

# CRUX SOLUTIONS

## CIVIL ENGINEERING SERVICES

2313 W. Oberlin Way | Phoenix, AZ | 85085  
602-919-8647  
WWW.CRUXSOLUTIONS.US

September 18, 2024

City of El Mirage

Community Development  
10000 N El Mirage Road  
El Mirage, AZ 85335

**Re:** Proposed 8 lot single family residential subdivision Rural Area (RA)  
Project Narrative  
10600 N EL MIRAGE RD  
EL MIRAGE 85335  
CRUX Project No. 22.030

### Application Request

This application request is for a subdivision of APN 501-44-111B to eight single family residential lots and maintain the current zoning of Rural Area (RA).

### Location and Description

The subject site is located in The City of El Mirage, located at the northwest corner of the intersection of W Peoria Avenue and El Mirage Road. The site address is 10600 N EL MIRAGE RD, EL MIRAGE, AZ; Maricopa County Parcel number: 501-44-111B.

The proposed development consists of eight single-family residential custom homes. There are two existing stormwater retention basins located within an existing drainage easement in the property that belongs to the property owner. These basins will remain in the property, however, in order to accommodate the proposed new lots to the west, a small amount of grading is proposed on the west basin. In early discussions with the City of El Mirage Engineering Department, this is acceptable so long the capacity volume of the existing basin is maintained. A homeowner's association (HOA) will be formed and will be responsible for maintaining the retention basins and landscaping areas. The existing drainage easements will need to be extinguished and re-written for the new site/property owner.

### Historical Data

The property currently is undeveloped, except for the existing stormwater basins that were constructed to collect stormwater on the property. The site was originally subdivided as part of

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APN 501-44-111B Pulido Subdivision  
10600 N EL MIRAGE RD, EL MIRAGE 85335

## Project Narrative

the Dysart Ranchettes subdivision in 1971, which during that time, the property was in an unincorporated area of Maricopa County. The property is part of Lot #103 of the Dysart Ranchettes subdivision.

### Operational aspects of use

The property is slated to be developed as single-family homes, therefore there are no operational aspects to be discussed.

### Proposed infrastructure

#### Access

A new 32' private street paved road to access the lots is proposed, the main entry is approximately 760' west of the intersection with El Mirage Road . The access road will be located within a 50' access and utility private easement to be dedicated as part of the final plat.

#### Water

A new private 8" water line with proposed private fire hydrants every 500' onsite will be installed to provide potable water and fire protection to the lots. Each lot will have a 1" water service connected to the 8" water main installed along the proposed private access road and along the north property line to create a looped connection. It is proposed that these water lines are going to be private, therefore new private easements will be dedicated as part of the final plat for maintenance and repair.

The proposed 8" water line will connect to the existing 8" water main located on Peoria Avenue and a secondary connection to the existing 6" water main located at 125<sup>th</sup> Avenue to provide redundancy to the system.

#### Sewer

A new private 8" sewer line is proposed with manholes to be installed in accordance with the City of El Mirage Design Standards. Each lot will have a 4" sewer service connection connected to the 8" sewer service main line. A new 5' diameter manhole installation is proposed for the connection to the existing 10" trunk sewer main located on Peoria Avenue. New private easements will be dedicated as part of the final plat for maintenance and repair.

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### Project Narrative

#### Dry Utilities (Electric, Gas and Communications)

APS, Southwest Gas, Cox communications & Century Link have been contacted and they confirmed they can service the subdivision. Utilities are available adjacent to the site on El Mirage Road and Peoria Avenue. Dry utilities will be located within the proposed public utility easements (PUEs).

#### Phasing

There is no proposed phasing. All infrastructure necessary to serve the lots will be placed in one phase, however individual building permits will be applied for each lot once is ready to be developed.

#### Landscape

The landscaping installation in the city's right-of-way and tracts shall be included with the infrastructure necessary to serve the lots.

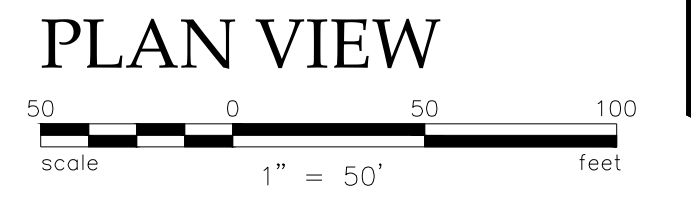
#### Other pertinent information

A maintenance agreement shall be created to have the property owners be responsible for the maintenance of the common areas and private streets.

Should you have any questions or require additional information please do not hesitate to contact me.



