

# CRUX SOLUTIONS

## CIVIL ENGINEERING SERVICES

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

January 22, 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

# CRUX SOLUTIONS

## CIVIL ENGINEERING SERVICES

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

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.

# CRUX SOLUTIONS

## CIVIL ENGINEERING SERVICES

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

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

### 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.

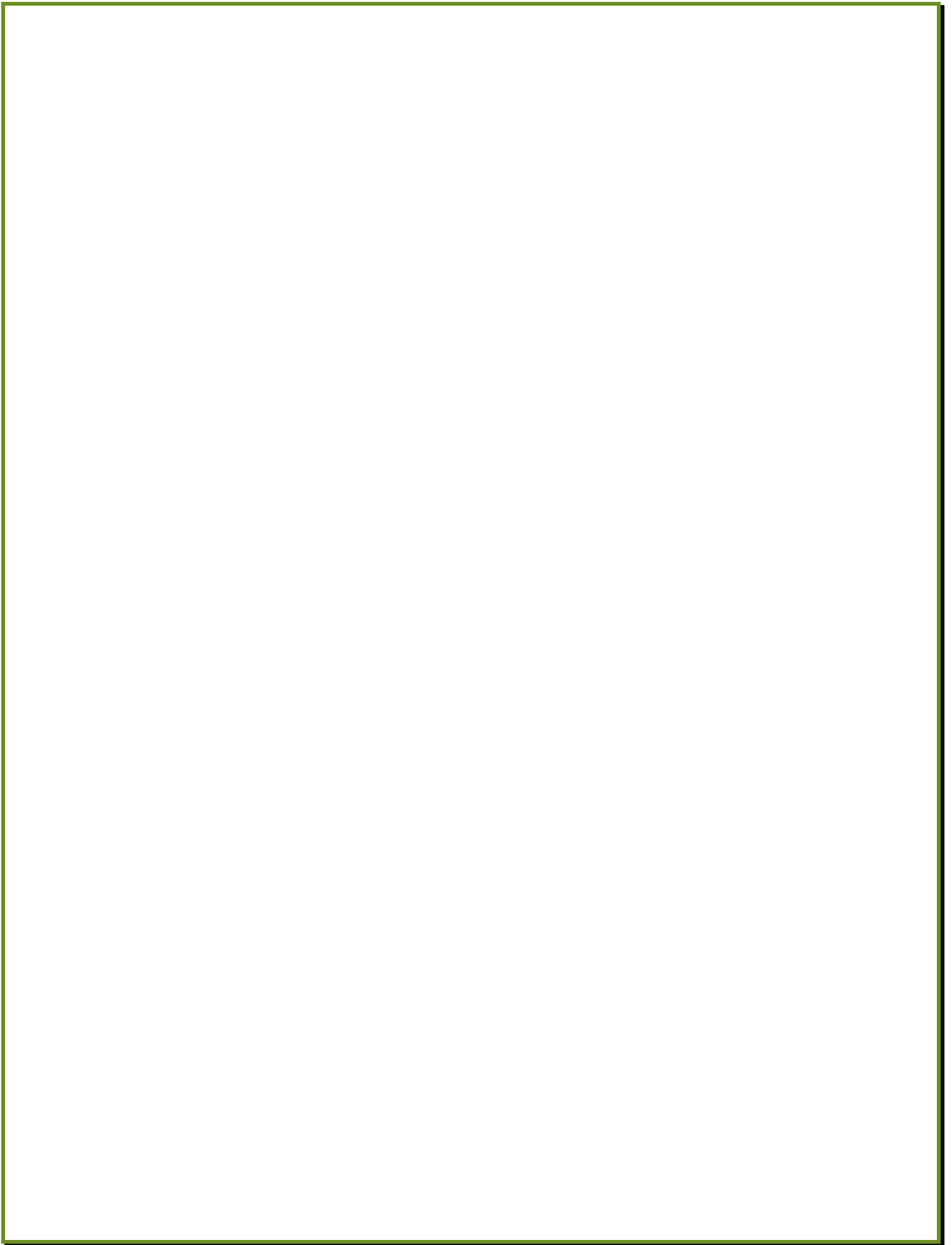
#### Other pertinent information

The development will be under one ownership, although, individual sales might happen, The HOA will be responsible for maintaining private streets, driveways, open space areas, retention basins and private utilities.

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



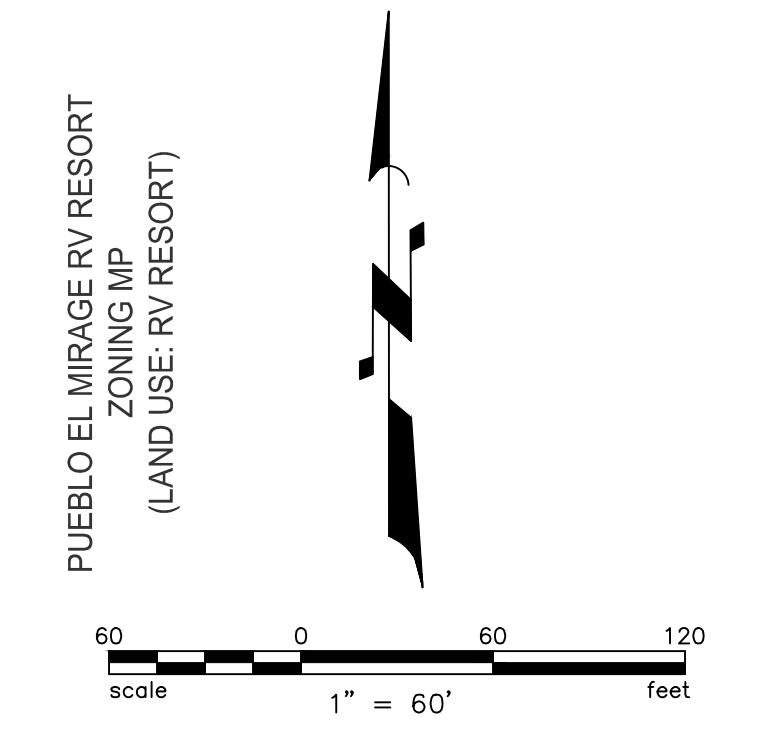
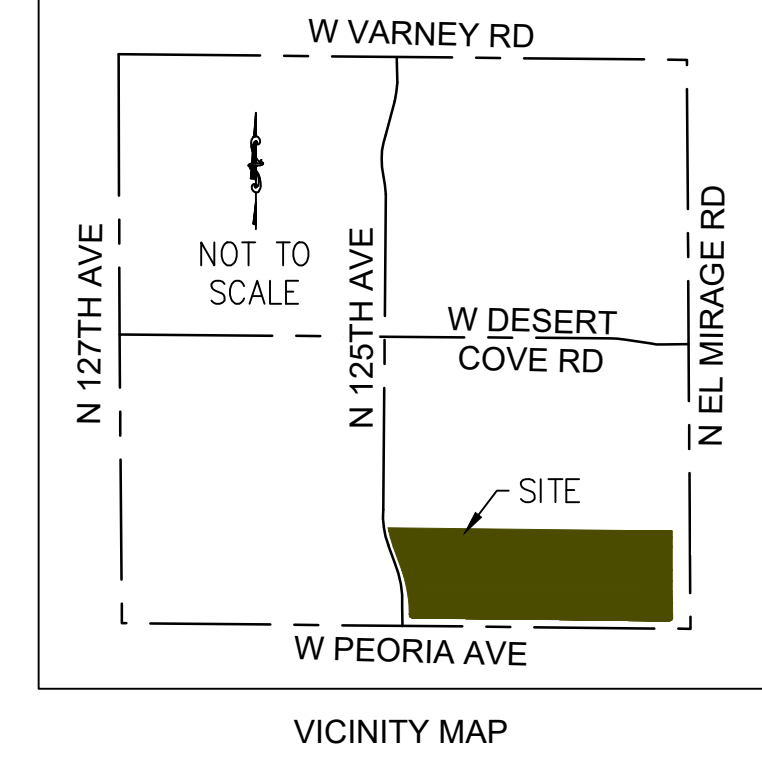
Respectfully,  
Francisco Bobadilla, P.E.  
Crux Solutions, LLC



