



NOTICE OF WORK SESSION

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of City Council and to the general public that the Mayor and Council of the City of San Luis, Arizona, will hold a Work Session meeting at 6:30 p.m., Wednesday, January 4, 2017. The Work Session will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Sonia Cornelio, City Clerk

AVISO DE SESION DE TRABAJO

De acuerdo con los Estatutos del Estado de Arizona A.R.S. §38-431.01, se le informa a los miembros del Cabildo y al público en general que el Alcalde y el Cabildo, tendrán una Sesión de Trabajo a las 6:30 p.m., el día Miércoles, 4 de Enero del 2017. La junta se llevará a cabo en la Sala del Cabildo, ubicada en el 1090 E. Union Street, San Luis, Arizona, 85349. El público está cordialmente invitado a la junta.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación del 1973, la Ciudad de San Luis, Arizona no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la Ciudad, contactar al: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, Arizona, ubicado en el 1090 E. Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de este aviso y de acuerdo con los Estatutos del Estado de Arizona A.R.S §1-602.A.9, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar el consentimiento ante el Estado o cualquiera de sus subdivisiones políticas para hacer una grabación de audio o video de su hijo menor de edad. Las juntas del Cabildo se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden dar el consentimiento por escrito con la Secretaria de la Ciudad a tal grabación, o tomar acción personal para asegurarse que su hijo menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con los Estatutos del Estado de Arizona A.R.S. §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Sonia Cornelio, Actuaría de la Ciudad



AGENDA
Work Session
San Luis City Council
San Luis Council
Chambers
1090 E. Union Street
San Luis, AZ 85349
January 4, 2017
6:30 p.m.

MEMBERS OF THE CITY COUNCIL WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION

- 1. CALL TO ORDER/ROLL CALL**
- 2. AGENDA ITEM(S):**
 - 2. A.** Discussion on any and all matters regarding Resolution No. 1175. A resolution of the Mayor and City Council of the City of San Luis, Arizona, adopting an Intergovernmental Agreement between the City of San Luis and the Yuma County for the Yuma Region-Imagery Acquisition Consortium project. **(Isaac Gutierrez, GIS Technician)**
 - 2. B.** Discussion on any and all matters regarding Subdivision Case No. 2016-0423P&F. A request by Edais Engineering, Inc., on behalf of Riedel Holdings, LLC, property owner, for the final approval for Las Quintas de San Luis II Subdivision located south of County 22nd Street between the East Main Canal and Las Quintas Subdivision. **(John Starkey, Planning and Zoning Director)**
- 3. ADJOURNMENT**

IN THE EVENT A MAJORITY OF THE COUNCIL IS NOT PRESENT, AN INFORMAL WORK SESSION MAY BE HELD.



AGENDA ITEM REVIEW FORM

Work Session**2. A.****Meeting Date:** 01/04/2017**Department Head:** Isaac Gutierrez, GIS Technician, Information Technology**Submitted By:** Isaac Gutierrez, GIS Technician, Information Technology**Action Requested:** Discussion Item - No Action to be
Taken
Resolution

ITEM:

Discussion on any and all matters regarding Resolution No. 1175. A resolution of the Mayor and City Council of the City of San Luis, Arizona, adopting an Intergovernmental Agreement between the City of San Luis and the Yuma County for the Yuma Region-Imagery Acquisition Consortium project. **(Isaac Gutierrez, GIS Technician)**

SUMMARY:

The City of San Luis wishes to enter into an Intergovernmental Agreement (IGA) with the Yuma County and participating entities to acquire Digital Aerial Orthogonal Imagery and Digital Aerial Oblique Imagery both in 3 and 9 inch resolutions. Digital Aerial Imagery will be used in our mapping applications and will replace our 2008 imagery provided by the state. The acquisition of the Digital Aerial Imagery will not only enhance accuracy but will also provide better image resolution. This project consists of two phases which will be completed by end of Fiscal Year 2016-2017. Phase 2 will be presented at a future City Council meeting for approval. Phase 1 has a total cost of approximately **\$11,822.38**.

RECOMMENDATION / SUGGESTED MOTION:**I MOVE TO APPROVE AND ADOPT RESOLUTION 1175.****Supporting information not attached to the Agenda Item Review Form:**

N/A

Document to be Recorded?: No

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	YES
CITY/STATE/FEDERAL FUNDS:	CITY
TOTAL:	\$11,822.38
BUDGETED:	\$33,000.00
AVAILABLE TO TRANSFER:	N/A
GL ACCT # & NAME/REMAINING BALANCE BEFORE PURCHASE:	100-710-80000-Contractual Services/\$84,208.57

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

This is a budgeted item, available funds are \$33,000.00.

Attachments

Resolution No. 1175

Exhibit A - MOU



Resolution

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

No.1175

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, APPROVING AND ADOPTING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF SAN LUIS AND THE YUMA COUNTY FOR THE YUMA REGION-IMAGERY ACQUISITION CONSORTIUM PROJECT.

BE IT RESOLVED by the Mayor and City Council of the City of San Luis, Arizona, as follows;

Section 1. That the Intergovernmental Agreement, as attached hereto as Exhibit "A", is hereby approved;

Section 2. That the City Manager or designee are hereby authorized and directed to enter into said agreement on behalf of the City of San Luis and take any and all actions as may be necessary to put the agreement into effect.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this ____ day of January, 2017.

Gerardo Sanchez, Mayor

ATTEST:

APPROVED AS TO FORM:

Sonia Cornelio, City Clerk

Kay Marion Macuil, City Attorney

Exhibit A

**MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN THE YUMA COUNTY
AND PARTICIPATING ENTITIES FOR THE
YUMA REGION – IMAGERY ACQUISITION CONSORTIUM PROJECT**

This Participant Agreement (Agreement) is made and entered into by and between the Yuma County (County), a political subdivision of the State of Arizona, and _____, an Arizona city, special district, or agency. Each individual city, district, or agency is referred to herein individually as a "Participating Entity" and collectively as the "Participating Entities". The County and the Participating Entities are hereinafter referred to collectively as the "Parties" and each individually as a "Party".

- A. County has planned to acquire new digital orthogonal and oblique aerial imagery in the spring of 2016-2017 Project;
- B. County has become aware that various Participating Entities have needs of similar projects
- C. In order to avoid the duplication of efforts and costs by the Parties, the Parties desire to pool their resources to collectively undertake the Project; and
- D. The Parties intend to participate in the Project upon the terms and conditions set forth herein below.

Therefore, in consideration of the mutual covenants herein set forth and the mutual benefits to be derived therefrom, the Parties agree as follows:

1. Purpose

The purpose of this Agreement is to provide a vehicle for the collective participation in the Project by the Parties. The Project shall focus on the acquisition of certain aerial imagery digital data which may include, but are not limited to, products listed in Attachment A ("Digital Data"). It is the intent of the Parties that Digital Data shall be acquired under this Agreement for areas within the County covered by the jurisdictions of the Parties.

2. **Responsibilities of the County**

- A. Identify and provide specifications for Digital Data to the Pictometry (Contractor) hired to complete the Project.
- B. Develop all necessary procurement documents for necessary services to be provided by contractor in connection with the acquisition and administration of the Digital Data.
- C. Arrange for the delivery of the Digital Data to the Participating Entity upon Project completion.

3. **The Participating Entity Has the Right to**

- A. Participate in identifying and providing technical specifications for the Digital Data
- B. Acquire additional digital aerial products from the contractors through this agreement, provided that a Statement of Work is attached as Attachment1. County assumes no liability for the completion of these products.

4. **Mutual Responsibilities; Maximum Contribution**

The Parties shall be mutually responsible for the following:

- A. Financing the acquisition and administration of the Digital Data including, but not limited to, costs related to QC and the subsequent distribution thereof. The total cost of such acquisition and administration (Total Cost) shall be allocated among the Parties and the Participating Entities. The portion of the Total Cost allocated to a Party hereunder shall be hereinafter referred to as the Party's "Maximum Contribution." Each Participating Entity will transfer its Maximum Contribution to County

The Maximum Contribution of the Participating Entity shall be following

Yuma CO	San Luis	Somerton	YMPO	YCIPTA
\$ 150,000	\$ 11,822.38	\$ 8,595.02	\$22,000	\$10,000

- B. In the event the Project is terminated for any reason before the execution of any contract with a contractor for the provision of goods and/or services in connection with the Project, each Participating Entity shall be refunded its Maximum Contribution (or such portion of the Maximum Contribution as shall have been paid to the County by such Participating Entity) in its entirety.

6. **General Terms and Conditions**

A. This Agreement shall take effect upon execution and shall remain in effect through final delivery of all Digital Data and through the duration of the license-use term.

B. The term of this Agreement may be extended by an Amendment to this Agreement.

C. It is the intention of the Parties that the Participating Entity shall receive, with the delivery of the Digital Data as defined at the contact

D. Notwithstanding any provision of this Agreement to the contrary, a Participating Entity shall not have the right to sell, resell, or otherwise transfer its license to use the Digital Data to any other person or entity.

E. This Agreement may be amended or modified by County only after collaboration and consultation with the Participating Entities.

F. Nothing in this Agreement shall be construed to give any person or entity, other than the Parties hereto, any legal or equitable right, remedy, or claim under or in respect to this Agreement or any provision herein contained. This Agreement and the provisions hereof are intended to be and are for the sole and exclusive benefit of the Parties.

G. No Party may terminate its participation under this Agreement after the execution of contract(s) for the acquisition of the Digital Data without the prior written consent of County.

H. All participants should agree in order to share the data to any local agencies in Yuma County other than participants. County will work as a data custodian to control and distribute the data.

I. This Agreement may be executed in counterparts and the signed counterparts shall constitute a single instrument. The signatories to this Agreement represent that they have the authority to bind their respective party to this Agreement.

IN WITNESS WHEREOF, the parties have executed this Participant Agreement for the Yuma Region Imagery Acquisition Consortium Project on the date indicated below.

PARTICIPANT ENTITY

YUMA COUNTY, ARIZONA
Information Technology Services

By: _____
City of San Luis

Date: _____

By: _____
Ed Jin
Chief Information Officer

Date: _____

By: _____
City of Somerton

Date: _____

By: _____
YMPO

Date: _____

By: _____
YCIPTA

Date: _____

ATTACHMENT I

DIGITAL DATA

All data will be acquired in 2017 unless otherwise noted.