Respectfully,  
Francisco Bobadilla, P.E.  
Crux Solutions, LLC



**PLANTING LEGEND**

**Trees**

botanical name	common name	key	size	quantity	key	size	quantity
pistacia 'red push'	red pistache	PR	15gal	6	PR	24" box	17
fraxinus v. 'fan tex'	fan tex ash	FA	15gal	3	FA	24" box	5
acacia anerua	mulga acacia tree	DW	15gal	6	DW	24" box	9
tipuana tipu	tipu	TT	15gal	3	TT	24" box	5
ulmus parvifolia 'true green'	chinese elm	UP	15gal	12	UP	24" box	5
chilopsis linearis	desert willow orchid	AT	15gal	8	AT	24" box	5
chaste a. 'agnus'	chaste tree	CT	15gal	2	CT	24" box	9

**Shrubs**

key	botanical name	common name	size	quantity
A	hibiscus rosa sinensis 'Brilliant'	red hibiscus	5gal	77
B	nerium oleander	oleander	5gal	190
C	simmondsia chinensis	jojoba	5gal	5
1	ermophila x summertime blue	blue emu	5gal	75
2	hesperaloe parvifolia	red yucca	5gal	28
3	eremohila decpeiens	blue fuschia emu	5gal	22
4	eremohila m. 'valentine'	emu	5gal	37
5	nerium oleander 'dwarf'	dwarf oleander	5gal	98
6	cassia nemophylla	green cassia	5gal	99
7	euphorbia tirucalli	fire stick	5gal	53
8	leucophyllum frutescens 'heavenly cloud'	texas sage	5gal	32
*	dodonea v. 'green'	hopseed	5gal	130
*	penstemon eatonii	firecraker penstemon	5gal	18
*	dasyurion acrtliche	desert spoon	5gal	24

**LAYOUT LEGEND**

**KEY DESCRIPTION**

[Pattern]	lawn area
[Pattern]	decomposed granite top dress
[Pattern]	course riprap side slopes
①	fire hydrant typical
②	entry monument
③	site visibility triangle typical

**NOTES**

- All plant selections, size, and spacing to be per local design standards & per lanscape plans.
- Plants to be selected form ADWR Pinal AMA plant list with no mequite or palo verdes to be used in parking areas.
- Irrigation to be installed per local design standards
- Contractor to install all work per manufacture specs and per local codes and design standards
- Dust control per city requirements.
- All planting areas and open space to have decomposed granite including right of way and drainage tracts.
- See grading and drainage plan for specs.
- Maintenance for all areas to be done by HOA or the property owner.
- Trees shall not be placed within 5 feet of any City curb or sidewalk or within 6 feet of any public utility.
- No wall/footer or trees shall be placed within the existing or proposed PUE or the city's right-of-way.
- All 24" box sized trees and larger shall be a minimum of 10 feet tall, 4 feet spread, and 2-1/2" trunk caliper at ground level.

**REVISIONS**

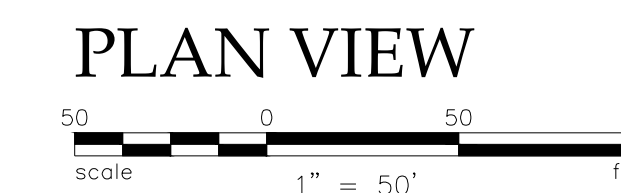
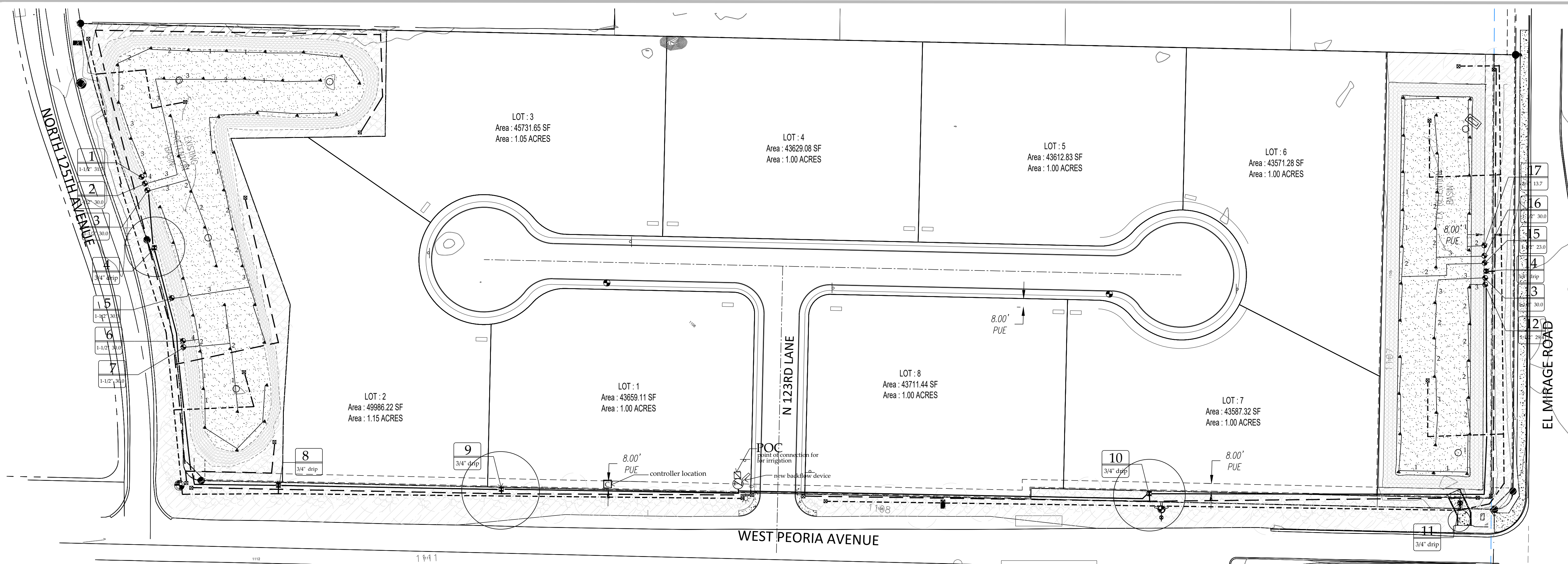