# PULIDO SUBDIVISION PRELIMINARY PLAT

## CITY OF EL MIRAGE, ARIZONA

LOT 103 OF "DYSART RANCHETTES", A SUBDIVISION RECORDED IN BOOK 144 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

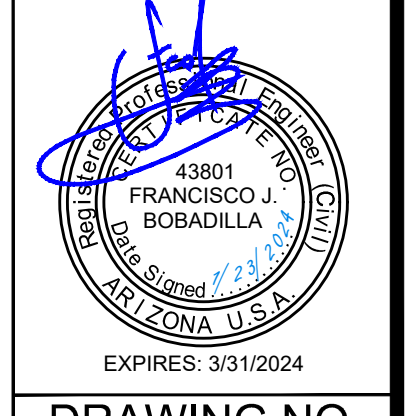


NO.	REVISIONS	DESCRIPTION	DATE

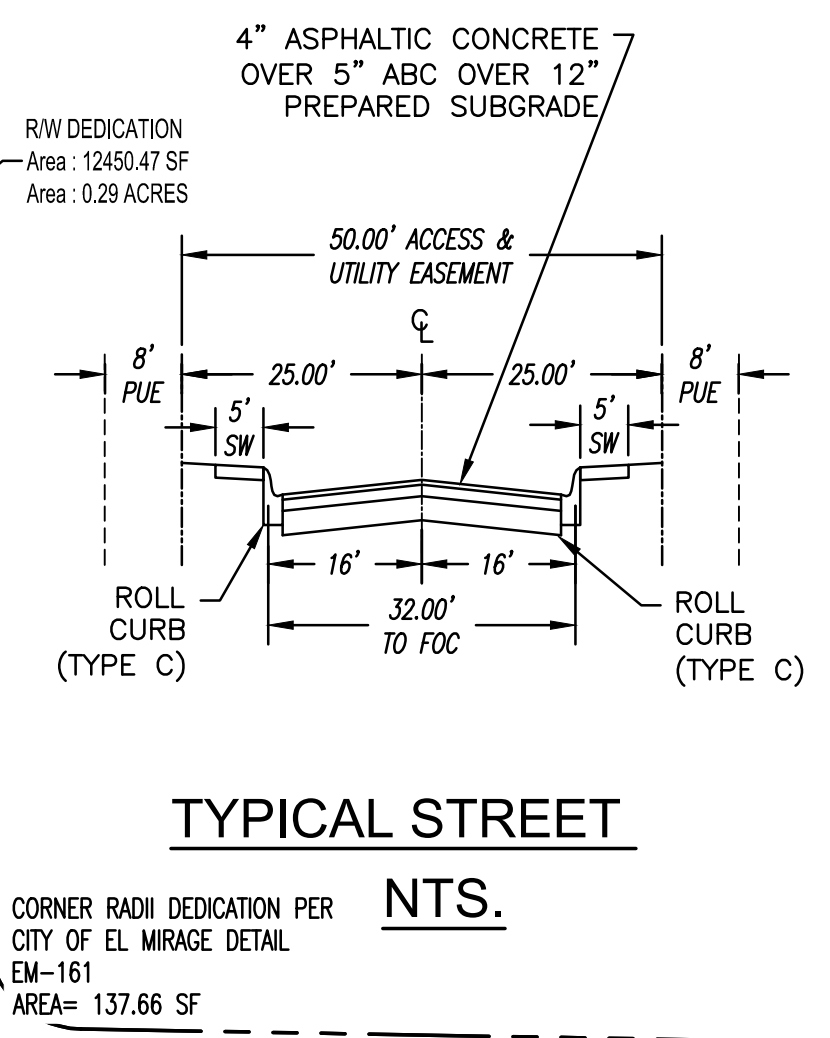
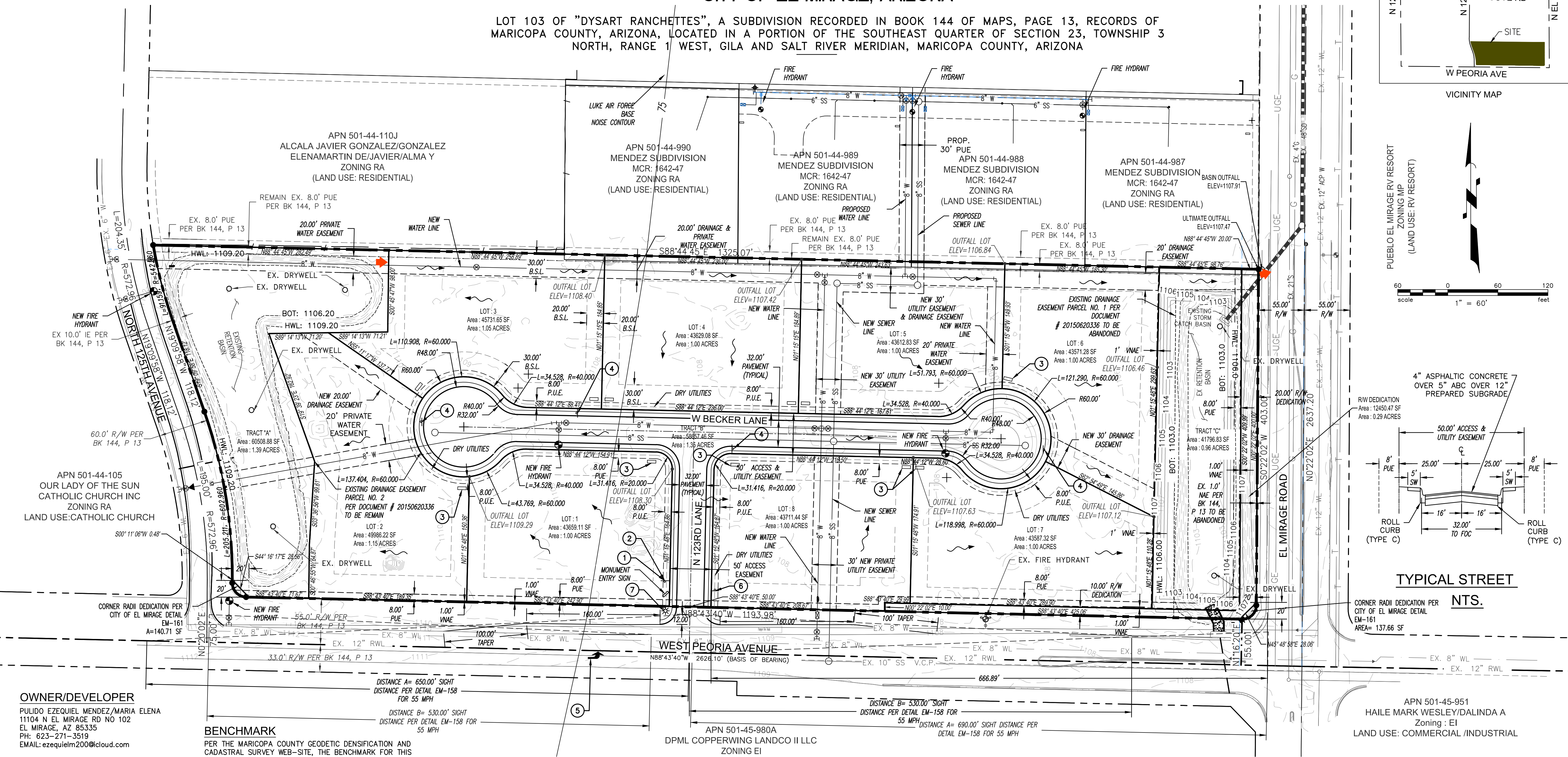
APN 501-44-111B (PULIDO SUBDIVISION)  
10600 N EL MIRAGE RD EL MIRAGE 85335  
EL MIRAGE, ARIZONA  
PRELIMINARY PLAT