Digital Aerial Orthogonal Imagery

- 3 inch resolution for Urban Areas (see Map below)
- 9 inch resolution for Rural Areas (see Map below)

Digital Aerial Oblique Imagery

- 3 inch resolution for Urban Areas (see Map below)
- 9 inch resolution for Rural Areas (see Map below)

I hereby state that I am the attorney for the City of San Luis, State of Arizona, and pursuant to the provisions of A.R.S. 11-952(D) have determined that the foregoing Intergovernmental Agreement is in proper form and is within the powers and authority granted to the City of San Luis, Arizona under the laws of the State of Arizona.

Dated this ____ day of _____, 2016

Kay Marion Macuil
San Luis City Attorney



AGENDA ITEM REVIEW FORM

Work Session

2. B.

Meeting Date: 01/04/2017

Department Head: John Starkey, Planning & Zoning Director, Planning & Zoning Department

Submitted By: Jose A. Guzman, Assistant Planner, Planning & Zoning Department

Action Requested: Discussion Item - No Action to be Taken

ITEM:

Discussion on any and all matters regarding Subdivision Case No. 2016-0423P&F. A request by Edais Engineering, Inc., on behalf of Riedel Holdings, LLC, property owner, for the final approval for Las Quintas de San Luis II Subdivision located south of County 22nd Street between the East Main Canal and Las Quintas Subdivision. **(John Starkey, Planning and Zoning Director)**

SUMMARY:

This subdivision will contain approximately 27.58 acres and is proposed to be divided into 113 lots, ranging in size from approximately 6,000 to 16,833.33 square feet. The property is located south of County 22nd Street between the East Main Canal and Las Quintas Subdivision. Assessor's Parcel No. 776-11-001 and 776-03-003, San Luis, Arizona. This property has a general plan land use designation of Neighborhood.

BRIEF TIMELINE:

August 23rd, staff sent request for comments to various review agencies.

September 8th, staff sent preliminary review comments from P&Z and Public Works to applicant.

September 22nd, staff sent review comments from P&Z, Public Works and City Engineer to applicant.

September 26th, Core Engineering, consulting engineer, comments were sent to applicant.

October 3rd, staff met with applicant, City Engineer and Core Engineering to discuss the review comments.

October 11th, this item was presented to the Planning and Zoning Commission on their regular meeting. Staff recommended approval of the request subject to the following conditions:

1. Improvement Districts are required for all new subdivisions:
 1. Street Light Improvement District
 2. Community Facilities District
 3. Enhanced Municipal Services District
2. Applicant must correct City staff and consulting engineer's comments prior to presenting the Final Plat before the City Council.
3. All conditions of the Development Agreement must be met (Resolution No. 1145)

October 26th, revised plans were submitted to the City

November 3rd, staff sent review comments from P&Z, Public Works and City Engineer to applicant.

November 14th, Core Engineering, consulting engineer, comments were sent to applicant.

December 2nd, City staff met with applicant to discuss review comments.

December 20th, City staff met with applicant to discuss sewer gravity line/lift station and slope stabilization and disclosure.

December 22nd, applicant submitted revised plans to the City.

December 27th, applicant submitted complete plans. (Some sheets were missing on previous submittal)

At this time the revised plans submitted are under review by City staff and consulting engineer. Most of the engineering issues have been addressed. The main concerns are the disclosure/maintenance of slopes and the sewer connection for the subdivision.

The maintenance of slopes would be responsibility of each individual property owner. Staff is recommending the attached conditions for approval of the plat. Staff is recommending the attached CC&R's which follow the conditions and include other restrictions the Developer wanted. Both the City and the Developer want to make sure that the property owners and future owners are aware that it's their responsibility to control the erosion as designed.

The other main concern is the sewer connection for the subdivision. When the San Luis High School sewage lift station was designed, its intent was to serve the surrounding properties including the proposed subdivision. As demonstrated by the gravity sewer plans already prepared by Edais Engineering, a gravity sewer line will physically work. The intent for the gravity sewer pipe installed across the East Main Canal at County 22nd Street, when the canal crossing was constructed, was to run a gravity sewer line at the correct slopes from Las Quintas II to San Luis High School lift station.

In order to follow the sewer service area plan and construct a sewer gravity line, the developer must obtain land from a private owner between County 22nd and the San Luis High School lift station. Without going into specific details, the applicant mentioned that obtaining that land was no longer an option for her. Other options were either to cross the east main canal or follow sidwinder road and go thru San Luis High School property directly to the lift station. In order to do this, an easement would have to be obtained from the High School. The applicant disregarded this option stating that the process for obtaining the easement from the High School would take a long time and would delay the project.

The applicant is proposing to install a lift station within the proposed subdivision. This proposal is not the primary option for the City due to the long term maintenance and operations costs involved.

RECOMMENDATION / SUGGESTED MOTION:

Discussion item only, no action.

Supporting information not attached to the Agenda Item Review Form:

N/A

Document to be Recorded?: No

N/A

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM: N/A
CITY/STATE/FEDERAL FUNDS: N/A
TOTAL: N/A
BUDGETED: N/A
AVAILABLE TO TRANSFER: N/A

GL ACCT # & NAME/REMAINING BALANCE BEFORE PURCHASE: N/A

FISCAL IMPACT STATEMENT (IF THIS IS A BUDGET TRANSFER, YOU MUST ATTACH THE BUDGET ADJUSTMENT FORM):

N/A

Attachments

Location Map

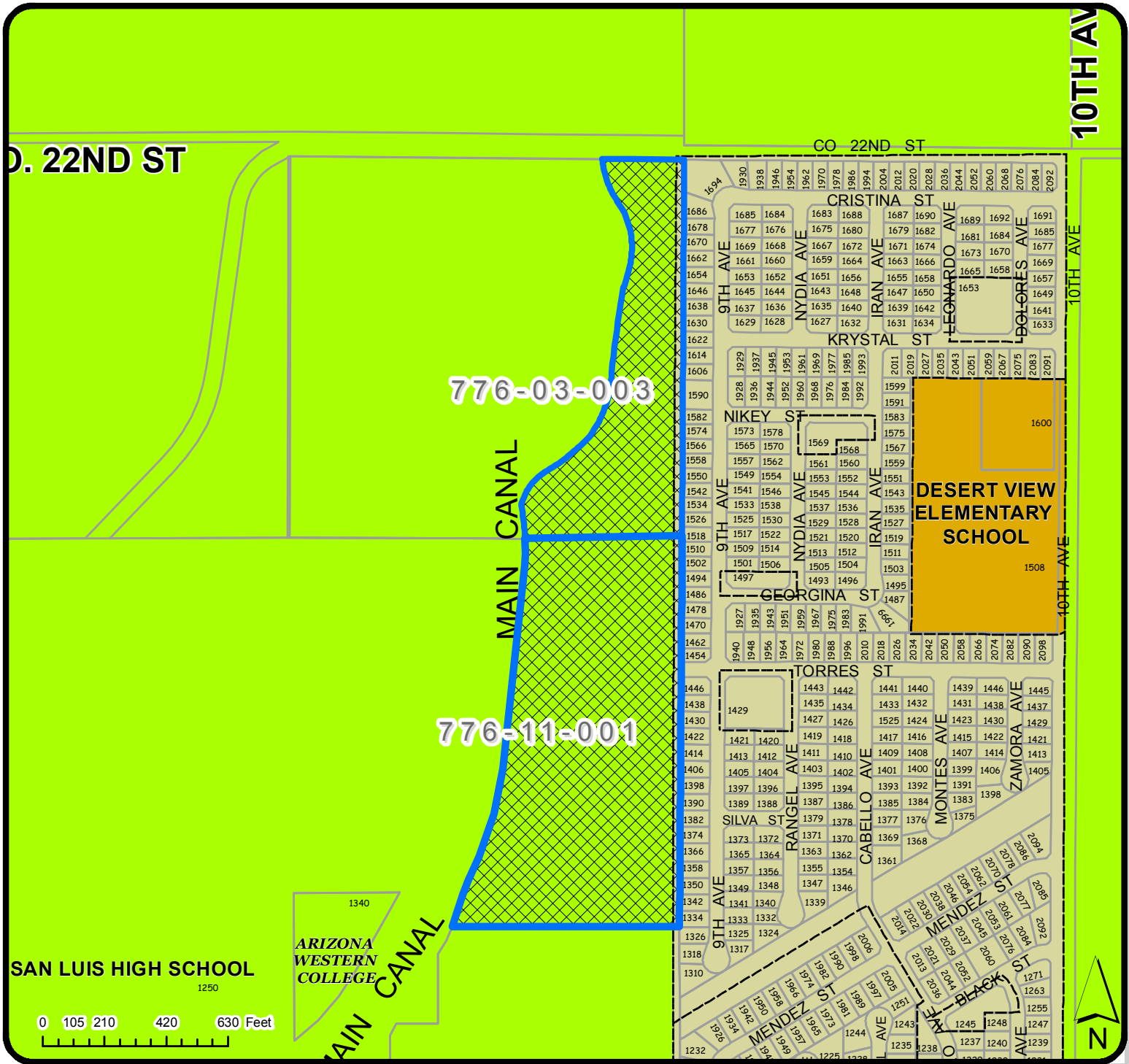
Picture of Location

Final Plat

Resolution No. 1145 Development Agreement

Conditions for Approval

CC&R's



PROPOSED LOCATION

PARCEL: 776-03-003 & 776-11-001

Location Map

SUBDIVISION

ZONING LEGEND

MULTIPLE RESIDENCE ZONING DISTRICTS

R-2

R-3

SINGLE RESIDENCE ZONING DISTRICTS

RA-10

Date:

8/16/2016

Checked By:

JG



GIS DIVISION

Prepared By:

IG

APPROVED BY:

JS

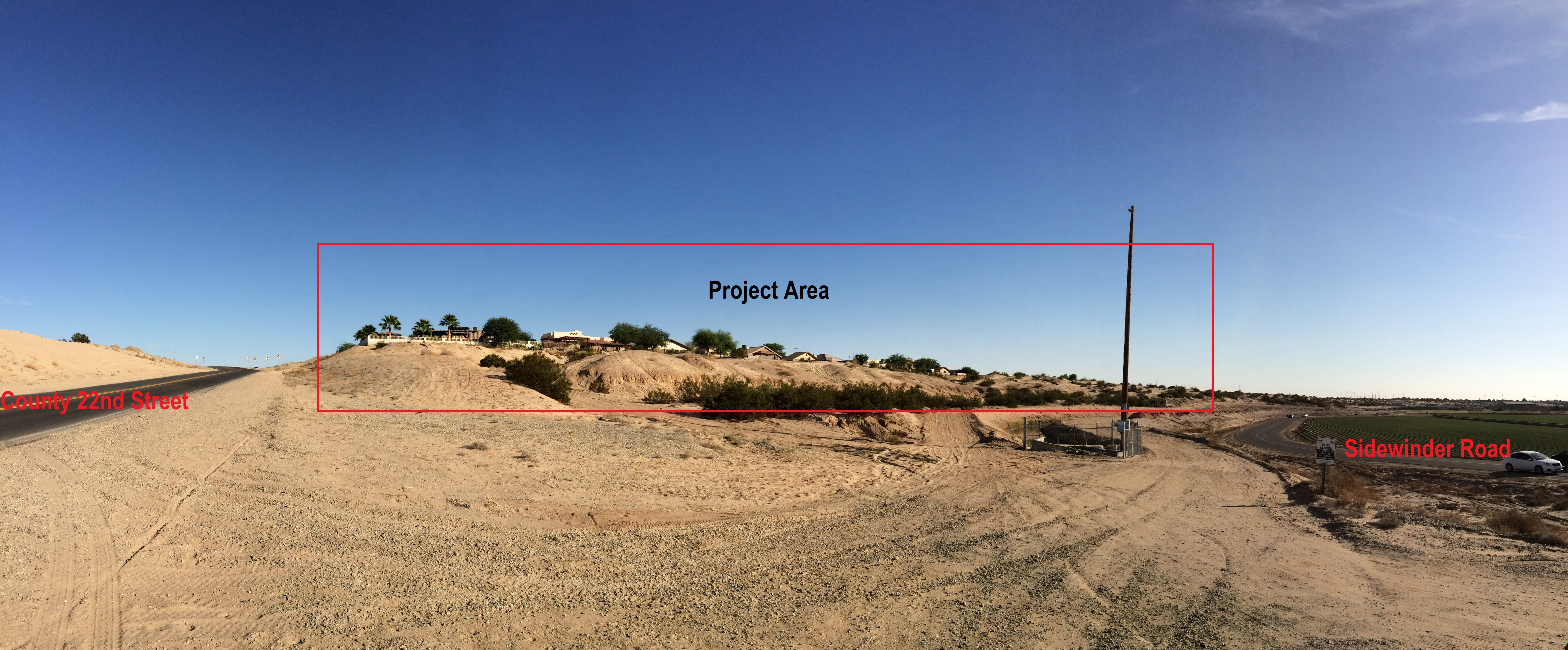
Case No.

2016-0423P
LAS QUINTAS
DE SAN LUIS II

County 22nd Street

Project Area

Sidewinder Road



LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

WATER LINE GENERAL NOTES

- ALL WATER LINE CONSTRUCTION HEREON TO BE IN ACCORDANCE WITH YUMA COUNTY STANDARDS AND SPECIFICATIONS AND THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FURNISHING TO THE ENGINEER OF "AS-BUILT" RECORD DRAWINGS. THE CONTRACTOR SHALL OBTAIN ONE SET OF PLANS FROM THE ENGINEER AND SHALL RECORD IN RED COLORED PENCIL ALL CASES WHERE ACTUAL FIELD CONSTRUCTION DIFFERS FROM WORK SHOWN ON THE PLANS, TO INCLUDE SERVICE LOCATIONS.
- ALL WATERLINES WILL BE PRESSURE AND LEAKAGE TESTED TO 150 PSI FOR 2 HOURS. SEE THIS SHEET FOR TEST PROCEDURE.
- WATER CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE BACTERIOLOGICAL TEST RESULTS TAKEN ON THE SYSTEM.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BLUE STAKE CENTER TO LOCATE ALL UNDERGROUND EQUIPMENT WITHIN THE CONSTRUCTION AREA 48 HOURS PRIOR TO THE START OF ANY EXCAVATION. CALL THE BLUE STAKE CENTER AT 1-800-782-5348. CONTRACTOR SHALL VERIFY LOCATION AN ELEVATIONS OF ALL EXISTING UTILITIES. PRIOR TO ANY CONSTRUCTION LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND INFORMATION ONLY.
- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO HIS OPERATIONS. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- DEFLECT 8" WATER LINE AS SHOWN. MAX. EXCEPTABLE DEFLECTION OF 8" PIPE PER STANDARD 20' LENGTH TO BE 9". NO DEFLECTION TO OCCUR AT JOINT.
- THE ENGINEER SHALL REVIEW ALL PIPE (WATER) MATERIAL SUBMITTALS TO ENSURE CONFORMANCE TO REQUIREMENTS BEFORE THE START OF CONSTRUCTION.
- ALL WATER LINES (MAINS AND SERVICES) SHALL INCLUDE THE INSTALLATION OF TRACER WIRE IN ACCORDANCE WITH STANDARD DETAIL No. 5-210.
- THE END OF EACH WATER LINE TO HAVE A TEMPORARY OR PERMANENT BLOWOFF VALVE, AS SHOWN IN PLANS.
- THE CONTRACTOR MUST COORDINATE CONSTRUCTION INSPECTION WITH THE ENGINEER.
- WATER/ SEWER LINES SEPARATION NEEDS TO BE IN ACCORDANCE WITH A.A.C.R18-4-502.C.

WATER LINE TESTING PROCEDURE

- ALL VISIBLE LEAKS SHALL BE REPAIRED REGARDLESS OF THE AMOUNT OF LEAKAGE AND REGARDLESS OF WHETHER THE LEAK DEVELOPS UNDER TEST PRESSURE OR LINE PRESSURE.
- INITIAL PRESSURES FOR BOTH THE PRESSURE TEST AND ALLOWABLE LEAKAGE TEST SHALL BE A MINIMUM OF 150 PSI
- A PRESSURE TEST WILL BE DEEMED AS SUCCESSFUL IF IT PASSES THE CRITERIA SET FORTH BY AWWA C-600, SEC. 94 (CURRENT EDITION) AND THAT CRITERIA NOTED ABOVE.
- SHOULD THE PRESSURE TEST BE UNSUCCESSFUL, THE CONTRACTOR HAS THE OPTION OF ATTEMPTING THE ALLOWABLE LEAKAGE TEST. THIS TEST WILL BE DEEMED SUCCESSFUL IF IT PASSES THE CRITERIA SET FORTH IN AWWA C-600, SECTION 94 (CURRENT EDITION) OR AWWA M-23 (CURRENT EDITION) WHICHEVER IS MORE RESTRICTIVE AND THAT CRITERIA NOTED ABOVE.
- DISINFECTION PROCEDURES FOR WATER LINES TO BE DONE AS PER AWWA C-605-94

ROAD CONSTRUCTION NOTES:

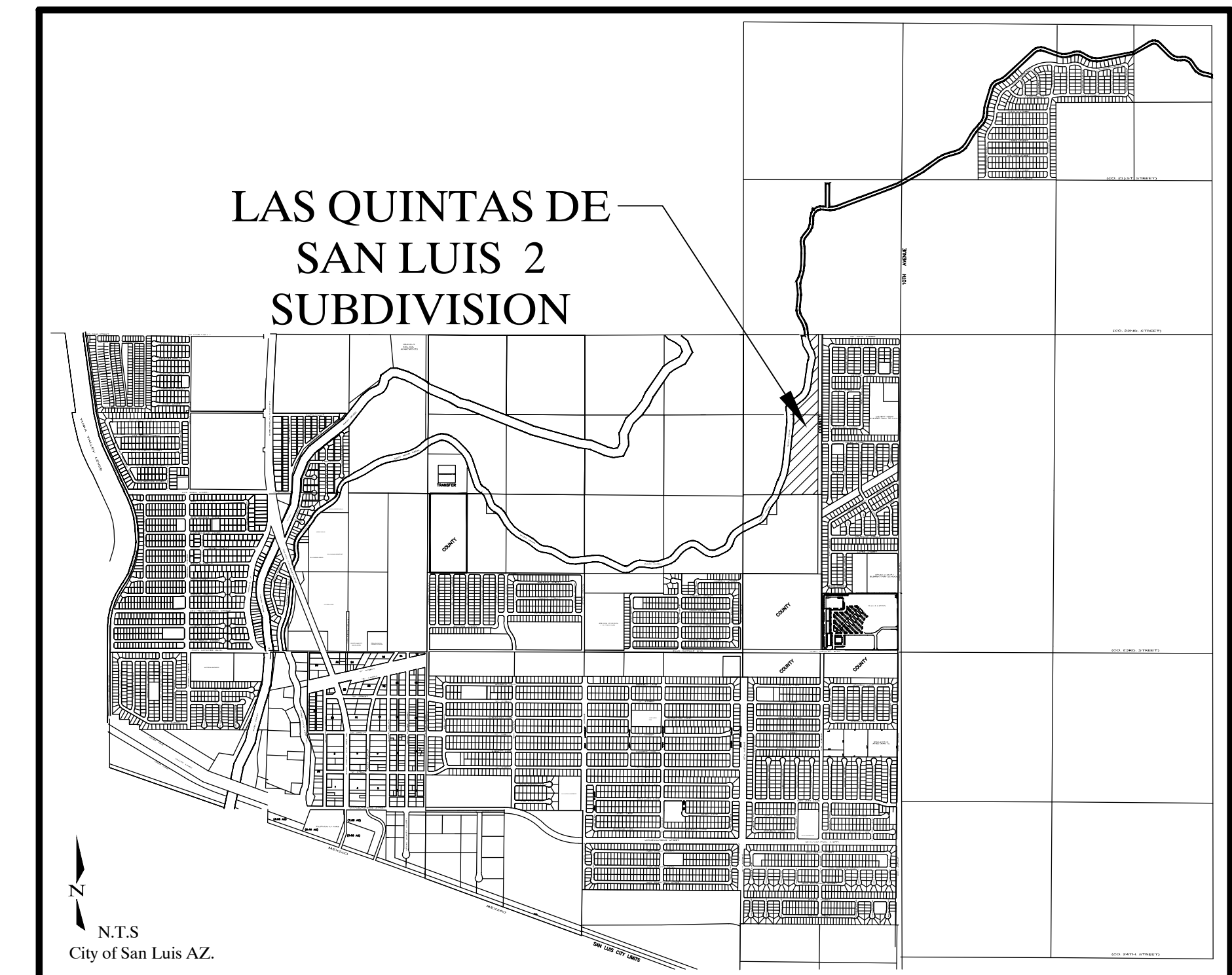
- ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO YUMA COUNTY, AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
- ALL CITY OF SAN LUIS REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY OF SAN LUIS PRIOR TO ACCEPTANCE OF THE PROJECT.
- ALL DIMENSIONS HEREON ARE TO THE BACK OF CURB.
- CONTRACTOR TO MAINTAIN DUST ABATEMENT AT ALL TIMES DURING CONSTRUCTION.
- REFER TO SHEET 2 OF 3 AND 3 OF 3 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BLUE STAKE CENTER TO LOCATE ALL UNDERGROUND EQUIPMENT WITHIN THE CONSTRUCTION AREA 48 HOURS PRIOR TO THE START OF ANY EXCAVATION. CALL THE BLUE STAKE CENTER AT 1-800-782-5348. CONTRACTOR SHALL VERIFY LOCATION AN ELEVATIONS OF ALL EXISTING UTILITIES. PRIOR TO ANY CONSTRUCTION LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND INFORMATION ONLY.
- ALL CURB CORNER RADIUS TO BE 25.0' TO BACK OF CURB UNLESS OTHERWISE NOTED.
- SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.