**Wade & Associates**  
 urban planning & landscape architecture  
 Website: www.wags.com  
 License # 2886  
 Email: RWade@wags.com  
 green technologies Ph (949) 378-1527

**PLANTING PLAN**  
**PULIDO SUBDIVISION**  
 10600 N. El Mirage Rd  
 El Mirage, AZ 85355

DRAWN	RJW
DATE	08-28-24
SCALE	---
JOB FILE NO.	---

SHEET  
**L1**  
 OF THREE SHEETS

See sheet L3 for details  
 Contact Arizona 811 at least two full working days before you begin excavation  
**ARIZONA 811**  
 Call 811 or click Arizona811.com



**LEGEND - DRIP SYSTEM**

SYMBOL	DESCRIPTION	MANUF.	MODEL #
---	LATERAL TUBE TO SHRUB EMITTERS: (3/4" SIZE UNLESS OTHERWISE INDICATED)	EWING IRRIGATION	LP940 3/4" TUBING
---	LATERAL TUBE TO TREE EMITTERS: (3/4" SIZE UNLESS OTHERWISE INDICATED)	EWING IRRIGATION	LP940 3/4" TUBING
---	PVC MAINLINE PIPE: SCH 40 PVC (2" SIZE UNLESS OTHERWISE INDICATED)		
⊠	FLUSH PLUG ASSEMBLY		
⊗	REMOTE CONTROL VALVE ASSEMBLY 3/4" SIZE for trees with filter & regulator	HUNTER	ACZ-075
⊗	REMOTE CONTROL VALVE ASSEMBLY 3/4" SIZE for shrubs with filter & regulator	HUNTER	ACZ-075
☐	CONTROLLER- solar powered	LEIT- x series	18 STATION
Z	REDUCED PRESSURE BACKFLOW ASSEMBLY CITY OF EL MIRAGE DETAIL SEES SHIT 3.	AMES	MODEL 4000B 1-1/2" size or equal
Station # Valve Size GPM			

**EMITTER SCHEDULE**

PLANT MATERIAL SIZE:	# OF EMMITTERS
1 gallon	1
5 gallon	2
15 gallon	3
24" box	4
36" box	6
48" box	8

\*ALL EMITTERS TO BE 1 GPH

**LEGEND- Lawn Spray system**

SYMBOL	PATTERN	MFG	MODEL NO.	RADIUS	GPM	PSI	DETAIL
⊠	adjustable(0-360)	hunter	PGP-ADS-05	40	1.7	40	-
⊠	adjustable(0-360)	hunter	PGP-ADS-07	40	3.0	40	-
⊠	full circle	hunter	PGP-360-10	43	6.0	40	-

SYMBOL	MFG	DESCRIPTION	MODEL NO.
⊕	Toro	Electric Control Valve	264 series
---		Class 315 PVC Pipe 3/4" Size	Lateral Line
---		Class 315 PVC Pipe 1" Size	Lateral Line
---		Class 315 PVC Pipe 1-1/4" Size	Lateral Line
---		Class 315 PVC Pipe 1-1/2" Size	Lateral Line
---		Class 315 PVC Pipe 2" Size	Lateral Line

**IRRIGATION NOTES:**

1. Install all equipment as per details.
2. All pipe under paved areas to be sleeved with Sched 40 pvc pipe size 3" and install 4" to 6" layer of sand under pipe in trench.
3. Piping to have a minimum of 18" of cover over all pressure main line piping and 12" over all non-pressure lateral line piping.
4. The irrigation contractor shall not willfully install the system as designed when it is obvious in the field that unknown obstruction or grade differences exist that were not known during the design process. Such conditions shall be brought to the attention of the Owner's Authorized Representative for direction.
5. The system shall be fully guaranteed for a period of one year, any defective material or poor workmanship shall be replaced or corrected by the Irrigation Contractor at no cost to the Owner(s).
6. The contractor shall flush all drip tubing prior to the installation of the emitter tubing Barbs, emitter tubing and emitters, flush again after installing the emitter barbs and emitter Tubing, but prior to installing emitters and flushing once again after installing all emitters.
7. The contractor is responsible for any and all plant material loss due to clogged emitters And/or not flushing the drip system as described above and shall be financially and Physically responsible for replacement of any such plant loss at his own expense.
8. Drip emitters should be placed approximately one-third to one-half of the canopy radius out from the plant center and future emitters shall be added to trees as canopy radius expands with growth.
9. Contractor to verify volum and pressure at source to be min 60psi and 40 GPM.
10. Contractor to locate and protect all underground utilities especially high pressure water line located along northern edge of property.
11. Contractor to verify existing sleeves under roadway.