**CRUX SOLUTIONS**  
CIVIL ENGINEERING SERVICES

DATE: 1/23/2024  
SCALE: 1"=60'  
FILE NAME: 22.030-PR-PLAT.dwg  
PROJECT NO.: 22.030



DRAWING NO.: C-1  
SHEET 1 OF 1



**OWNER/DEVELOPER**  
PULIDO EZEQUIEL MENDEZ/MARIA ELENA  
11104 N EL MIRAGE RD NO 102  
EL MIRAGE, AZ 85335  
PH: 623-271-3519  
EMAIL: ezequielm200@cloud.com

**ENGINEER**  
CRUX SOLUTIONS, LLC  
FRANCISCO J. BOBADILLA, P.E.  
2313 W. OBERLIN WAY  
PHOENIX, AZ 85085  
602.919.8647  
fbobadilla@cruxsolutions.us

**LEGAL DESCRIPTION**  
PER DOCUMENT NUMBER 2022-0136813:  
LOT 103, DYSART RANCHETTES, ACCORDING BOOK 144 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

**PARKING REQUIREMENTS**  
EACH UNIT WILL BE REQUIRED TO PROVIDE A MINIMUM OF 3 OFF STREET PARKING SPACES. NO ON STREET PARKING WILL BE ALLOWED AND SIGNS INSTALLED ALONG ACCESS ROAD WILL BE REQUIRED STATING THIS. THE "NO PARKING" SIGNS SHALL BE 24"x24". THESE SIGNS WILL BE PROVIDED ON BOTH BECKER LANE AND 123RD LANE WITH SPACING NOT TO EXCEED 250 FEET.

**BENCHMARK**

PER THE MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY WEB-SITE, THE BENCHMARK FOR THIS SURVEY IS A BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SECTION 23, T3N, R1W; ELEVATION=1107.85' (NAVD88 DATUM)  
**BASIS OF BEARING**  
BASIS OF BEARING IS DUE N88°43'40"W (ASSUMED) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, T3N, R1W, GILA AND SALT RIVER MERIDIAN, ARIZONA, AS SHOWN IN BOOK 144, P 13, MCR.

**FEMA FLOOD ZONE**

MAP NUMBER: 0401301680L,  
MAP REVISED DATE: 10/16/2013  
FEMA FLOOD ZONE: X (DOTTED HATCH)  
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**DRAINAGE STATEMENT**

- SIDE SLOPES ADJACENT TO THE PUBLIC RIGHT OF WAY, AREAS WHERE PEDESTRIAN ACCESS IS PERMITTED, AND WITHIN PUBLIC UTILITY EASEMENTS (PUE) SHALL BE 6:1 OR FLATTER
- THE PROTECT MUST RETAIN THE WATER GENERATED FROM THE PARCEL AS WELL AS THE HALF RIGHT OF WAY OF EL MIRAGE ROAD, PEORIA AVENUE AND 125TH AVENUE
- THE FINISHED FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE 100-YEAR BASE FLOOD ELEVATIONS AND HIGH-WATER LEVEL OF ANY ADJACENT RETENTION BASIN AND 14 INCHES ABOVE THE ULTIMATE OUTFALL OF THE SITE

**MAINTENANCE RESPONSIBILITY**

INDIVIDUAL SALES MIGHT HAPPEN. A HOMEOWNER'S ASSOCIATION WILL BE FORMED AND WILL BE RESPONSIBLE FOR MAINTAINING PRIVATE STREETS, DRIVEWAYS, OPEN SPACE AREAS, EXISTING RETENTION BASINS, LANDSCAPING AREAS AND PRIVATE UTILITIES.

**PHASING**

NO PHASING IS PROPOSED. INFRASTRUCTURE WILL BE PLACED IN ONE PHASE. INDIVIDUAL HOMES WILL BE CONSTRUCTED ON A LOT BY LOT BASIS. FINAL PLAT TO BE SUBMITTED IN ONE PHASE.