LEGEND

	BOUNDARY LINE
	CENTER LINE
	PROPERTY LINE
	LOT LINE
	SET MONUMENT (TYPE AS SHOWN)
	SET MONUMENT (TYPE AS SHOWN)
	EXISTING AC PAVEMENT
	NEW AC PAVEMENT
	NEW CONCRETE
	NEW CURB & GUTTER
	NEW SLOPED AREA
	LOT NUMBERS
	EXISTING ELEVATION
	EXISTING ASPHALT ELEVATION
	EXISTING CURB & GUTTER ELEVATION
	NEW CURB AND GUTTER ELEVATION
	NEW ASPHALT ELEVATION
	EXISTING SEWER LINE
	EXISTING WATER MAIN
	NEW SEWER LINE
	NEW WATER MAIN
	NEW MANHOLE
	EXISTING MANHOLE
	INDICATES INVERT ELEVATION
	NEW DUAL WATER SERVICE
	NEW SINGLE WATER SERVICE
	NEW FIRE HYDRANT
	NEW GATE VALVE
	NEW TEMPORARY BLOWOFF
	NEW SEWER SERVICE
	NEW DUCTILE IRON PIPE

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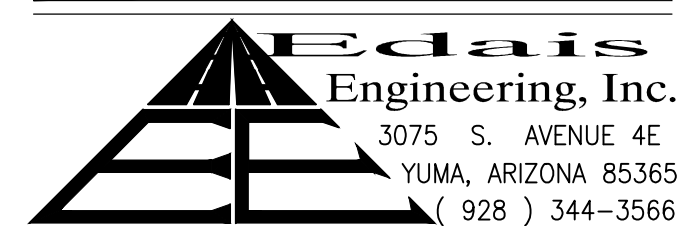


VICINITY MAP

OWNER/SUBDIVIDER

RIEDEL HOLDINGS, L.L.C.
P.O. BOX 1649
SAN LUIS, ARIZONA 85349

ENGINEER



BENCHMARK

TOP OF BRASS CAP LOCATED AT THE INTERSECTION OF CRISTINA STREET AND 10th AVENUE (LAS QUINTAS DE DE SAN LUIS SUBDIVISION) ELEVATION: 136.32

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

THESE PLANS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY THE CITY, ADEQ, AND OTHER AGENCIES HAVING JURISDICTION ON THIS PROJECT

Nahef K. Edais
26844
NAJEH K. ED AIS
ED AIS
State of Arizona, U.S.A.

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION
COVER SHEET

SCALE: AS SHOWN	DESIGNED BY: N.K.E.	CHECKED BY: N.K.E.
DATE: OCT. 2016	DRAWN BY: STAFF	JOB No. 14-015

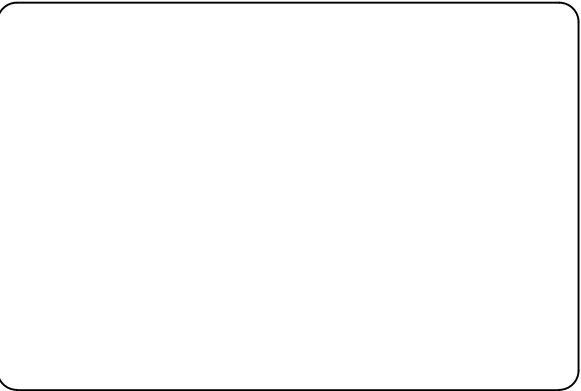
SHEET 00

ED AIS Engineering, Inc.
PLANNING-ENGINEERING-ARCHITECTURAL
3075 S. Ave., 4E Yuma, Arizona 85365
(928) 344-3566 FAX (928) 341-1075
EMAIL: EE@Edaisengineering.com

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING EAST MAIN CANAL AND PARCEL B OF THE BARKLEY LOT SPLIT No.2 AS RECORDED IN BOOK 67 OF PLATS, PAGE 27, Y.C.R., BEING A PORTION OF GOVERNMENT LOT 2, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER IN SECTION 6, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

DATE: OCTOBER 2016 ACREAGE - 28.75 AC



BOOK _____ OF PLATS,
PAGE _____

APPROVED

STATE OF ARIZONA)
) SS
CITY OF SAN LUIS)

THIS SUBDIVISION AS PLATTED HEREON HAS BEEN APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA.

MAYOR _____ DATE _____

CITY MANAGER _____ DATE _____

CITY PLANNING & ZONING COMMISSION _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

BASIS OF BEARING

THE SOUTH LINE OF THE SW¼ OF SECTION 6, T11S, R24W, NAMED N 89°40'11" W AS SHOWN ON STATE PLAT No. 17 COMITE DE BIENESTAR AS RECORDED IN BOOK 11 OF PLATS, PAGES 86-88, YCR

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

NOTE:

LOTS 1 TO 40 OF THE SUBDIVISION HAVE GRADING SLOPES THAT HAVE BEEN SPECIFICALLY DESIGNED TO PROTECT THE PROPERTIES ADJACENT TO THE LOTS. LOTS 40 TO 70 OF THE SUBDIVISION HAVE GRADING SLOPES THAT HAVE BEEN SPECIFICALLY DESIGNED TO PROVIDE FOR STORMWATER RETENTION AND TO AVOID IMPOSING ADDITIONAL LOADS ON THE ADJACENT RETAINING WALLS. THIS DESIGN IS REFERRED TO IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AS THE "MASTER PLAN." ANY GRADING OR OTHER WORK CONDUCTED ON THESE LOTS MUST CONFORM TO THE "MASTER PLAN" FOR THESE DESIGNED SLOPES AND WILL REQUIRE SUBMITTAL OF A SITE PLAN PREPARED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER PRIOR TO OBTAINING A BUILDING PERMIT. EROSION CONTROL PROVISIONS FOR THESE SLOPES MUST BE CONSTRUCTED AND MAINTAINED AND THE INTEGRITY OF THE SLOPES ON THESE LOTS SHALL BE MAINTAINED BY THE LOT OWNERS IN PERPETUITY. SEE THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SUBDIVISION FOR ADDITIONAL REQUIREMENTS

SUBDIVIDER/OWNER

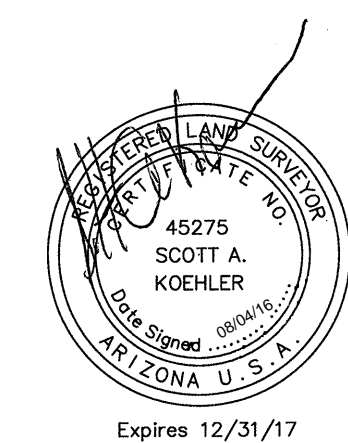
RIEDEL HOLDINGS, L.L.C.
P.O. BOX 1649
SAN LUIS, ARIZONA 85349

PREPARED BY:

Edais Engineering, Inc.
3075 S. AVENUE 4 E
YUMA, ARIZONA 85365
(928) 344-3566

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING JULY OF 2016, AND THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN LUIS, ARIZONA.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS THIS THE _____ DAY OF _____, 2016, CAUSED A PORTION OF THE W¼ OF THE NE¼ OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.A.S.R.B.&M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACTS & STREETS UNDER THE NAME OF "LAS QUINTAS DE SAN LUIS 2 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "LAS QUINTAS DE SAN LUIS 2 SUBDIVISION" AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, THE TRACTS BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT;

AND THAT RIEDEL HOLDINGS, L.L.C., AS OWNER, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC FOR ITS USE AND BENEFIT, AND THAT THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. TRACT "A" IS DEDICATED TO THE PUBLIC FOR USE AS STORM WATER RETENTION BASIN AND COMPATIBLE RECREATIONAL USES

IN WITNESS WHEREOF: RIEDEL HOLDINGS, L.L.C., HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE SIGNATURE OF NIEVES GARCIA RIEDEL, AS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS THE _____ DAY OF _____, 2016.

BY: _____
NIEVES GARCIA RIEDEL, MEMBER
RIEDEL HOLDINGS, L.L.C.