**REVISIONS**


**Wade & Associates**  
urban planning & landscape architecture  
Website: www.wags.com  
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**PLANTING PLAN**  
**PULIDO SUBDIVISION**  
10600 N. El Mirage Rd  
El Mirage, AZ 85335

DRAWN	RJW
DATE	08-28-24
SCALE	
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SHEET  
**L1**  
OF THREE SHEETS

### LANDSCAPE AND IRRIGATION NOTES:

- ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS AND CITY'S SPECIFICATIONS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRE CITY APPROVAL.
- PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DESIGNATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL LANDSCAPE PROJECTS REQUIRING CITY MAINTENANCE OR WITHIN THE CITY RIGHT-OF-WAY SHALL BE INSPECTED FOR THE FOLLOWING:
  - PLANT LOCATIONS: THESE LOCATIONS SHALL BE STAKED IN THE FIELD WITH IDENTIFICATION AS TO TREES OR SHRUBS, OR HOLES FOR THE PLANT MATERIALS MAY BE DUG WITH IDENTIFICATION OF PLANT TYPE. USE OF THIS METHOD DOES NOT RELIEVE THE CONTRACTOR OF ANY PLANT RELOCATIONS MADE BY THE CITY.
  - IRRIGATION INSTALLATION: INSPECTIONS SHALL BE MADE AT THE POINT THE IRRIGATION SYSTEM IS INSTALLED. INSPECTIONS OF THE PIPE DEPTH, AUTOMATIC VALVE INSTALLATION AND EMITTER/SPIRATOR INSTALLATIONS WILL BE MADE.
  - SUBSTANTIAL COMPLETION: AN INSPECTION AT COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION WILL BE MADE. ANY DEFICIENCIES IN THE INSTALLATION WILL BE NOTED AND CORRECTED BY THE CONTRACTOR DURING THE MAINTENANCE PERIOD.
- FINAL ACCEPTANCE: A FINAL INSPECTION IS REQUIRED PRIOR TO CITY ACCEPTANCE OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS. THE ABOVE INSPECTIONS REQUIRE A MINIMUM OF 48-HOURS PRIOR NOTIFICATION TO THE CITY. CALL THE EL MIRAGE DEVELOPMENT SERVICES DEPARTMENT AT (602) 878-2977 AND LEAVE A MESSAGE INCLUDING THE SUBDIVISION, LOCATION AND TYPE OF INSPECTION TO ARRANGE FOR THESE INSPECTIONS.
- SEPARATE INSPECTIONS ARE REQUIRED FOR THE ELECTRICAL CONNECTIONS. PLEASE CALL THE BUILDING SAFETY DIVISION AT (602) 878-2979 A MINIMUM OF 24-HOURS PRIOR TO ARRANGE FOR THESE INSPECTIONS.
- LANDSCAPE AND IRRIGATION WHICH IS INSTALLED ON PRIVATE PROPERTY IN CONJUNCTION WITH A CITY APPROVED SITE PLAN, WILL BE INSPECTED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR CONFORMANCE TO THE APPROVED SITE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPING AND IRRIGATION SHOWN ON THESE PLANS, INCLUDING WITHIN THE RIGHT OF WAY ALONG THE PROJECT FRONTAGE, WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HWA) UNLESS OTHERWISE NOTED. IF NO HWA EXISTS, THE PROPERTY OWNER SHALL BE RESPONSIBLE.
- ALL CITY MAINTAINED PROJECTS REQUIRE A 90-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE CITY.
- RIGHT-OF-WAY AND CITY MAINTAINED AREAS REQUIRE SEPARATE WATER METER CONNECTIONS. RIGHT-OF-WAY AREAS DESIGNATED FOR MAINTENANCE BY THE ADJACENT PROPERTY OWNERS FOR COMMERCIAL, INDUSTRIAL AND MULTIFAMILY DEVELOPMENTS SHALL HAVE THE RIGHT-OF-WAY IRRIGATION ISOLATED OR SEPARATED FROM THE ON-SITE IRRIGATION SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, COST AND REQUIRED PERMIT FEES FOR THE WATER METERS/DENOMINATED TO SERVE THE IRRIGATION SYSTEM.
- ALL PLANTINGS AT MATURITY SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
- PLANTINGS SHALL NOT INTERFERE WITH ANY TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 30' WITHIN ANY SIGHT DISTANCE TRIANGLES.
- INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM INCLUDING ADDITION OF GROUND PLANT MATERIALS SHALL NOT IMPEDE THE FLOW OF DESIGNED DRAINAGE FACILITIES NOR DECREASE THE DESIGN VOLUME OF ANY DETENTION/RETENTION BASINS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LANDSCAPE AND IRRIGATION INSTALLATION.
- ALL TREES SHALL MAINTAIN A MINIMUM OF 6'-0" CLEARANCE FROM ANY CITY WATER OR SEWER LINE AND A MINIMUM OF 5'-0" CLEARANCE FROM ANY CITY SIDEWALK AND CURB. ALL PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE FROM ANY SANITARY AND STORM SEWER MAINS TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
- ALL CITY MAINTAINED PROJECTS REQUIRE A 90-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE CITY.
- ALL PLANTING AREAS EXCEPT TURF AREAS TO BE MAINTAINED BY THE CITY SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE BY A LICENSED APPLICATOR PRIOR TO AND AFTER THE PLACEMENT OF THE DECOMPOSED GRANITE, RIVER ROCK, ETC. APPLICATION DOCUMENTATION WILL BE REQUIRED PRIOR TO ACCEPTANCE OF THE LANDSCAPING BY THE CITY.
- AS-BUILT DRAWINGS OF THE LANDSCAPE AND IRRIGATION SYSTEM ARE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY AND FOR PROJECTS WITHIN THE CITY RIGHT-OF-WAY OR CITY OWNED PROPERTY. THE AS-BUILT DRAWINGS SHALL SHOW THE LOCATIONS OF ALL PLANTINGS AND THE DIMENSIONS TO FIXED POINTS OF ALL IRRIGATION EQUIPMENT PIPING, ETC. THE AS-BUILT DRAWINGS MUST BE SUBMITTED ON A CD THAT CONTAINS PDFS OF ALL PLAN SHEETS.