**SITE DATA**

GROSS & NET AREA= 12.19423 ACRES (531,180.935)  
EXISTING ZONING=RA  
PROPOSED LAND USE=RA (RURAL RESIDENTIAL)  
TOTAL NUMBER OF RESIDENTIAL ACRES=+/-11.14 ACRES  
TOTAL NUMBER OF LOTS = 8  
ACCESS ROAD AREA = 58,657.46 SF  
MAXIMUM BUILDING HEIGHT IS 30'

**WATER & SEWER NOTES**

- THE MINIMUM DOMESTIC AND LANDSCAPING SERVICE LINES SHALL BE 1 INCH PER CITY DETAIL EM-325 AND THE MINIMUM SANITARY SEWER SERVICE SIZE SHALL BE 4 INCHES PER CITY DETAIL EM-440.
- THE SANITARY SEWER SERVICES SHALL HAVE BACKWATER VALVES PER CITY DETAIL EM-442.

**LOT AREA SUMMARY**

LOT 1  
AREA= ±1.00 ACRES (43,659.11 SF)  
LOT 2  
AREA= ±1.15 ACRES (49,986.22 SF)  
LOT 3  
AREA= ±1.05 ACRES (45,731.65 SF)  
LOT 4  
AREA= ±1.00 ACRES (43,629.08 SF)  
LOT 5  
AREA= ±1.00 ACRES (43,612.83 SF)  
LOT 6  
AREA= ±1.00 ACRES (43,571.28 SF)  
LOT 7  
AREA= ±1.00 ACRES (43,587.32 SF)  
LOT 8  
AREA= ±1.02 ACRES (43,711.44 SF)  
TRACT A  
AREA = ±1.39 ACRES (60,508.88 SF)  
TRACT B  
AREA = ±1.35 ACRES (58,657.46 SF)  
TRACT C  
AREA = ±0.96 ACRES (41,796.83 SF)  
ADDITIONAL 10' R/W DEDICATION ALONG PEORIA AVE & 20' ALONG EL MIRAGE ROAD  
AREA = ±0.29 ACRES (12,450.47 SF)  
CORNER RADI DEDICATION=278.37 SF  
TOTAL AREA= 12.19 ACRES (531,181.9 SF)

**LEGEND**

- BOUNDARY LINE
- REBAR W/ CAP# 47290 TO BE SET
- WATER VALVE
- FIRE HYDRANT
- EXISTING RAIL FENCE
- EXISTING SEWER LINE (SIZE AS NOTED ON PLAN)
- EXISTING WATER LINE (SIZE AS NOTED ON PLAN)
- EXISTING RECLAIMED WATER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED 6" SEWER LINE
- PROPOSED 8" WATER LINE
- PROPOSED SEWER MANHOLE
- EXISTING STORM/SEWER MANHOLE
- EXISTING STORM DRAIN PIPE
- INDICATES PRELIMINARY PROPOSED DRAINAGE FLOW PATTERN DIRECTION
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND TELECOMMUNICATIONS
- EXISTING GAS LINE

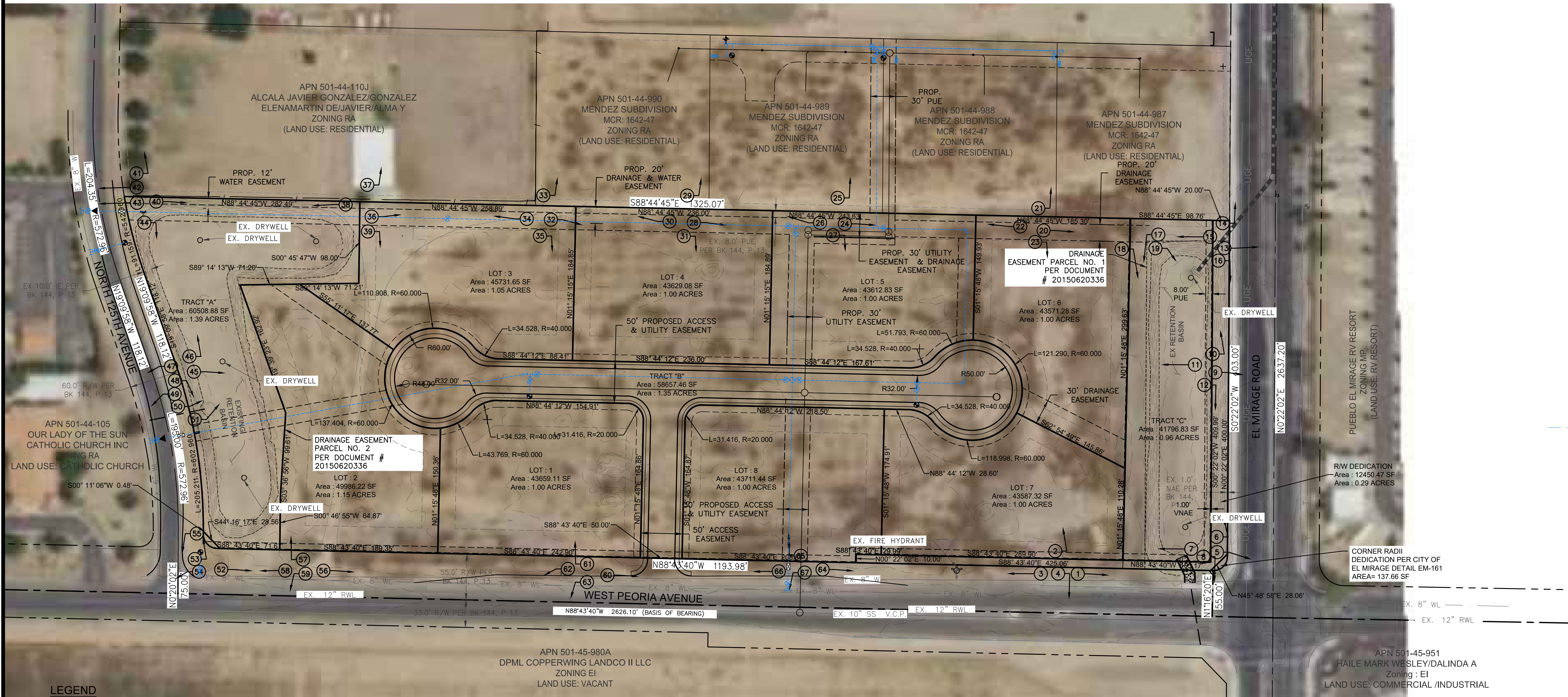
**CONSTRUCTION NOTES**

- INSTALL SIGN INDICATES "PRIVATE ROAD", CAN NOT BE GREEN AND WHITE COLOR.
- INSTALL STOP SIGN R1-1 (30"x30") PER EL MIRAGE DETAIL EM-132-1 & 2.
- NEW MAILBOXES. MAILBOX LOCATIONS SHALL BE APPROVED BY USPS.
- INSTALL NO PARKING SIGN R8-3, (24"x24" SIZE)
- PROPOSED LEFT TURN LANE. ADDITIONAL ROAD WIDENING IMPROVEMENTS TO BE PROVIDED WITH OFFSITE IMPROVEMENTS DURING CONSTRUCTION DOCUMENTS AS REQUIRED.
- INSTALL NO OUTLET SIGN PER MUTCD W14-2A (36"x8") AND SIGN INDICATING "PRIVATE STREET - NO CITY MAINTENANCE" IN 2 INCH HIGH (MINIMUM) LETTERS PER EL MIRAGE DETAILS EM-132-1 & 2. AT THE ENTRANCE INTO THE SUBDIVISION, THE CURB SHALL BE IMPRINTED WITH "PRIVATE STREET - NO CITY MAINTENANCE" IN 2 INCH HIGH LETTERS.
- INSTALL STREET LIGHT AT THE ENTRANCE TO THE SUBDIVISION.