ACKNOWLEDGMENT

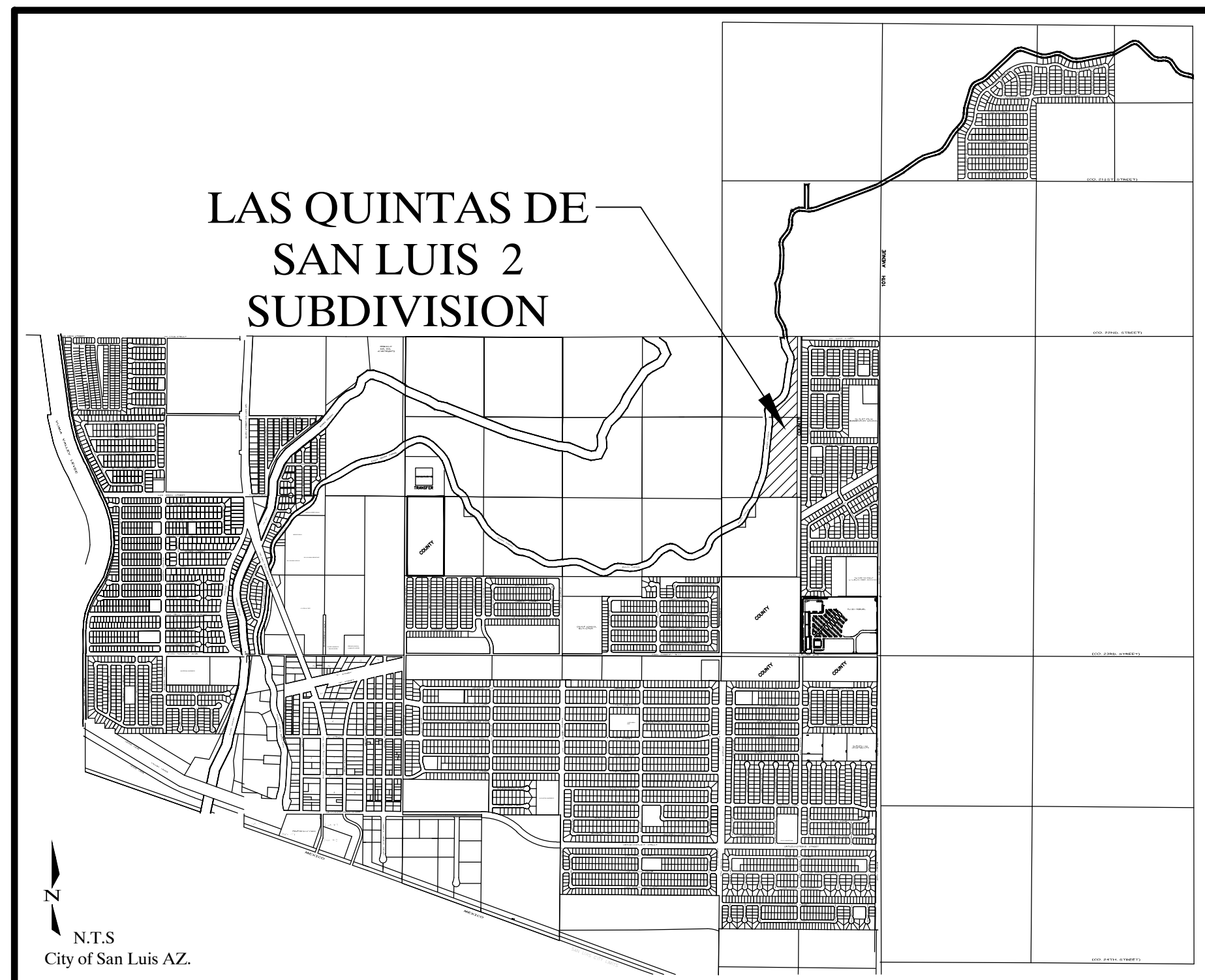
STATE OF ARIZONA)
) SS
COUNTY OF YUMA)

ON THIS THE _____ DAY OF _____, 2016 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, NIEVES GARCIA RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SHE AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HERSELF, AS SUCH OFFICER.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING EAST MAIN CANAL AND PARCEL B OF THE BARKLEY LOT SPLIT No.2 AS RECORDED IN BOOK 67 OF PLATS, PAGE 27, Y.C.R., BEING A PORTION OF GOVERNMENT LOT 2, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER IN SECTION 6, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

DATE: OCTOBER 2016 ACREAGE - 28.75 AC

LEGEND

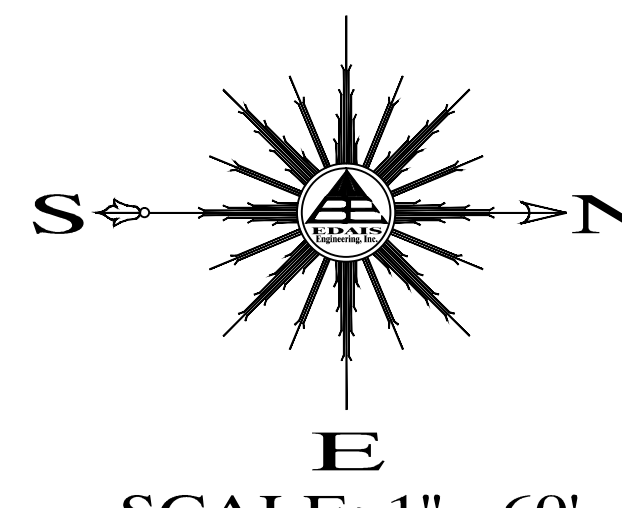
- CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING LOTS
- NEW PROPERTY LINE
- FOUND MONUMENT (TYPE AS SHOWN)
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
- NEW SUBDIVISION BOUNDARY MONUMENT PER YUMA COUNTY STD. No. 4-030
- B.C. INDICATES BRASS CAP
- H.H. INDICATE HAND HOLE
- ([1]) DATA REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
- ([2]) DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK 67 OF PLATS, PAGE 27, Y.C.R., YUMA COUNTY, ARIZONA.
- NEW LOT NUMBER
- EXISTING LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- Y.C.R.O. YUMA COUNTY RECORDER'S OFFICE

KEY NOTES

- 1 1" NON-ACCESS EASEMENT
- 2 8' UTILITY & C&IV EASEMENT
- 3 20' FRONT YARD SET BACK LINE
- 4 10' SIDE YARD SET BACK LINE

LINE DATA

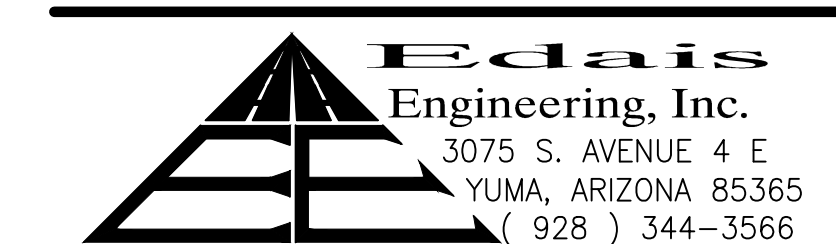
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	50.00'	N32°43'36"E	L5	35.45'	N45°08'26"E	L9	36.14'	N73°09'34"E
L2	50.00'	N01°36'52"W	L6	35.26'	N44°51'34"W	L10	34.90'	N17°18'49"W
L3	35.36'	N60°33'22"E	L7	35.36'	N51°33'22"E	L11	35.35'	N45°31'05"E
L4	35.36'	N29°26'38"W	L8	35.36'	N38°16'38"W	L12	35.36'	N44°28'55"W



CURVE DATA

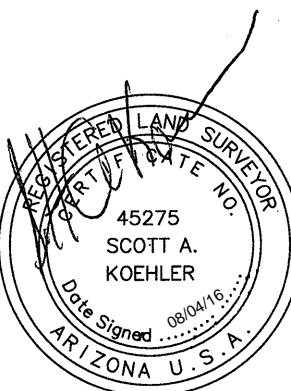
CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	41°31'24"	N20°45'42"W	32.61'	17.44'	46.00'	33.34'
C1A	74°15'08"	N35°30'10"E	55.52'	34.82'	46.00'	59.61'
C2	17°10'14"	N06°58'15"E	28.07'	14.19'	94.00'	28.17'
C3	17°10'14"	N23°54'6"E	28.07'	14.19'	94.00'	28.17'
C4	15°33'22"	N82°13'19"W	142.10'	71.71'	525.00'	142.54'
C5	15°33'22"	N82°13'19"W	135.51'	68.39'	500.00'	135.93'
C6	15°33'22"	N82°13'19"W	128.73'	64.97'	475.00'	129.13'
C7	11°02'27"	N45°8'26"E	98.57'	86.42'	60.00'	115.67'
C8	15°34'34"	S82°13'19"E	142.28'	71.80'	525.00'	142.72'
C9	15°34'34"	S82°13'19"E	135.51'	68.39'	500.00'	135.93'
C10	15°34'34"	S82°13'19"E	128.77'	64.97'	475.00'	129.13'
C11	08°50'00"	N11°08'22"E	80.86'	40.55'	525.00'	80.94'
C12	08°50'00"	N11°08'22"E	77.01'	38.62'	500.00'	77.01'
C13	08°50'00"	N11°08'22"E	73.16'	36.69'	475.00'	73.23'
C14	06°44'34"	S86°38'55"E	61.75'	30.93'	525.00'	61.78'
C15	06°44'34"	S86°38'55"E	58.81'	29.46'	500.00'	58.84'
C16	06°44'34"	S86°38'55"E	55.87'	27.98'	475.00'	55.90'
C17	06°44'34"	S86°38'55"E	61.75'	30.93'	525.00'	61.78'
C18	06°44'34"	S86°38'55"E	58.81'	29.46'	500.00'	58.84'
C19	06°44'34"	S86°38'55"E	55.70'	27.90'	475.00'	55.73'
C20	63°22'27"	N31°23'11"W	157.58'	92.60'	150.00'	165.91'
C21	63°22'27"	N31°23'11"W	131.32'	77.16'	125.00'	138.26'
C22	63°22'27"	N31°23'11"W	105.06'	61.73'	100.00'	110.61'
C23	19°52'32"	N15°10'10"E	131.88'	66.61'	380.18'	131.88'
C24	19°52'32"	N15°10'10"E	139.85'	70.99'	405.18'	140.55'
C25	19°52'32"	N15°10'10"E	148.48'	75.37'	430.18'	149.23'
C26	28°58'44"	N14°47'26"E	100.08'	51.68'	200.00'	101.16'
C27	28°58'44"	N14°47'26"E	112.59'	58.15'	225.00'	113.80'
C28	28°58'44"	N14°47'26"E	125.10'	64.60'	250.00'	126.45'
C29	08°10'13"	N04°23'10"E	82.02'	41.12'	575.69'	82.09'
C30	08°10'13"	N04°23'10"E	78.46'	39.33'	550.69'	78.53'
C31	08°10'13"	N04°23'10"E	74.90'	37.55'	525.69'	74.96'
C32	06°04'56"	N11°30'45"E	149.22'	74.72'	1406.41'	149.29'
C33	06°04'56"	N11°30'45"E	146.57'	73.39'	1381.41'	146.64'
C34	06°04'56"	N11°30'45"E	143.92'	72.06'	1356.41'	143.99'
C35	32°40'05"	N01°46'50"W	146.75'	76.46'	260.90'	148.75'
C36	32°40'05"	N01°46'50"W	160.81'	83.79'	285.90'	163.00'
C37	32°40'05"	N01°46'50"W	174.87'	91.11'	310.90'	177.26'
C38	18°37'56"	N08°47'55"W	102.89'	52.13'	317.79'	103.34'
C39	18°37'56"	N08°47'55"W	94.79'	48.03'	292.79'	95.21'
C40	18°37'56"	N08°47'55"W	86.70'	43.93'	267.79'	87.08'
C41	03°05'14"	N04°57'38"E	134.42'	67.23'	2494.90'	134.44'
C42	22°39'48"	N14°13'13"E	316.68'	161.49'	805.84'	318.75'
C43	06°31'16"	N22°18'56"E	262.93'	131.68'	2311.42'	263.08'
C44	40°44'54"	N08°01'28"W	187.88'	100.21'	269.83'	191.90'
C45	05°27'51"	N11°34'41"E	146.39'	73.28'	1535.53'	146.44'