City of EL MIRAGE  
ADOPTED BY COUNCIL: DECEMBER 5, 2023  
REVISION DATE: 01/2023  
STANDARD DETAIL NO. EM-101-4

### DEPICTION OF DRY BARREL HYDRANT

CITY OWNED HYDRANTS SHALL BE PAINTED "SAFETY YELLOW" AND PRIVATE OWNED HYDRANTS SHALL BE PAINTED "SAFETY RED" PER COEM STD. DET. EM-360

STANDPIPE TO BE PAINTED "SAFETY RED" PER COEM STD. DET. EM-360 WITH 2" HIGH WHITE REFLECTIVE NUMBERS

NOTE: DO NOT PLANT ANY TREES OR SHRUBS THAT WILL ENCROUGH ON THE CLEAR SPACE INDICATED WHEN THE PLANTS OR TREES ARE MATURE.

(REMOTE FDC BY FIRE MARSHALL AUTHORIZATION ONLY)

City of EL MIRAGE  
ADOPTED BY COUNCIL: DECEMBER 5, 2023  
REVISION DATE: 01/2023  
STANDARD DETAIL NO. EM-361

### BACKFLOW PREVENTION ASSEMBLY PROTECTION

GUARD POSTS ARE REQUIRED AT THESE LOCATIONS IF BACKFLOW PREVENTION ASSEMBLY IS IN AN OPEN AREA AND NOT NEXT TO A BUILDING WALL OR FENCE

4" STEEL GUARD POST PER MAO STD. DET. 140 (TYP)

City of EL MIRAGE  
ADOPTED BY COUNCIL: DECEMBER 5, 2023  
REVISION DATE: 09/2019  
STANDARD DETAIL NO. EM-352-2

### MANUAL FLUSH CAP

10" ROUND VALVE BOX  
1/2" FJP X 3/4" M.H.A. (BRASS)  
1/2" SCH 80 MALE ADAPTER  
SUPPORT BRCK (1 OF 4 REQD.)  
1/2" SCH 80 NIPPLE (LENGTH AS REQUIRED)  
12" DEPTH PEA GRAVEL  
BRASS HOSE CAP  
1" SET TOP OF BOX 1" ABOVE DG OR 1-1/2" ABOVE TURF AFTER COMPACTION

NOTES:  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
2. 20' MIN. CLEARANCE.  
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PERMITS PURPOSES ONLY. THE DRAWING MAY BE USED FOR CONSTRUCTION.  
4. ALL INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER FOR THE CONCRETE WORKS.  
5. CONTRACTOR SPECIFIC: FOR PRODUCT AND COMPANY INFORMATION VISIT: www.coburn.com AND ENTER REFERENCE NUMBER

LEIT X & XRC CONTROLLERS & ACCESSORIES  
DETAIL SYSTEM INSTALLATION WITH ACCESSORIES

### EMITTER PLACEMENT

1. PLACE EMITTERS AT EDGE OF ROOTBALL  
2. PLACE EMITTER OUTLET AT UPHILL SIDE OF PLANT IF ON A SLOPE  
3. SPAGHETTI TUBING NO LONGER THAN 5'

### TRENCHING DETAIL

SECTION "A"  
ALL PIPE INSTALLATION, TRENCH DIMENSIONS, BEDDING, BACK FILL AND COMPACTION SHALL CONFORM TO CDP SUPPLEMENT SEC. 440

LATERAL LINE - SCH. 40 PVC SOLVENT WELD 12-14" DEPTH. PARALLEL PIPES SHALL HAVE MIN. 2" HORIZONTAL SPREAD

MANLINE - 4" - 2" SCH. 40 PVC SOLVENT WELD 18-20" DEPTH. 3" AND LARGER GLASS 200 1/2" - RING PIPE. PARALLEL PIPES SHOULD HAVE A MIN. OF 2" HORIZONTAL SEPARATION. ADD 3" LAYER OF FINELY GRADED NATIVE SOIL OR BEDDING SAND AND BACK FILL

NOTES:  
1. TOP OF WIRE BUNDLE SHOULD BE 2" BELOW TOP OF PIPE.  
2. HORIZONTAL DISTANCE BETWEEN ALL PIPE MIN. 2"  
3. ALL PIPING 3" AND LARGER SHALL HAVE 24"-36" OF COVER

