

COCHISE COUNTY

Docket S-16-01 (The Highlands at Inde Lots 1-10)

Request to approve
a Minor Expedited Subdivision
Final Plat

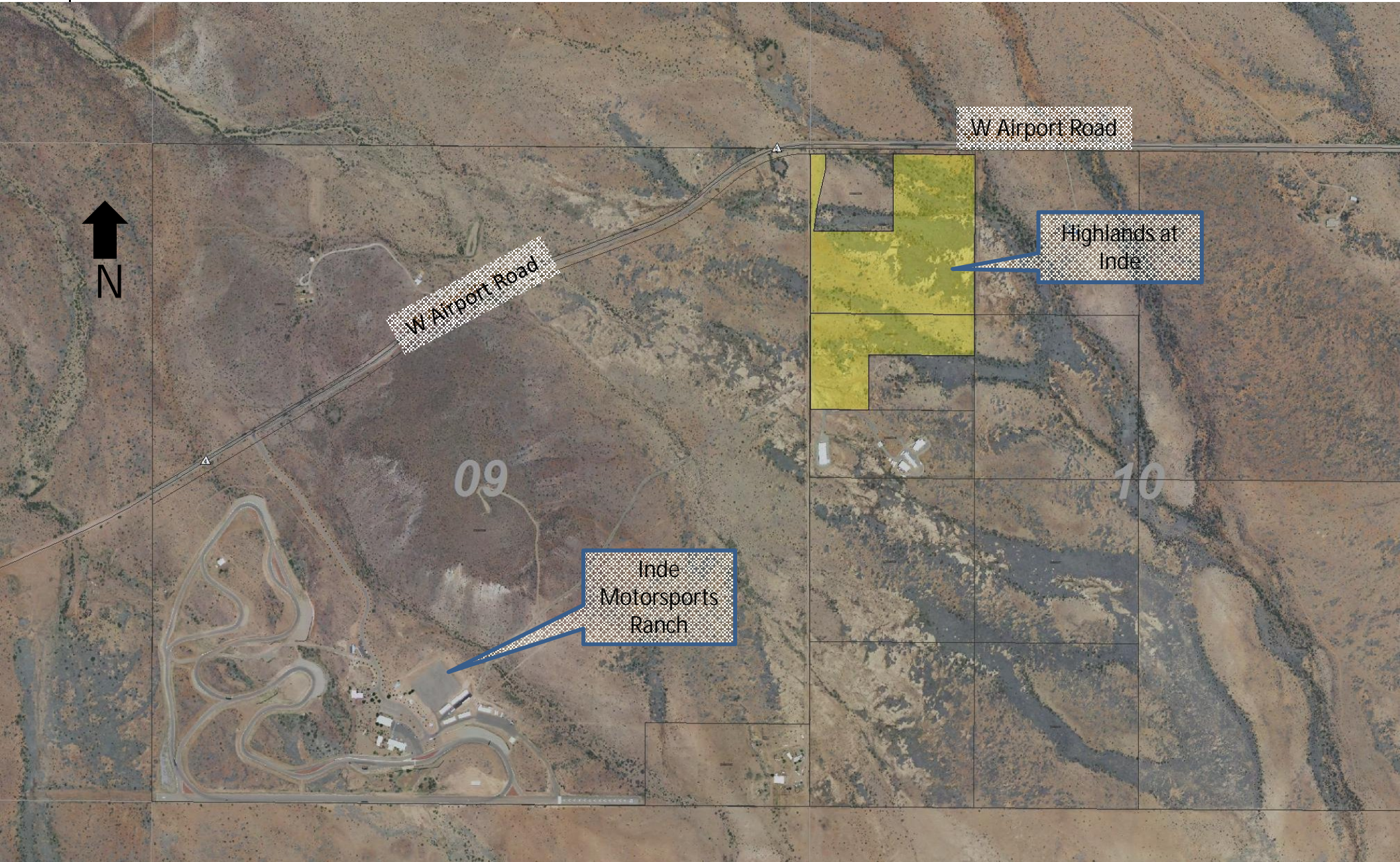
Board of Supervisors
September 12, 2017

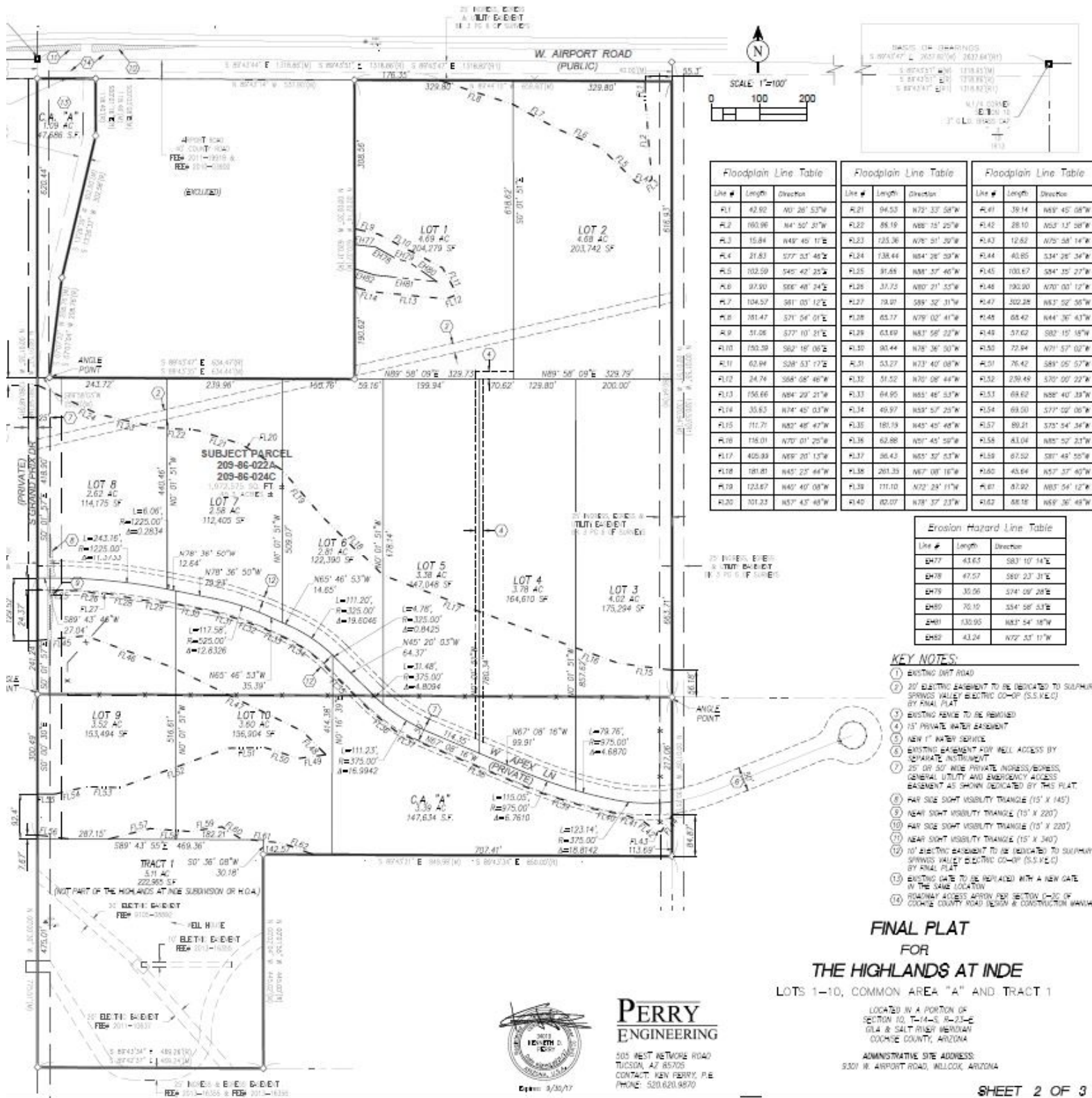


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Location Map





Floodplain Line Table			Floodplain Line Table			Floodplain Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
FL1	42.92	N0°26'53"W	FL21	94.53	N72°37'58"W	FL41	39.14	N69°45'08"W
FL2	160.96	N4°50'21"W	FL22	88.19	N65°15'25"W	FL42	28.10	N65°15'28"W
FL3	15.84	N49°49'11"E	FL23	123.36	N70°51'20"W	FL43	12.62	N70°58'14"W