# PULIDO SUBDIVISION CONTEXT PLAN

## CITY OF EL MIRAGE, ARIZONA

OF A PORTION OF LOT 103 OF "DYSART RANCHETTES", A SUBDIVISION RECORDED IN BOOK 144 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**LEGEND**

	BOUNDARY LINE		
	INDICATES PHOTOGRAPH NUMBER AND DIRECTION TAKEN		
	REBAR W/ CAP# 47290 TO BE SET		EXISTING UNDERGROUND POWER
	WATER VALVE		EXISTING UNDERGROUND TELECOMMUNICATIONS
	FIRE HYDRANT		EXISTING GAS LINE
	EXISTING RAIL FENCE		
	EXISTING SEWER LINE (SIZE AS NOTED ON PLAN)		
	EXISTING WATER LINE (SIZE AS NOTED ON PLAN)		
	EXISTING RECLAIMED WATER LINE		
	PROPOSED 8" SEWER LINE		
	PROPOSED 6" SEWER LINE		
	PROPOSED 8" WATER LINE		
	PROPOSED SEWER MANHOLE		
	EXISTING STORM/SEWER MANHOLE		
	EXISTING STORM DRAIN PIPE		
	INDICATES DRAINAGE FLOW PATTERN DIRECTION		

**NOTE:**  
PROPOSED GROSS SQUARE FOOTAGE OF PROPOSED HOMES RANGES FROM 3,000 SF TO 3,500 SF, EXACT HOME SIZE TO BE DETERMINED

NO.	REVISIONS DESCRIPTION	DATE

APN 501-44-111B (PULIDO SUBDIVISION)  
10600 N EL MIRAGE RD  
EL MIRAGE, ARIZONA 85335  
CONTEXT PLAN



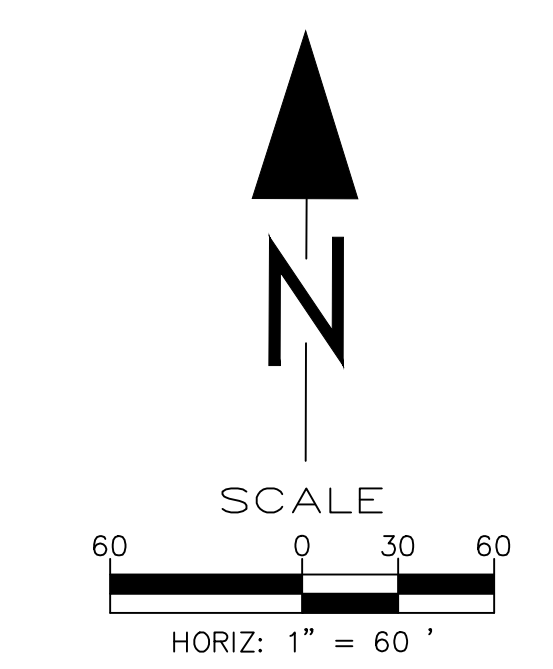
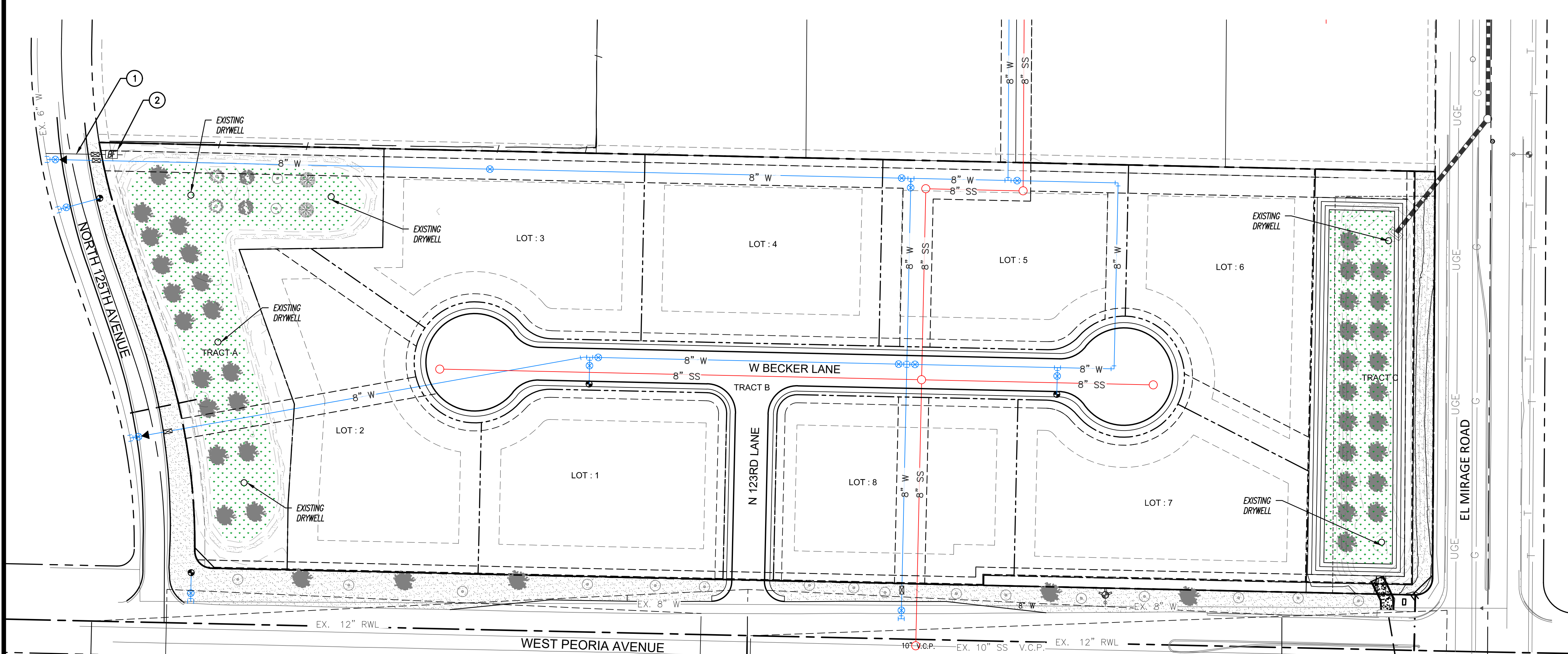
DATE: 1/23/2024  
SCALE: 1"=60'  
FILE NAME: 22.030-CONTEXT-PLAN.DWG  
PROJECT NO.: 22.030