### IRRIGATION SLEEVE UNDER PAVEMENT

FINISH GRADE BEYOND CURB ON PAVEMENT EDGE, SET 1-1/2" BELOW TOP OF CURB

MARK SLEEVE LOCATION WITH 4" FULL BOX AND METICAL SCH. 40 PVC PIPE

SEPARATE SLEEVE MUST BE USED FOR WIRING. EXTEND SLEEVE 12" BEYOND CURB EDGE

NOTE: ALTERNATIVE METHODS FOR MARKING SLEEVE LOCATIONS:  
1. STAMP BACK OF CURB WITH AN "S" FOR NEW CONCRETE  
2. RETROFIT WILL REQUIRE "S" TO BE ETCHED BACK OF CURB

### Tree Planting and Staking

Prune Tree at Time Of Stake Removal  
Tie Wire With Hose Chafing Guard Per Specs.  
Bury 3" In Ground And Cut Off Stake 12" Above Tie Wire. Stakes Shall Remain In Place For 2 Years Unless Removal Is Approved By Maintenance Director Or Designer.  
Backfill With Native Soil (No Rocks Greater Than 1")  
Apply Slow-Release Fertilizer To Surface Away From Trunk Per Manufacturer's Specifications.  
Scarify One Side Of Root Ball Prior To Planting

Notes:  
1. Sufficient clearance shall be maintained between shrubs and utility facilities so as to not hinder use of these facilities.  
Do Not Place Decomposed Granite Within 2' Of Trunk

Planting Hole Shall Be 2 Times Diameter Of Root Ball And No Deeper Than Height Of Root Ball. Scarify Sides And Bottom Of Planting Hole

### EMITTER-MULTI OUTLET IN BOX

1. 10" ROUND BOX  
2. MULTI OUTLET EMITTER WITH 6 PORTS OPEN  
3. 1/2" THREAD SCH 40 MALE ADAPTER  
4. 1/2" SCH 80 FLEX HOSE  
5. 1/2" PVC SCH 80 90-DEGREE ELL  
6. 1/2" PVC CL 315 PIPE 12" MIN.  
7. 1/2" PVC SCH 80 FITTING  
8. LATERAL IRRIGATION LINE  
9. 3" MIN DEPTH OF WASHED PEA GRAVEL  
10. FILTER FABRIC FOR BOX (2)  
11. BRICK SUPPORTS FOR BOX (2)

NOTES:  
1. MULTI-OUTLET EMITTER ONE PER TREE (OR AS SHOWN ON DRAWINGS). USE GLUE SPECIFIC FOR CONNECTIONS.  
2. MAINTAIN MINIMUM 3" DISTANCE FROM TREE TRUNK TO EMITTER BOX.  
3. PLACE ENDS OF SPAGHETTI TUBING NO CLOSER THAN 2" TO TRUNK AND AT EDGE OF ROOTBALL.  
4. SPAGHETTI TUBING LENGTH SHALL NOT EXCEED 5'.

### REMOTE CONTROL BRASS VALVE, PRESSURE REGULATOR AND WYE STRAINER

MINIMUM CLEARANCE FROM BOTTOM OF VALVE BOX TO TOP OF HUBBY FROM INSTALL 1" ABOVE FINISH GRADE FOR 50' OR 1" ABOVE TURF. INCLUDE STAINLESS STEEL HARDWARE

BRASS WYE STRAINER, BRASS PRESSURE REGULATOR WITH PRESSURE GAUGE AND BRASS 3" NIPPLES  
FINISH GRADE

MANLINE TEE 2.5" AND SMALLER USE SCH 80 PVC 3" AND LARGER USE SCHEDULE 40 STEEL BOLT AND WASHER

NOTES:  
1. SCHEDULE 40 PVC SOLVENT WELD 12-14" DEPTH PARALLEL PIPES SHOULD HAVE A MIN. OF 2" HORIZONTAL SEPARATION  
2. SHALL BE TO INCLUDE SCHEDULE 40 STEEL BOLT AND WASHER  
3. WATER METER & METER COUPLING TO BE REPAIR BY CITY PRIOR TO APPLICATION AND PAYMENT OF FEES

### REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY 3" AND SMALLER

CONSTRUCTION NOTES:  
1. APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, BALL VALVES INCLUDED  
2. PIPE, TYPE 10" HARD COPPER, 5/8" THROUGH 1"  
3. 90° COPPER ELL, 5/8" THROUGH 1"  
4. PIPE UNION, BRASS OR COPPER  
5. TEST COOKS WITH BRASS PLUGS INSTALLED (4 REQUIRED)  
6. INSTALL 4" CONCRETE PAD, ENCLOSEURE, AND HARDWARE  
7. INSTALL PVC SLEEVE THROUGH CONCRETE. INSIDE DIAMETER OF SLEEVE SHALL BE 1/2" LARGER THAN COPPER PIPE