PREPARED BY:



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION IN ARIZONA AND THAT THIS PROJECT CONSISTING OF FOURTEEN (14) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JULY 2016. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST IN THEIR POSITIONS AS CORRECTLY SHOWN.

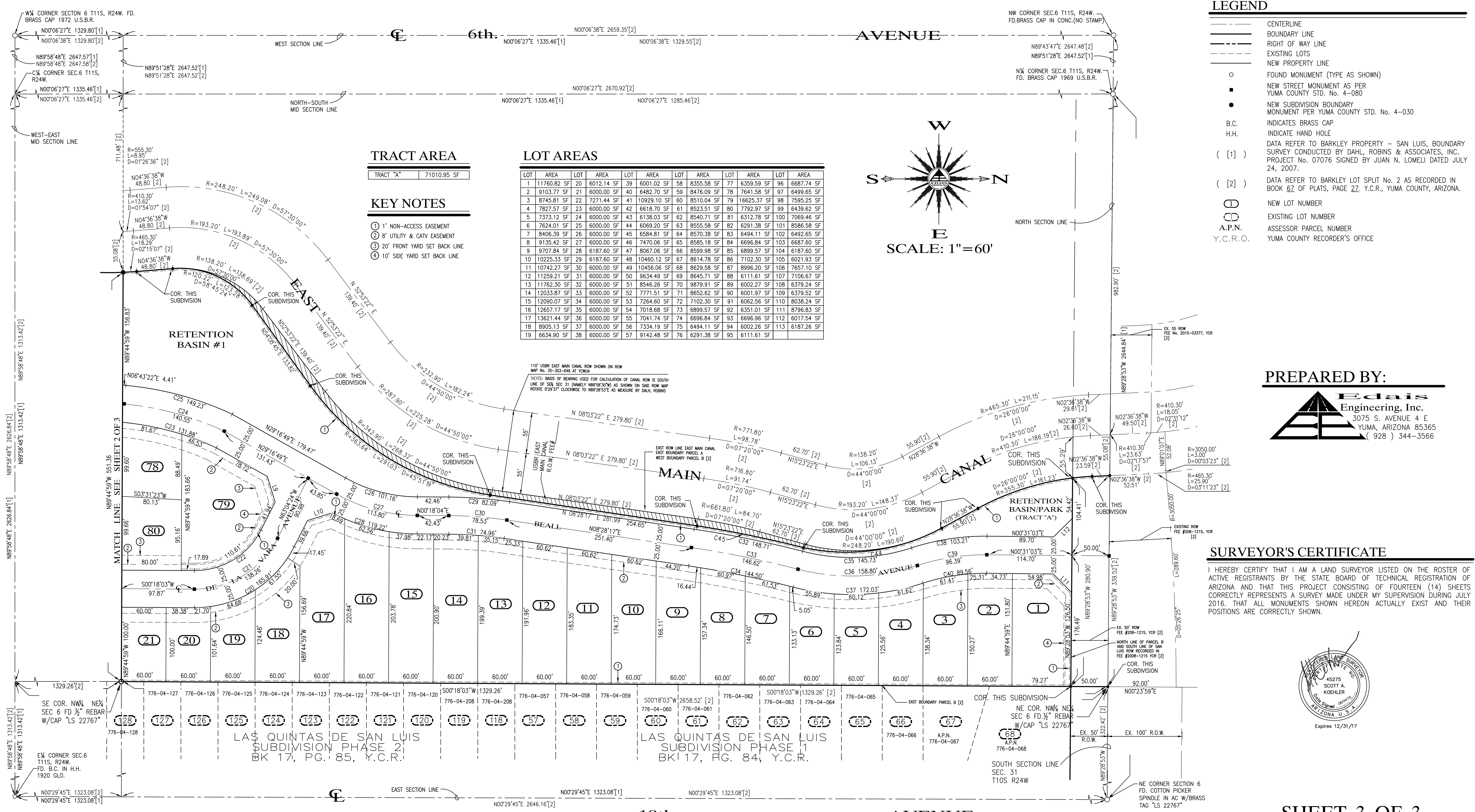


Expires 12/31/17

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING EAST MAIN CANAL AND PARCEL B OF THE BARKLEY LOT SPLIT No.2 AS RECORDED IN BOOK 67 OF PLATS, PAGE 27, Y.C.R., BEING A PORTION OF GOVERNMENT LOT 2, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER IN SECTION 6, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

DATE: OCTOBER 2016 ACREAGE - 28.75 AC



TRACT AREA

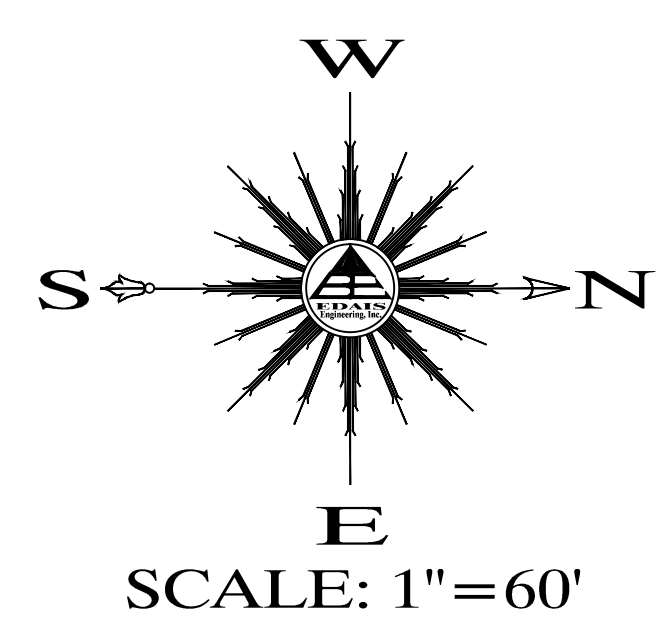
TRACT "A"	71010.95 SF
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KEY NOTES

- ① 1' NON-ACCESS EASEMENT
- ② 8' UTILITY & CATV EASEMENT
- ③ 20' FRONT YARD SET BACK LINE
- ④ 10' SIDE YARD SET BACK LINE

LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
1	11760.82 SF	20	6012.14 SF	39	6001.02 SF	58	8355.58 SF	77	6359.59 SF	96	6687.74 SF		
2	9103.77 SF	21	6000.00 SF	40	8482.70 SF	59	8476.09 SF	78	7641.58 SF	97	6499.65 SF		
3	8745.81 SF	22	7271.44 SF	41	10929.10 SF	60	8510.04 SF	79	16625.37 SF	98	7595.25 SF		
4	7827.57 SF	23	6000.00 SF	42	6618.70 SF	61	8523.51 SF	80	7792.97 SF	99	6439.62 SF		
5	7373.12 SF	24	6000.00 SF	43	6138.03 SF	62	8540.71 SF	81	6312.78 SF	100	7069.46 SF		
6	7624.01 SF	25	6000.00 SF	44	6069.20 SF	63	8555.58 SF	82	6291.38 SF	101	8586.58 SF		
7	8406.39 SF	26	6000.00 SF	45	6584.81 SF	64	8570.38 SF	83	6494.11 SF	102	6492.65 SF		
8	9135.42 SF	27	6000.00 SF	46	7470.06 SF	65	8585.18 SF	84	6696.84 SF	103	6687.60 SF		
9	9707.84 SF	28	6187.60 SF	47	8067.06 SF	66	8599.98 SF	85	6899.57 SF	104	6187.60 SF		
10	10225.33 SF	29	6187.60 SF	48	10460.12 SF	67	8614.78 SF	86	7102.30 SF	105	6021.93 SF		
11	10742.27 SF	30	6000.00 SF	49	10456.06 SF	68	8629.58 SF	87	8996.20 SF	106	7657.10 SF		
12	11259.21 SF	31	6000.00 SF	50	9634.49 SF	69	8645.71 SF	88	6111.61 SF	107	7106.67 SF		
13	11762.30 SF	32	6000.00 SF	51	8546.26 SF	70	9879.91 SF	89	6002.27 SF	108	6379.24 SF		
14	12033.87 SF	33	6000.00 SF	52	7771.51 SF	71	8652.62 SF	90	6001.97 SF	109	6379.52 SF		
15	12090.07 SF	34	6000.00 SF	53	7264.60 SF	72	7102.30 SF	91	6062.56 SF	110	8038.24 SF		
16	12857.17 SF	35	6000.00 SF	54	7018.68 SF	73	6899.57 SF	92	6351.01 SF	111	8796.83 SF		
17	13621.44 SF	36	6000.00 SF	55	7041.74 SF	74	6696.84 SF	93	6696.96 SF	112	6017.54 SF		
18	8905.13 SF	37	6000.00 SF	56	7334.19 SF	75	6494.11 SF	94	6002.26 SF	113	6187.26 SF		
19	6634.90 SF	38	6000.00 SF	57	9142.48 SF	76	6291.38 SF	95	6111.61 SF				