EXPIRES: 3/31/2024  
DRAWING NO.: PP-01  
SHEET 1 OF 1

P:\2022\22.030 - APN 501-44-111B (EL MIRAGE SUBDIVISION)\Designs\CADD\Construction Drawings\22.030-CONTEXT-PLAN.dwg

P:\2022\22.030 - APN 501-44-111B (EL MIRAGE SUBDIVISION)\Designs\CADD\Construction Drawings\22.030-LP01.dwg



**LANDSCAPE AND IRRIGATION NOTES:**

1. 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.
2. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL LANDSCAPE PROJECTS REQUIRING CITY MAINTENANCE OR WITHIN THE CITY RIGHT-OF-WAY SHALL BE INSPECTED FOR THE FOLLOWING:
  - A. 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.
  - B. IRRIGATION INSTALLATION: INSPECTIONS SHALL BE MADE AT THE POINT THE IRRIGATION SYSTEM IS INSTALLED. INSPECTIONS OF THE PIPE DEPTH, AUTOMATIC VALVE INSTALLATION AND EMITTER/SPRAY INSTALLATIONS WILL BE MADE.
  - C. 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.
  - D. 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 (623) 876-2977 AND LEAVE A MESSAGE INCLUDING THE SUBDIVISION, LOCATION AND TYPE OF INSPECTION TO ARRANGE FOR THESE INSPECTIONS.
4. SEPARATE INSPECTIONS ARE REQUIRED FOR THE ELECTRICAL CONNECTIONS. PLEASE CALL THE BUILDING SAFETY DIVISION AT (623) 876-2979 A MINIMUM OF 24-HOURS PRIOR TO ARRANGE FOR THESE INSPECTIONS.
5. 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.
6. 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 (HOA) UNLESS OTHERWISE NOTED. IF NO HOA EXISTS, THE PROPERTY OWNER SHALL BE RESPONSIBLE.
7. ALL CITY MAINTAINED PROJECTS REQUIRE A 90-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE CITY.
8. 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 MULTI-FAMILY DEVELOPMENTS SHALL HAVE THE RIGHT-OF-WAY IRRIGATION ISOLATED OR SEPARATED FROM THE ON-SITE IRRIGATION SYSTEM.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, COST AND REQUIRED PERMIT FEES FOR THE WATER METER(S) DESIGNATED TO SERVE THE IRRIGATION SYSTEM.
10. ALL PLANTINGS AT MATURITY SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
11. PLANTINGS SHALL NOT INTERFERE WITH ANY TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 30" WITHIN ANY SIGHT DISTANCE TRIANGLES.
12. 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.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LANDSCAPE AND IRRIGATION INSTALLATION.
14. 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 MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
15. A SWALE A MINIMUM OF 6" IN DEPTH SHALL BE PROVIDED IN ALL LANDSCAPE AREAS WITHIN THE CITY RIGHT-OF-WAY TO PROMOTE WATER HARVESTING.
16. 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

**PLANT SCHEDULE**

	QTY.
DECOMPOSED GRANITE	+/- 46,132 SF
STORMWATER RETENTION GRASS	+/- 56,800 SF
DALBERGIA SISSOO / SISSOO TREE	38
CITRUS X LIMON / LEMON TREE	2
CITRUS SINENSIS / ORANGE TREE	2
CITRUS PARADISI / GRAPEFRUIT TREE	2
PUNICA GRANATUM / POMEGRANATE TREE	2

**NOTES:**

THIS PLAN IS INTENDED TO BE PRELIMINARY IN NATURE TO SHOW THE PROPOSED LANDSCAPE CONCEPT. FINAL LANDSCAPE PLANS TO BE PREPARED BY A REGISTERED LANDSCAPE PROFESSIONAL

THE MAINTENANCE FOR ALL LANDSCAPING AND IRRIGATION WILL BE THE RESPONSIBILITY OF THE HOA.

ALL PLANTINGS AT MATURITY SHALL MAINTAIN A MINIMUM OF 6 FEET OF CLEARANCE FROM ALL FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES PER CITY DETAIL EM-361

NO WALLS/FOOTER OR TREES SHALL BE PLACED WITHIN THE EXISTING OR PROPOSED PUBLIC UTILITY EASEMENTS (PUE).

TREES SHALL NOT BE PLACED WITHIN 5 FEET OF ANY CITY CURB OR SIDEWALK OR WITHIN 6 FEET OF ANY PUBLIC UTILITY.

**CONSTRUCTION NOTES**

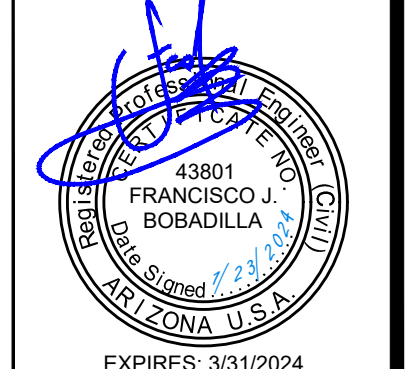
1. INSTALL 2" WATER SERVICE CONNECTION FOR IRRIGATION PER "CITY OF EL MIRAGE" DETAIL EM-325
2. INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION PER "CITY OF EL MIRAGE " DETAIL EM-351

NO.	REVISIONS DESCRIPTION	DATE

PULIDO'S SUBDIVISION  
 10600 N EL MIRAGE RD EL MIRAGE 85335  
 EL MIRAGE, ARIZONA  
 PRELIMINARY LANDSCAPE PLAN

**CRUX SOLUTIONS**  
 CIVIL ENGINEERING SERVICES

DATE  
1/23/2024  
 SCALE  
1"=60'  
 FILE NAME  
22.030-LP01.DWG  
 PROJECT NO.  
22.030



DRAWING NO.  
L-1  
 SHEET 1 OF 1

NOT FOR CONSTRUCTION

# CRUX SOLUTIONS

Project Manager: Francisco Bobadilla  
[fbobadilla@cruxsolutions.us](mailto:fbobadilla@cruxsolutions.us)