FL4	21.83	S77°33'46"E	FL24	138.44	N64°26'30"W	FL44	40.85	S34°28'34"W
FL5	102.59	S45°42'25"E	FL25	81.68	N68°37'46"W	FL45	100.67	S54°25'27"W
FL6	97.90	S66°48'24"E	FL26	33.72	N60°21'55"W	FL46	130.20	N70°00'12"W
FL7	104.27	S61°05'12"E	FL27	78.01	S69°52'31"W	FL47	302.28	N67°52'56"W
FL8	361.47	S71°54'01"E	FL28	65.77	N79°02'41"W	FL48	68.42	N44°36'43"W
FL9	51.06	S77°10'21"E	FL29	63.69	N67°56'22"W	FL49	57.62	S62°15'16"W
FL10	150.20	S62°16'06"E	FL30	90.44	N78°36'50"W	FL50	72.94	N71°57'02"W
FL11	62.94	S28°53'17"E	FL31	53.27	N73°40'08"W	FL51	76.42	S69°55'57"W
FL12	24.74	S68°08'46"W	FL32	51.52	N70°08'44"W	FL52	236.49	S30°50'22"W
FL13	156.66	N64°29'21"W	FL33	64.95	N65°46'53"W	FL53	68.62	N66°40'39"W
FL14	35.83	N74°45'03"W	FL34	49.87	N67°57'25"W	FL54	69.50	S77°52'06"W
FL15	11.77	N62°48'47"W	FL35	161.59	N45°40'48"W	FL55	80.21	S75°54'34"W
FL16	116.01	N70°01'29"W	FL36	62.86	N51°45'59"W	FL56	43.04	N65°52'21"W
FL17	402.39	N69°20'13"W	FL37	36.43	N65°57'53"W	FL57	67.52	S61°49'50"W
FL18	181.81	N45°23'44"W	FL38	201.25	N67°00'16"W	FL58	43.64	N57°57'40"W
FL19	123.67	N45°40'08"W	FL39	111.10	N72°24'11"W	FL59	67.92	N65°54'12"W
FL20	301.23	N57°43'48"W	FL40	60.07	N78°57'23"W	FL60	88.16	N69°36'49"W

Erosion Hazard Line Table		
Line #	Length	Direction
EH77	43.63	S63°10'14"E
EH78	47.57	S60°23'31"E
EH79	35.56	S74°08'28"E
EH80	70.10	S54°58'53"E
EH81	130.95	N67°54'16"W
EH82	43.24	N72°55'11"W