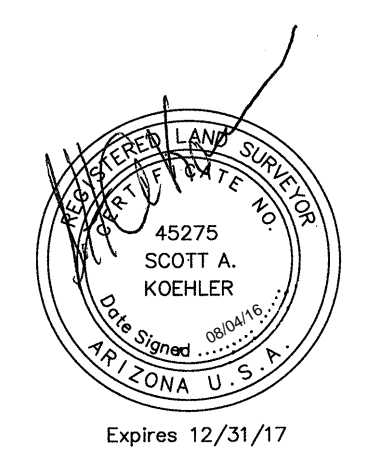
LEGEND

- CENTERLINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING LOTS
- NEW PROPERTY LINE
- FOUND MONUMENT (TYPE AS SHOWN)
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
- NEW SUBDIVISION BOUNDARY MONUMENT PER YUMA COUNTY STD. No. 4-030
- B.C. INDICATES BRASS CAP
- H.H. INDICATE HAND HOLE
- ([1]) DATA REFER TO BARKLEY LOT SPLIT No. 2 AS SHOWN IN BOOK 67 OF PLATS, PAGE 27, Y.C.R., YUMA COUNTY, ARIZONA.
- ([2]) DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK 67 OF PLATS, PAGE 27, Y.C.R., YUMA COUNTY, ARIZONA.
- NEW LOT NUMBER
- EXISTING LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- Y.C.R.O. YUMA COUNTY RECORDER'S OFFICE

PREPARED BY:

SURVEYOR'S CERTIFICATE

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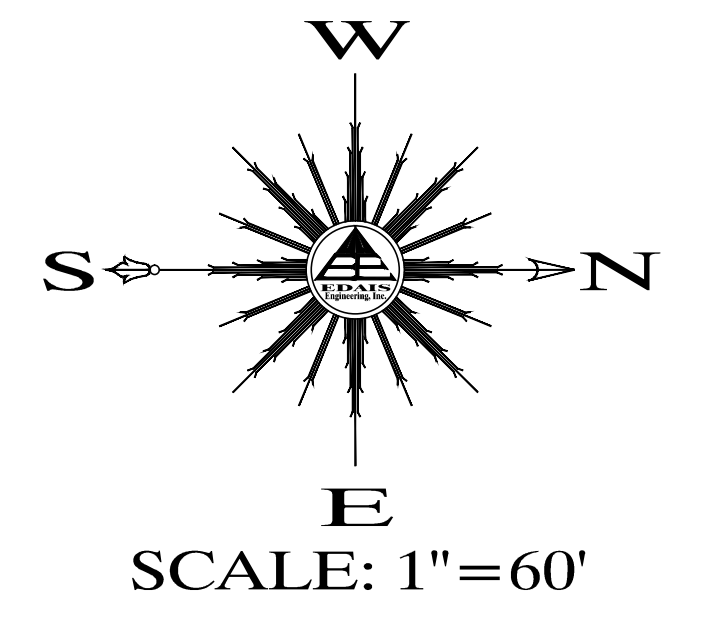
10th. AVENUE

10th. AVENUE

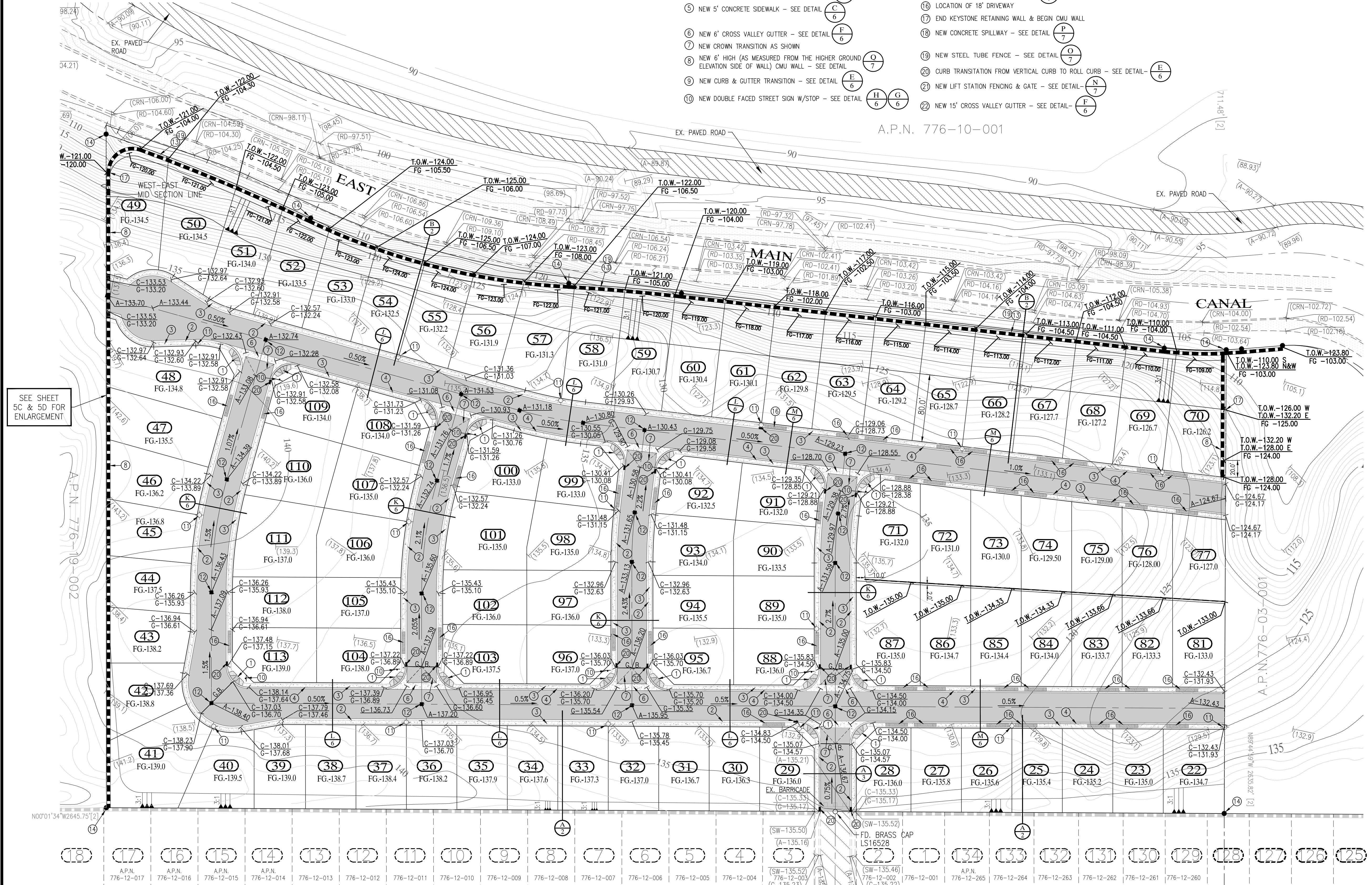
SHEET 3 OF 3

KEYNOTES:

- | | |
|---|--|
| ① NEW CONCRETE SIDEWALK RAMP - SEE DETAIL (A/6) | ⑪ NEW STREET LIGHT BY APS |
| ② NEW ROLL CURB (TYPE "C" CURB) - SEE DETAIL (D/6) | ⑫ NEW STREET MONUMENT YUMA COUNTY - SEE DETAIL (G/6) STD. No. 4-080 |
| ③ NEW 4' CONCRETE SIDEWALK - SEE DETAIL (B/6) | ⑬ NEW KEYSTONE RETAINING WALL - SEE DETAILS ON SHEET 7A |
| ④ NEW VERTICAL CURB & GUTTER - SEE DETAIL (C/6) | ⑭ NEW BOUNDARY MONUMENT YUMA COUNTY - SEE DETAIL (O/6) STD. 4-030 |
| ⑤ NEW 5' CONCRETE SIDEWALK - SEE DETAIL (C/6) | ⑮ TYPE III BARRICADE - SEE DETAIL (G/4) |
| ⑥ NEW 6' CROSS VALLEY GUTTER - SEE DETAIL (F/6) | ⑯ LOCATION OF 18' DRIVEWAY |
| ⑦ NEW CROWN TRANSITION AS SHOWN | ⑰ END KEYSTONE RETAINING WALL & BEGIN CMU WALL |
| ⑧ NEW 6' HIGH (AS MEASURED FROM THE HIGHER GROUND ELEVATION SIDE OF WALL) CMU WALL - SEE DETAIL (Q/7) | ⑱ NEW STEEL TUBE FENCE - SEE DETAIL (O/7) |
| ⑨ NEW CURB & GUTTER TRANSITION - SEE DETAIL (E/6) | ⑳ CURB TRANSITION FROM VERTICAL CURB TO ROLL CURB - SEE DETAIL (E/6) |
| ⑩ NEW DOUBLE FACED STREET SIGN W/STOP - SEE DETAIL (H/6) | ㉑ NEW LIFT STATION FENCING & GATE - SEE DETAIL (N/7) |
| | ㉒ NEW 15' CROSS VALLEY GUTTER - SEE DETAIL (E/6) |