NOTES:  
1. CONTACT CITY OF EL MIRAGE FOR VERIFICATION OF APPROVED BACKFLOW PREVENTION ASSEMBLY AND CERTIFIED TESTER.  
2. BACKFLOW PREVENTION ASSEMBLY MUST BE INSPECTED BY THE CITY OF EL MIRAGE AND TESTED BY A CITY APPROVED CERTIFIED TESTER.  
3. ALL TEST COOKS SHALL BE FITTED WITH BRASS PLUGS INSTALLED WITH TEFALON TAPES  
4. 12" MINIMUM CLEARANCE IN FRONT OF TEST COOKS  
5. COMPRESSION FITTINGS ARE NOT ALLOWED  
6. A PERMIT IS REQUIRED FOR INSTALLATION  
7. ASSEMBLY SHALL BE INSTALLED AS SHOWN  
8. INSTALL A "Y" STRAINER ON THE INLET SIDE  
9. ENCLOSEURE SHALL BE CLEARANCE OR EQUIVALENT  
10. ASSEMBLY SHALL NOT BE INSTALLED ANY CLOSER THAN 24" FROM A WALL OR OBSTRUCTION OF TEST COOKS FACE THE WALL OR 12" FROM A WALL OF TEST COOKS FACE AWAY  
11. FINISHED GRADE UNDERNEATH ASSEMBLY SHALL BE AT 90% COMPACTION  
12. INLET SHALL BE AS CLOSE TO SERVICE CONNECTION AS POSSIBLE. THERE SHOULD BE A MINIMUM OF 6" SEPARATION BETWEEN THE EMITTER AND BACKFLOW PREVENTION ASSEMBLY  
13. BACKFLOW PREVENTION ASSEMBLY MUST BE ON PRIVATE PROPERTY BUT NOT WITHIN ANY EASEMENTS

City of EL MIRAGE  
ADOPTED BY COUNCIL: DECEMBER 5, 2023  
REVISION DATE: 01/2023  
STANDARD DETAIL NO. EM-351

### WATER SERVICE CONNECTION 2" AND SMALLER

BRASS COPR STOP WITH COMPRESSION TYPE FITTING  
MIN. 6" TRENCH WIDTH FOR TAPS ON METER SIDE OF MAIN  
18" MAX FROM BRICK TO BUILDING METER BOX  
APPROVED DOUBLE STRAP HEAVY DUTY BRONZE SADDLE BRON PIPE THREAD SET AT 37° ANGLE  
LENGTH OF COPPER ENCASED 1/4" OF WELDED SAND  
ALTERNATE POSITION  
TYPE K COPPER  
CORP STOP  
APPROVED COMPOSITE MATERIAL LID AND CONCRETE BOX  
2" ABOVE GRADE  
WATER METER & METER COUPLING TO BE REPAIR BY CITY PRIOR TO APPLICATION AND PAYMENT OF FEES  
BRASS ANGLE CURB STOP WITH LOCKING AND COMPRESSION TYPE FITTING

CONSTRUCTION SERVICE WATER METER BY PASS  
90° METER SPACER  
METER SPACER  
1.5" MIN. M.P. x 19.34" OVERALL  
OR PVC SCH 80 (AS SHOWN WITH MALE ADAPTERS) OR PVC SCH 80 THREADED NIPPLE

NOTES:  
1. ALL TAPS MUST BE MADE BY USING A SERVICE SADDLE AS SHOWN  
2. THE CONTRACTOR IS RESPONSIBLE FOR TAPPING THE MAIN AND INSTALLING THE WATER SERVICES. THIS INCLUDES THE COPR STOP SERVICE PIPE, APPROPRIATE FITTING, CURB STOP, METER BOX AND COVER.  
3. THE MINIMUM SERVICE SIZE SHALL BE 1-INCH  
4. NO COUPLINGS ALLOWED FOR SERVICE LINES  
5. ALL MATERIALS SHALL CONFORM TO THE LATEST MFG SPECIFICATIONS  
6. 5/8" METERS SHALL BE INSTALLED IN A RZ BOX  
7. INSTALL TRACES W/IN OR SERVICE LINE AND INSIDE METER BOX PER COEM STD. DET. 138  
8. METER BOX MUST BE WITHIN THE RIGHT OF WAY OR AN EASEMENT WILL BE REQUIRED

City of EL MIRAGE  
ADOPTED BY COUNCIL: DECEMBER 5, 2023  
REVISION DATE: 01/2023  
STANDARD DETAIL NO. EM-325

REVISIONS


Wade & Associates  
urban planning & landscape architecture  
Website: www.wags.com  
Phone: 480-588-2888  
Email: AWade@wags.com  
green technologies Ph (949) 378-1527

DETAILS SHEET  
PULIDO SUBDIVISION  
10600 N. El Mirage Rd  
El Mirage, AZ 85335

DRAWN RJW  
DATE 08-28-24  
SCALE  
JOB FILE NO. ---  
SHEET  
L 3  
OF THREE SHEETS

Contact Arizona 811 at least two full working days before you begin excavation  
ARIZONA 811  
Call 811 or click Arizona811.com

# Pioneer Title Agency Inc.

## REPORT OF TITLE

OUR NO. L0702116

Dated: September 23, 2024 at 7:30 a.m.

Fee: \$400.00

Report is issued for the sole use and benefit of:

**Ezequiel Mendez Pulido**  
**ezequielm200@icloud.com**  
**10600 N. EL MIRAGE ROAD**  
**EL MIRAGE, AZ 85335**

Pioneer Title Agency Inc. hereby reports that an examination of the title to the land described in Schedule A discloses that title is vested as shown in Schedule A, subject to the liens, encumbrances, and defects as shown in Schedule B.