Reviewed Date: 12/21/2023

Review Status: 2nd Review

Pulido Subdivision Pre-plat PZ22-11-30

Item	Comment	Reviewer ID	Addressed?	Consultant comment
<b>PLANNING &amp; ZONING</b>				
5	Net lot area, for conformance with the minimum required lot area for the zoning district, shall not include the street easement or tract area. See attached plat redlines. Lot gross area inside TRACTS shall not count as part of the zoning 1.0-acre requirement.	Jose A. Macias	yes	The revised lot layout has been updated to accommodate this.
6	A Preliminary Landscape plan shall be submitted with the final plat per zoning code section 154.102, where El Mirage Road, Peoria Avenue, and 125th Avenue shall be landscaped including the areas in the City's right-of-way.	Jose A. Macias	yes	Preliminary landscape plan updated
7	7.Please see the El Mirage Zoning Code Chapter 155, FINAL PLAT: REQUIREMENTS AND REVIEW section B, Required Final Plat Supporting Materials, for submittal documents requirements.	Jose A. Macias	yes	These itames will be prepared once planning commission approves the revised pre-plat
<b>MEMORANDUM</b>				
<b>Narrative</b>				
1	1.Location and Description –The existing drainage easements will need to be extinguished and re-written for the new site/property owner.			Updated narrative
2	2.Water a.The water mains, hydrants, all associated appurtenances will be private. b.The existing water main in Peoria Avenue is an 8-inch PVC main. Size on size taps are not allowed so the main will need to be shutdown per the City's Scheduled Water Shutdown Procedures.	Bryce Christo, P.E.,	yes	This work has already been completed and approved by MCESD, please refer to that approved set. An 8"x8" tee is already shown as indicated on those set of plans.
<b>Preliminary Plat/Site Plan</b>				
1	Private streets shall conform to City standards and shall include an easement for utility and public safety access at least equal to the City standard right of way for local, residential streets. The asphalt section shall be a minimum of 3" AC over 6" ABC. Comments from the design consultant states that the private streets will not have curb or sidewalk but both are required and both are included in the Typical Street Section shown on the Preliminary Plat	Bryce Christo, P.E.,	yes	All private streets conform to city standards now
2	Assuming the proposed driveway/roadway is designed to be full access, the project will be responsible for a westbound right turn deceleration lane and eastbound left turn lane as Peoria Avenue is considered a major arterial street. The City requires a minimum of a 160 foot storage lane and a 100 foot taper.	Bryce Christo, P.E.,	yes	This is provided and shown on the pre-plat and mentioned in TIS
3	The "No Parking" signs shall be 24"x24". These signs will be required on both Becker Lane and 123rd Lane with spacing not to exceed 250 feet.	Bryce Christo, P.E.,	yes	This has been noted under parking requirements notes in the pre-plat
4	Construction Notes a.Note 1 – Private street name signs are allowed but they cannot be green and white so as to not cause confusion with a public street. The HOA will be responsible for the maintenance of the private street name signs.  b.Note 3 – Revise UPS to USPS. c.Note 6 - At the entrance into the subdivision, the curb shall be imprinted with "PRIVATE STREET – NO CITY MAINTENANCE" in 2 inch high letters.	Bryce Christo, P.E.,	yes	Notes revised as noted.
5	Plans shall include the most current applicable City Notes. Call out MAG, City, etc. details to be used. Use the most current version of the City's Design & Development Standards Manual (DDSM) as a guide for the final design.	Bryce Christo, P.E.,	yes	Noted and updated as needed, please note more detailed notes will be shown in construction plans not in pre-plat
<b>Grading &amp; Drainage Plans</b>				
7	Side slopes adjacent to the public right of way, areas where pedestrian access is permitted and within Public Utility Easements (PUE) shall be 6:1 or flatter. There shall be at least two feet of level ground between any wall or vertical obstruction and the top of any side slope grading.	Bryce Christo, P.E.,	yes	This has been noted under Drainage Statement notes in pre-plat. This will be followed during detailed grading design. The intent of the pre-plat is to show what is proposed for the subdivision.
8	Show surface water drainage arrows.	Bryce Christo, P.E.,	yes	Preliminary proposed flow direction arrows shown.
9	Show the basin high water elevations, bottom elevation, overflow elevations and the ultimate outfall of the site.	Bryce Christo, P.E.,	yes	Added to pre-plat