- KEY NOTES:**
- EXISTING DIRT ROAD
 - 20' ELECTRIC EASEMENT TO BE DEDICATED TO SUIPMAY SPRINGS VALLEY ELECTRIC CO-OP (S.S.V.E.C.) BY FINAL PLAT
 - EXISTING DRIVE TO BE REMOVED
 - 15' PRIVATE WATER EASEMENT
 - NEW 1" WATER SERVICE
 - EXISTING EASEMENT FOR WELL ACCESS BY SEPARATE INSTRUMENT
 - 25' OR 50' WIDE PRIVATE INGRESS/EGRESS, GENERAL UTILITY AND EMERGENCY ACCESS EASEMENT AS SHOWN DEDICATED BY THIS PLAT
 - PAR SIDE SIGHT VISIBILITY TRIANGLE (15' X 145')
 - NEAR SIGHT VISIBILITY TRIANGLE (15' X 220')
 - PAR SIDE SIGHT VISIBILITY TRIANGLE (15' X 220')
 - NEAR SIGHT VISIBILITY TRIANGLE (15' X 240')
 - 10' ELECTRIC EASEMENT TO BE DEDICATED TO SUIPMAY SPRINGS VALLEY ELECTRIC CO-OP (S.S.V.E.C.) BY FINAL PLAT
 - EXISTING GATE TO BE REMOVED WITH A NEW GATE IN THE SAME LOCATION
 - ROADWAY ACCESS APPROX PER SECTION 0-30 OF COCHISE COUNTY ROAD DESIGN & CONSTRUCTION MANUAL

FINAL PLAT
FOR
THE HIGHLANDS AT INDE
LOTS 1-10, COMMON AREA "A" AND TRACT 1


PERRY ENGINEERING
 505 WEST WILSON ROAD
 TUCSON, AZ 85705
 CONTACT: KEN PERRY, P.E.
 PHONE: 520.620.4870
 Date: 9/26/17

LOCATED IN A PORTION OF
SECTION 10, T-14-S-23-E
014 & SALT RIVER MERIDIAN
COCHISE COUNTY, ARIZONA
ADMINISTRATIVE SITE ADDRESS:
5301 W. AIRPORT ROAD, MULLOCK, ARIZONA

COCHISE COUNTY

Docket S-16-01 (The Highlands at Inde Lots 1-10)

- This request is for approval of a Minor Expedited Final Plat for The Highlands at Inde, Lots 1-10, Tract 1 and Common Area "A" with flexible lot sizes and no density bonus.
- This final plat is a 10 lot subdivision on 45.27 acres, with an average lot size of 3.6 acres.
- The subject parcels APN 209-86-022A and 209-86-024C are currently zoned RU-4. Growth Area: D Plan Designation: Rural
- The site is located approximately 8 miles west of the City of Willcox.
- The P&Z Commission unanimously recommended approval of the Final Plat with staff conditions on August 9, 2017.



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- The developer will record CC&Rs for the subdivision.
- Access to the subdivision will be from Airport Road, the nearest access to Interstate 10 is via Taylor Road.
- The subdivision will have private internal roads. The roads will be built to low volume design standards and will be maintained by the HOA.
- The Drainage Report has been approved with the floodplain delineated on the final plat.
- Each lot will have an individual sewage disposal system, with a conventional septic tank and leach field.
- Water to the subdivision lots will be provided by a shared well.



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Factors in Favor of Approval

1. The proposed Final Plat does comply with the subdivision submittal requirements.

Factors Against Approval

None



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Staff Recommendation:

Final Plat and Assurance Agreement approval subject to the staff conditions.



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Final Plat conditions of approval

- All private roads shall remain private and will be maintained by the HOA and will not be maintained by Cochise County in the future as noted on the final plat.
- Prior to construction, the ADEQ Certificate of Approval to Construct the water delivery system shall be submitted to the County Engineer.
- The developer has submitted a third party trust agreement to ensure completion of all subdivision improvements with a condition for the partial release of four lots for sale, however no building permits will be issued or reviewed prior to the completion of all subdivision improvements.
- Prior to building construction, each subdivision lot shall have a septic permit approval.



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Final Plat conditions of approval

- Construction of improvements shall not begin until a completed Notice of Intent and authorization number, granted by ADEQ for the Stormwater Pollution Prevention Plan is received by the Community Development Department.
- The access easement for the well site shall be recorded.
- All County Fire Official and Willcox Rural Fire Department requirements regarding fire sprinkler systems and fire water storage shall be met.
- The entry code for any gated entry shall be provided to all emergency service providers and county building safety staff.



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Discussion and Questions



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