This report is **FOR INFORMATIONAL PURPOSES ONLY**. It is neither a guarantee of title, a commitment to insure title nor a policy of title insurance.

### SCHEDULE A

1. Title to the estate or interest covered by this report at the date hereof is vested in:

[Ezequiel Mendez Pulido and Maria Elena Mendez, husband and wife, as community property with right of survivorship](#)

2. The estate or interest in the land hereinafter described in this report is a fee.

3. The land referred to in this report is situated in the County of **Maricopa**, State of Arizona, and is described as follows:

**See Exhibit A attached hereto and made a part hereof.**

All recording references are to records in the office of the County Recorder of the county in which the property is situated.

**Pioneer Title Agency Inc.**



By \_\_\_\_\_  
Authorized Officer or Agent

# Pioneer Title Agency Inc.

REPORT OF TITLE (Continued)

## EXHIBIT A

Lot 103, of DYSART RANCHETTES, according to [Book 144 of Maps, page 13](#), records of Maricopa County, Arizona.

# Pioneer Title Agency Inc.

## REPORT OF TITLE (Continued)

### SCHEDULE B

At the date hereof exceptions to title are:

1. Water Rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.  
This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
2. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
3. Obligations imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.
4. A sale of said land by the County Treasurer, evidenced by Certificate of Purchase issued by reason of the non-payment of taxes for the:

Year	2022
Assessor Parcel Number	<a href="#">501-44-111A</a>
Certificate of Purchase No.	22018061
5. Taxes and Assessments collectible by the County Treasurer for the following year:  
2023
6. Taxes and Assessments collectible by the County Treasurer, a lien not yet due and payable for the following year:  
2024
7. Liabilities and obligations imposed upon the land, or the owner thereof, by reason of inclusion or membership in Dysart Ranchettes Association.
8. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in [Book 144 of Maps, Page 13](#).
9. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, including but not limited to any recitals creating easements, liabilities, obligations or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument:  
  
Recorded in [Docket 9105, Page 191](#)  
Recorded in [Docket 9558, Page 333](#)  
Recorded in Document No. [1986-441480](#)
10. Easements and rights incident thereto, as set forth in instrument:  
  
Recorded in [Docket 10440, page 742](#)  
Purpose: utilities and incidental purposes

# Pioneer Title Agency Inc.

## REPORT OF TITLE (Continued)

### SCHEDULE B (Continued)

11. All matters set forth in Emergency Planning Zone Notice according to the terms and conditions contained therein:

Recorded in Document No. [2006-1328023](#)

12. Easements and rights incident thereto, as set forth in instrument:

Recorded in Document No. [2015-620336](#)

Purpose drainage and retention basin

13. Collateral Assignment of beneficial interest:

From Levie Family Limited Partnership, an Arizona limited partnership

To Levie Realty, LLC, an Arizona limited liability company

Dated February 08, 2022

Recorded February 14, 2022

Recorded in Document No. [2022-136815](#)

#### TAX NOTE:

Year	2024
Parcel No.	<a href="#">501-44-111A</a>
Total Tax	\$7.46
First Half	\$7.46
Second Half	\$0.00

Year	2024
Parcel No.	<a href="#">501-44-111B</a>
Total Tax	\$4,190.22
First Half	\$2,095.11
Second Half	\$2,095.11

End of Exceptions



*Public Works Department*  
10355 N. 121<sup>st</sup> Avenue, El Mirage, AZ 85335  
623-935-6405; Fax 623-933-8418; TDD 623-933-3258  
[www.elmirageaz.gov](http://www.elmirageaz.gov)

May 29, 2024

Pulido Subdivision  
Ezequiel Mendez Pulido  
10800 N. El Mirage Rd.  
El Mirage, AZ 85335

**RE: PULIDO SUBDIVISION  
WATER WILL SERVE LETTER  
(Parcel # 501-44-111B) 10600 N. EL MIRAGE RD.  
CITY OF EL MIRAGE, ARIZONA 85335**

Ezequiel Mendez Pulido,

This letter is to notify you that the City of El Mirage has accepted the request for water service for the above-mentioned project Pulido Subdivision (Parcel # 501-44-111B) in the City of El Mirage, Arizona. This water will serve letter is valid for two (2) years from the above date and shall expire on May 29, 2026, at 5:00 pm Arizona time if all water construction development of this site has not been completed.

The property is within the public water service area of the City of El Mirage.

This Water Will Serve Letter is a written commitment of water services, not including wastewater sewer services for the purpose of the Arizona Groundwater Management Act, Arizona Revised Statute 45-576. This commitment is set to expire on May 29, 2026, at 5:00 pm Arizona time as conditionally set and noted above. It will be the Developer's responsibility to meet all the requirements of (1) regulatory agencies having jurisdiction over Arizona subdivisions and (2) Arizona Revised Statutes applicable to subdivided or un-subdivided land.

If you have any questions, or if you need additional information, please contact me at 623-876-4261.

Sincerely,

Scott Ketchmark  
Utilities Superintendent  
City of El Mirage, Arizona