENTATIVE PLAT, DEVELOPMENT PLAN OR REQUEST FOR A BUILDING PERMIT IS SUBMITTED FOR REVIEW.
- ENVIRONMENTAL PLANNING CONDITIONS:
 - UPON THE EFFECTIVE DATE OF THE ORDINANCE, THE OWNER(S)/DEVELOPER(S) SHALL HAVE A CONTINUING RESPONSIBILITY TO REMOVE INVASIVE NON-NATIVE SPECIES FROM THE PROPERTY, INCLUDING THOSE LISTED BELOW. ACCEPTABLE METHODS OF REMOVAL INCLUDE CHEMICAL TREATMENT, PHYSICAL REMOVAL, OR OTHER KNOWN EFFECTIVE MEANS OF REMOVAL. THOSE OBLIGATION TRANSFERS TO ANY FUTURE OWNERS OF PROPERTY WITHIN THE REZONING SIZE AND PIMA COUNTY MAY ENFORCE THIS REZONING CONDITION AGAINST THE CURRENT PROPERTY OWNER. PRIOR TO ISSUANCE OF THE CERTIFICATE OF COMPLIANCE, THE OWNER(S)/DEVELOPER(S) SHALL RECORD A COVENANT, TO RUN WITH THE LAND, MEMORIALIZING THE TERMS OF THIS CONDITION.
 - THE FOLLOWING SHALL BE INCORPORATED INTO THE RECORDED PRIVATE SUBDIVISION COVENANTS, CONDITIONS, AND RESTRICTIONS (C.C.&R.s) THAT GOVERN THE HOMEOWNERS ASSOCIATIONS (H.O.A.s) AND THE ACTIONS OF PRIVATE PROPERTY OWNERS WITHIN THE SUBDIVISION:
 - MAINTENANCE OF COMMON AREA BY ASSOCIATION: THE H.O.A. SHALL BE RESPONSIBLE FOR THE REMOVAL OF INVASIVE NON-NATIVE PLANT SPECIES, INCLUDING THOSE LISTED BELOW, FROM COMMON AREAS.
 - MAINTENANCE OF LOTS BY OWNERS: LOT OWNERS SHALL KEEP PRIVATE LOTS FREE FROM INVASIVE NON-NATIVE PLANT SPECIES, INCLUDING THOSE LISTED BELOW.