10	The project site must accept/retain the water generated from the parcel as well as the half right of way of El Mirage Road, Peoria Avenue and 125th Avenue along the project frontage	Bryce Christo, P.E.,	yes	This has been noted in the report and this runoff is intended to be retained by the existing basins as there is already drainage infrastructure in place to collect the runoff
11	The finished floor elevations of the proposed buildings shall be a minimum of 12 inches above the 100-year base flood elevations and high-water level of any adjacent retention basin and 14 inches above the ultimate outfall of the site.	Bryce Christo, P.E.,	yes	This note has been added to the pre-plat under drainage statement and also stated in the preliminary drainage report
12	The existing and proposed retention basins shall be located a minimum of 4 feet away from any structures and shall not be located within any building setbacks, easements, or fire lanes. The west basin is within the proposed 20 foot Private Water Easement. A Design Exception may be requested to allow the encroachment but there is no guarantee the request will be approved.	Bryce Christo, P.E.,	See response notes	This has been noted in the drainage report. In regards to the water easement, an exception request will need to be applied for. The looping of the water line is required to meet the fire flows and this is the only feasible option to loop the water and provide adequate fire and water supply to the Mendez and Pulido Subdivision. The Mendez subdivision offsite water and sewer plans have been approved already , so we ask to take this into consideration when reviewing the design exception request. Adequate protection and cover was provided by encasing the water main as requested during the design review of the Mendez Subdivision and follow COM Section
13	The existing and proposed retention basins shall not be located within the City right of way. The east basin will be encroaching into the right of way along El Mirage Road.	Bryce Christo, P.E.,	yes	This has been revised, preliminary design contours are shown on the pre-plat as the basin will need to be re-graded to address this.
	<b>Utility Plans</b>	Bryce Christo, P.E.,		
14	For 30 foot wide easements with both sewer and water, it is recommended to keep the mains 10 feet from the edge of the easement and 10 feet from each other. For 20 foot wide easements with only one utility, the main shall be centered.	Bryce Christo, P.E.,	See response notes	We already went thru the review and approval process with the City and El Mirage. We felt that comment should have been provided at that time. We propose to leave this as is as we will have to start the review process again with MCESD.
15	The Utility Plans shall show all existing and proposed utilities and utility easements including electric, gas, phone and cable.	Bryce Christo, P.E.,	yes	8' PUES have been added to the pre-plat
16	The proposed water mains shall be Ductile Iron Pressure Class 350 from the tap to the backflow preventers and include tracer wire per City Detail EM-162. Hydrant leads shall also be ductile iron.	Bryce Christo, P.E.,	See response notes	See response to comment #14, this comment should have been provided during the Mendez subdivision review process. We request this to remain as approved.
17	The private water mains within the limits of the retention basin shall have a minimum of four feet of cover below the bottom of the basin.	Bryce Christo, P.E.,		This has been provided. See approved plans as part of Mendez subdivision.
18	Becker Lane is shown with both a 20' Water Easement and 30' Utility Easement. Only the 30' Utility Easement is needed as it will handle both the water and sewer.	Bryce Christo, P.E.,	yes	This has been revised, now the entire 50' easement for the private street will be used for utilities and for access
19	The hydrants shall be located within the Water/Utility Easements.	Bryce Christo, P.E.,	yes	All hydrants are located either within the private access road easement and/or within a public ROW.
20	The minimum domestic and landscaping service lines shall be 1 inch per City Detail EM-325 and the minimum sanitary sewer service size shall be 4 inches per City Detail EM-440	Bryce Christo, P.E.,	yes	This note has been added to water & sewer notes and will be done for final construction documents
21	The sanitary sewer services shall have backwater valves per City Detail EM-442.	Bryce Christo, P.E.,	yes	This note has been added to water & sewer notes and will be done for final construction documents
22	Sanitary Sewer Note 4 shall be revised to remove the following "...and installed with a City cover per Detail EM-423."	Bryce Christo, P.E.,	yes	Already shown as such on the approved Mendez Subdivision offsite plans
23	Show utility horizontal and vertical clearance information at crossings per MAG Detail 404 and City Detail EM-402.	Bryce Christo, P.E.,	yes	Already shown as such on the approved Mendez Subdivision offsite plans
24	A street light is required at the entrance to the subdivision.	Bryce Christo, P.E.,	yes	See construction note #7 and added to plan
	<b>Utility Plans</b>	Bryce Christo, P.E.,		
25	Add City Landscaping and Irrigation Notes (City Detail EM-101-4) to the plan set.	Bryce Christo, P.E.,	yes	Added to preliminary landscape plan
26	A separate landscaping service, meter and backflow preventer is required.	Bryce Christo, P.E.,	yes	Added to preliminary landscape plan at northwest corner of subdivision
27	All plantings at maturity shall maintain a minimum of 6 feet of clearance from all fire hydrants and fire suppression devices per City Detail EM-361.	Bryce Christo, P.E.,	yes	Added to preliminary landscape plan under notes
28	No walls/footer or trees shall be placed within the existing or proposed Public Utility Easements (PUE).	Bryce Christo, P.E.,	yes	Added to preliminary landscape plan under notes
29	Trees shall not be placed within 5 feet of any City curb or sidewalk or within 6 feet of any public utility.	Bryce Christo, P.E.,	yes	Added to preliminary landscape plan under notes
30	Show the site distance requirements at the following intersections per City Detail EM-158: 125th Avenue & Peoria Avenue, 123rd Lane & Peoria Avenue and El Mirage Road & Peoria Avenue (west and north legs).	Bryce Christo, P.E.,	yes	Added sight lines to landscape plan
31	Decomposed granite (DG) shall be placed within the right of way and drainage tracts.	Bryce Christo, P.E.,	yes	Added to preliminary landscape plan
32	Add a note to the plans that the maintenance for all landscaping and irrigation shown on the plans will be the responsibility of the HOA.	Bryce Christo, P.E.,	yes	Added to preliminary landscape plan under notes

33	Irrigation plans will be required.	Bryce Christo, P.E.,	See response notes	This will be provided during construction documents by a professional landscape architect at final CDs
	<b>ALTA Survey</b>	Bryce Christo, P.E.,		
34	An ALTA Survey was not provided but is required.	Bryce Christo, P.E.,	yes	See attached
	<b>Preliminary Drainage Report</b>	Bryce Christo, P.E.,		
35	Section 7.0 – The runoff coefficient of 0.65 cannot be used here. Use the City  Runoff Coefficients noted at the end of this section.	Bryce Christo, P.E.,	yes	Updated. Please note we have used an assumed SF for a house, we used Mendez subdivision similar house size for assumptions and calculated a typical weighted runoff coefficient per lot using City's coefficients. This will need to be refined during final CDs and individual lot design as these will be custom homes
36	Provide basin overflow elevations and the low outfall of the lot.	Bryce Christo, P.E.,	yes	Provided for each lot. Again this is also preliminary and may need to be refined and adjusted during CDs
	<b>Preliminary Water Report</b>	Bryce Christo, P.E.,		
37	Section 3.0 – Since the static pressure exceeds 80 psi, individual pressure  reducing valves may be required on private services.	Bryce Christo, P.E.,	See response notes	This is not applicable, per the water model all pressures are under 80 psi within the subdivision. This pressure tested is outside the subdivision.
	<b>Preliminary Sewer Report</b>	Bryce Christo, P.E.,		
38	This report will need to be updated to show the proposed sewer main that runs in Becker Lane.	Bryce Christo, P.E.,	yes	Updated
39	Update the rim elevations for Cleanout #5 and Manhole #5 on the Wastewater Exhibit.	Bryce Christo, P.E.,	yes	Updated
	<b>Miscellaneous</b>	Bryce Christo, P.E.,		
43	A Final Plat will be required. The Plat shall be reviewed and approved by the City and recorded prior to Certificate of Occupancy. The Plat shall include the following: a. All right of way dedications including the 20 feet along El Mirage Road (which includes APN 501-44-111A), the 10 feet along Peoria Avenue and the chamfers. b. All easements including all public and private utility easements, VNAEs, water easements and drainage easements. c. Any proposed tracts.	Bryce Christo, P.E.,	noted	Acknowledged
44	A Geotechnical Report will be required to provide both the on-site and off-site roadway pavement sections. Verify the proposed pavement sections can handle 75,000 lbs.	Bryce Christo, P.E.,	yes	Geotech report provided
45	A Haul Permit will be required if 500 cubic yards or more of material will be brought into or out of the site. This will require a separate application, an exhibit showing the haul route and insurance from the company performing the haul. The fee is \$300.	Bryce Christo, P.E.,	noted	Acknowledged
46	An Approval to Construct (ATC) will be required from MCESD for the water and sewer line extensions. A copy shall be provided to the City prior to the release of any Engineering permit.	Bryce Christo, P.E.,	noted	This has been obtained as part of the Mendez Subdivision which includes the Pulido subdivision water and sewer
47	A Dust Control Permit from the County will be required prior to the release of any Engineering permit	Bryce Christo, P.E.,	noted	Acknowledged
48	A Stormwater Pollution Prevention Plan (SWPPP) will be required per the City's SWPPP Guidelines document. A Notice of Intent (NOI) from ADEQ will be required prior to release of any Engineering permit.	Bryce Christo, P.E.,	noted	Acknowledged
49	Any cutting of the pavement in El Mirage Road or Peoria Avenue will require Pavement Cut Fees per the most current Fee Schedule.	Bryce Christo, P.E.,	noted	Acknowledged