INVASIVE NON-NATIVE PLANT SPECIES SUBJECT TO CONTROL:	WELVINS REPPENS	NATAL GRASS
ALANTHUS ALISSIMA	MESEMBRYANTHEMUM SPP.	ICEPLANT
ALHAIRO PSEUDOLAHAR	PEGANUM HARMALA	AFRICAN RUE
ARUNDO DONAX	PENNISETUM CLARIARE	BUFFELGRASS
BRASSICA TOURNERFORTH	PENNISETUM SETICULUM	FOUNTAIN GRASS
BROMUS RUBENS	BRIS LAUREA	AFRICAN SUMAC
BROMUS TECTORIUM	SALSOLA SPP.	RUSSIAN THISTLE
CENTAUREA MELITENSIS	SCHIMUS SPP.	PEPPER TREE
CENTAUREA SOLITATUS	SCHIMUS ARABICUS	ARABIAN GRASS
CORTADERIA SPP.	SCHIMUS BARBATUS	MEDITERRANEAN GRASS
CYNODON DACTYLON	SORGHUM HALEPENSE	JOHNSON GRASS
DIGITARIA SPP.	RUSSIAN OLIVE	TAMARISK
ELACAGNUS ANGUSTIFOLIA	LOVEGRASS (EXCL. E. INTERMEDIA, PLAINS LOVEGRASS)	
ERAGROSTIS SPP.		
- CULTURAL RESOURCES CONDITIONS:
 - PRIOR TO GROUND MODIFYING ACTIVITIES, A CULTURAL RESOURCES MITIGATION PLAN FOR REGISTER-ELIGIBLE ARCHAEOLOGICAL SITE AZ 88-10-63(ASM) (THAT INCLUDES A PLAN FOR PRESERVATION AND/OR DATA RECOVERY) SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW. THE PREFERRED MITIGATION STRATEGY IS PRESERVATION. HOWEVER, IF THE PROPOSED DEVELOPMENT IS UNABLE TO AVOID SITE AZ 88-10-63(ASM), DATA RECOVERY IS REQUIRED. ALL ARCHAEOLOGICAL WORK SHALL BE CONDUCTED BY AN ARCHAEOLOGIST PERMITTED BY THE ARIZONA STATE MUSEUM. ANY DEVELOPMENT REQUIRING A TYPE II GRADING PERMIT WILL BE REVIEWED FOR COMPLIANCE WITH PIMA COUNTY'S CULTURAL RESOURCES REQUIREMENTS UNDER CHAPTER 18.01 OF THE PIMA COUNTY ZONING CODE.
 - IN THE EVENT THAT HUMAN REMAINS, INCLUDING HUMAN SKELETAL REMAINS, CREMATIONS, AND/OR CEREMONIAL OBJECTS AND FUNERARY OBJECTS ARE FOUND DURING EXCAVATION OR CONSTRUCTION, GROUND DISTURBING ACTIVITIES MUST CEASE IN THE IMMEDIATE VICINITY OF THE DISCOVERY. STATE LAWS A.R.S. 41-865 AND/OR A.R.S. 41-844 REQUIRE THAT THE ARIZONA STATE MUSEUM BE NOTIFIED OF THE DISCOVERY AT (520) 621-4795 SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE FOR THE REPAIRATION AND REBURIAL OF THE REMAINS BY CULTURAL GROUPS WHO CLAIM CULTURAL OR RELIGIOUS AFFINITY TO THEM. THE HUMAN REMAINS WILL BE REMOVED FROM THE SITE BY A PROFESSIONAL ARCHAEOLOGIST PENDING CONSULTATION AND REVIEW BY THE ARIZONA STATE MUSEUM AND CONCERNED CULTURAL GROUPS.
 - THE FOLLOWING CONDITIONS SHALL BE REQUIRED IN SUPPORT OF COUNTY SUSTAINABILITY INITIATIVES:
 - EMPLOY WATER HARVESTING TECHNIQUES WITH SUBDIVISION ROADWAY DESIGN AND INDIVIDUAL GRADING ON EACH INDIVIDUAL LOT. DIRECT ROOF RUNOFF INTO LANDSCAPED AREAS USING SWALES AND MEDIAN BASINS FOR IRRIGATION VEGETATION. ALTERNATIVELY, USE THE WATER CONSERVATION TECHNIQUES OF THE PIMA COUNTY GREEN BUILDING PROGRAM. IN EITHER CASE, THE TECHNIQUES SHALL BE INCLUDED IN THE WATER CONSERVATION PLAN REQUIRED BY CONDITION 5.D.
 - THE RECORDED PRIVATE SUBDIVISION COVENANTS, CONDITIONS, AND RESTRICTIONS (C.C.&R.s) SHALL NOT PROHIBIT AND SHALL ENCOURAGE THE USE OF SOLAR ENERGY AND OTHER ALTERNATIVE ENERGY SOURCES SHALL BE ENCOURAGED AND NOT PROHIBITED BY THE C.C.&R.s.
 - EACH HOME SHALL BE ORIENTED FOR OPTIMAL SOLAR ORIENTATION, TO THE MAXIMUM EXTENT POSSIBLE.
- ADHERENCE TO THE PRELIMINARY DEVELOPMENT PLAN (EXHIBIT B), AS APPROVED AT PUBLIC HEARING.
- THE REZONING CONDITIONS SHALL APPLY TO THE ENTIRE PROPOSED DEVELOPMENT AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN.
- THE OWNER/DEVELOPER SHALL EXECUTE AND RECORD A DOCUMENT ACCEPTABLE TO THE PIMA COUNTY DEPARTMENT OF COMMUNITY SERVICES INDICATING THAT THE OWNER/DEVELOPER SHALL CONTRIBUTE TO THE AFFORDABLE HOUSING TRUST FUND AS ADOPTED BY THE PIMA COUNTY BOARD OF SUPERVISORS ON DECEMBER 3, 2005, BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
- IN THE EVENT THE SUBJECT PROPERTY IS ANNEXED, THE PROPERTY OWNER SHALL ADHERE TO ALL APPLICABLE REZONING CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DEVELOPMENT CONDITIONS WHICH REQUIRE FINANCIAL CONTRIBUTIONS TO, OR CONSTRUCTION OF INFRASTRUCTURE, INCLUDING WITHOUT LIMITATION, TRANSPORTATION, FLOOD CONTROL, OR SEWER FACILITIES.



P19FP00001
FINAL PLAT
SACRED HAVEN

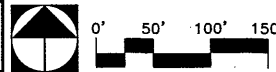
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P1209-055
P1206-015
Cob-06-07
Cob-06-20

MARCH 2019
SCALE 1"=50'

SHEET 3 OF 3

The WLB Group
WLB
Engineering • Planning • Surveying
Landscape Architecture • Urban Design
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