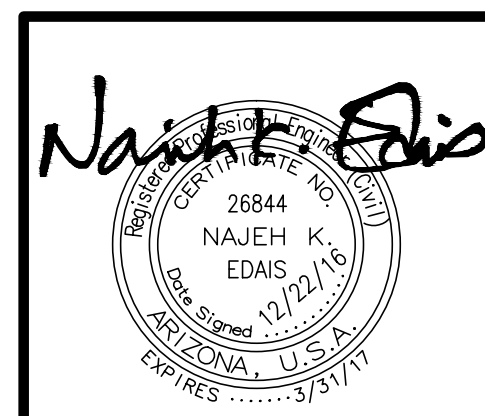
A.P.N. 776-10-001



LEGEND

- CENTERLINE
- BOUNDARY LINE
- - - EXISTING LOTS
- - - EXISTING CMU WALL
- - - EXISTING DIRT ROAD
- ▨ EXISTING ASPHALT
- ▨ EXISTING ASPHALT
- ▨ NEW CMU WALL
- FOUND MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- H.H. INDICATE HAND HOLE
- T.O.W. INDICATE TOP OF WALL ELEVATION
- T.F. INDICATE TOP OF FOOTING ELEVATION
- ([1]) DATA REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
- ([2]) DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK ___ OF PLATS, PAGE ___, Y.C.R.O., YUMA COUNTY, ARIZONA.
- (133.0) EXISTING NATURAL SOIL ELEVATION
- (A-90.00) EXISTING ASPHALT ELEVATION
- (RD-103.20) EXISTING ROAD ELEVATION
- (C-135.50) EXISTING CURB & GUTTER ELEVATION
- (SW-135.17) EXISTING SIDEWALK ELEVATION
- (CRN-106.86) EXISTING CROWN ELEVATION
- 120 CONTOUR LINE
- EXISTING LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- Y.C.R. YUMA COUNTY RECORDER

SEE SHEET 5C & 5D FOR ENLARGEMENT



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LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

PAVING & GRADING PLAN

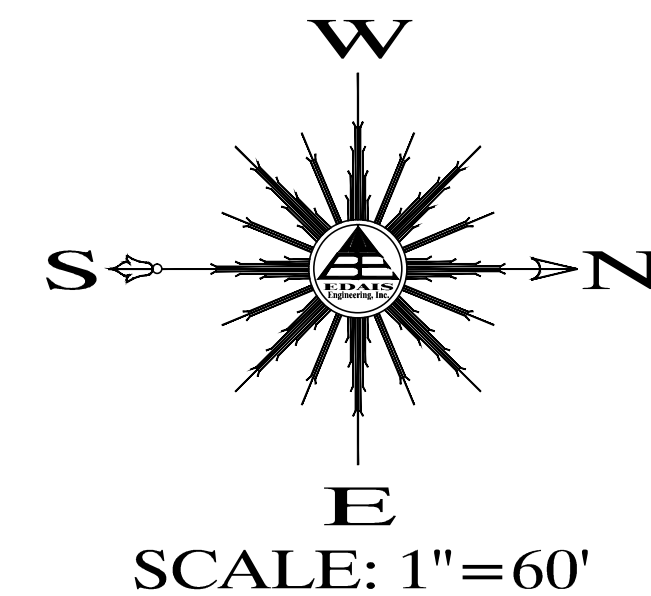
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DATE: DEC '16 DRAWN BY: STAFF JOB NO: 14-015

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 26844 NAJHEEM K. EDAIS
 ENGINEER 12/22/16
 ARIZONA, U.S.A. EXPIRES 3/31/17
 Yuma, Arizona 85365
 (928) 344-3566 FAX (928) 341-1075
 EMAIL: najheem@edaisgroup.com

BIENESTAR ESTATES No. 7A
BOOK 18, PAGE 11, Y.C.R.

LAS QUINTAS DE SAN LUIS
SUBDIVISION PHASE 2
BK 17, PG. 85, Y.C.R.

CALL TWO WORKING DAYS BEFORE YOU DIG
 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

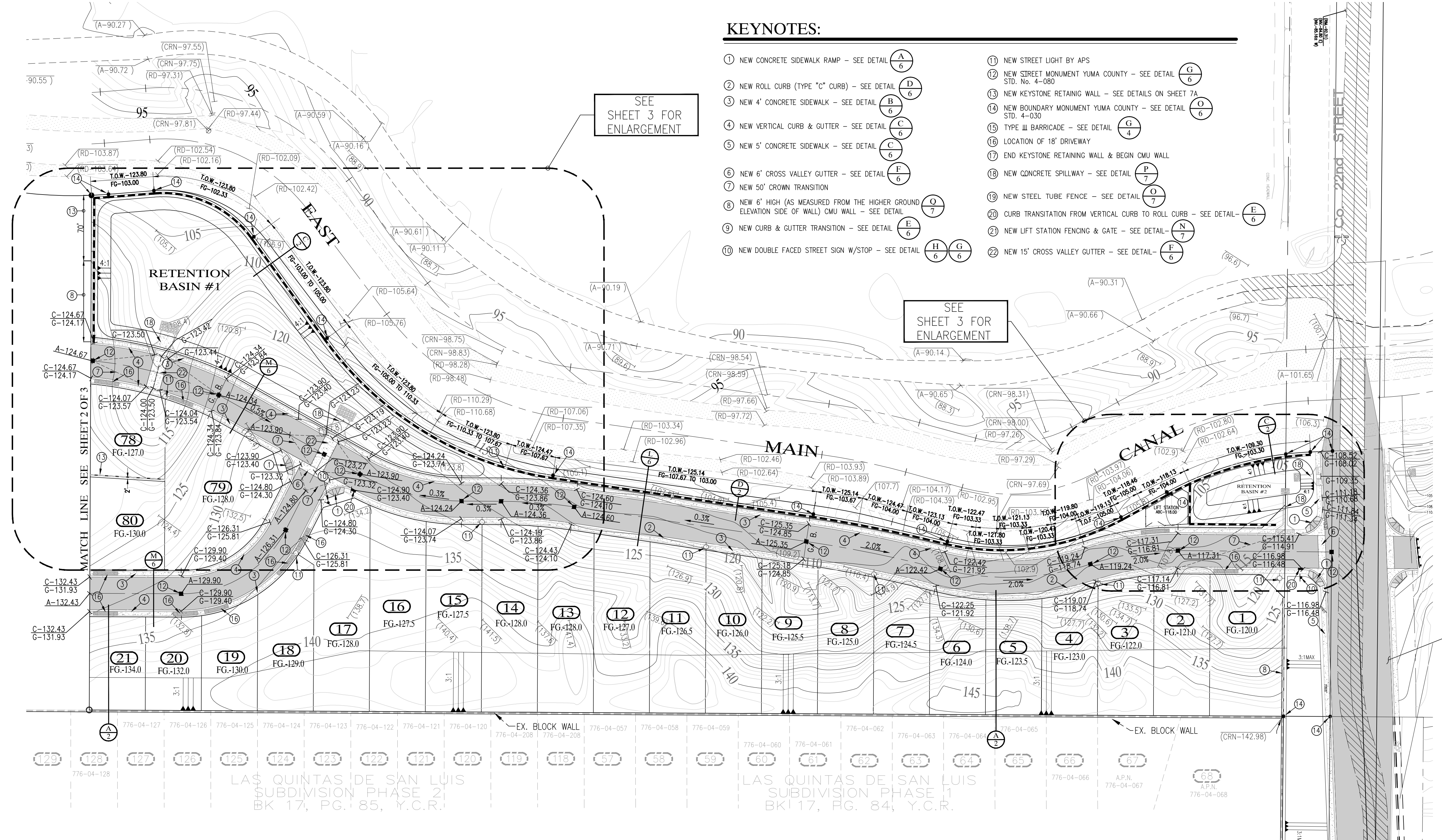


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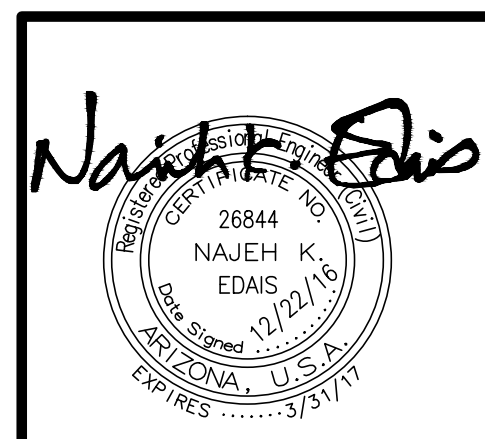
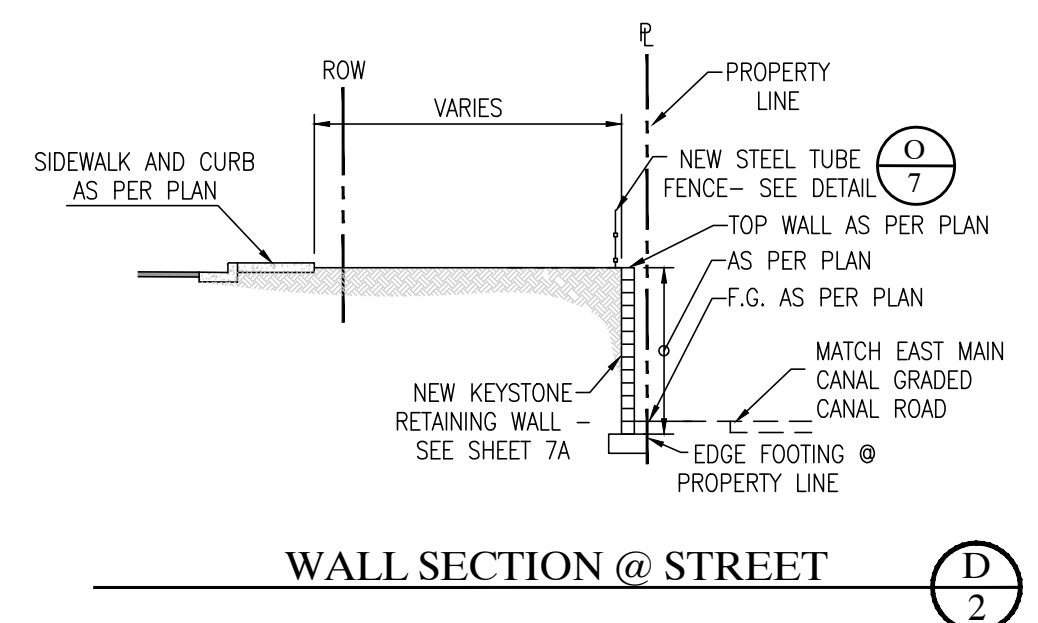
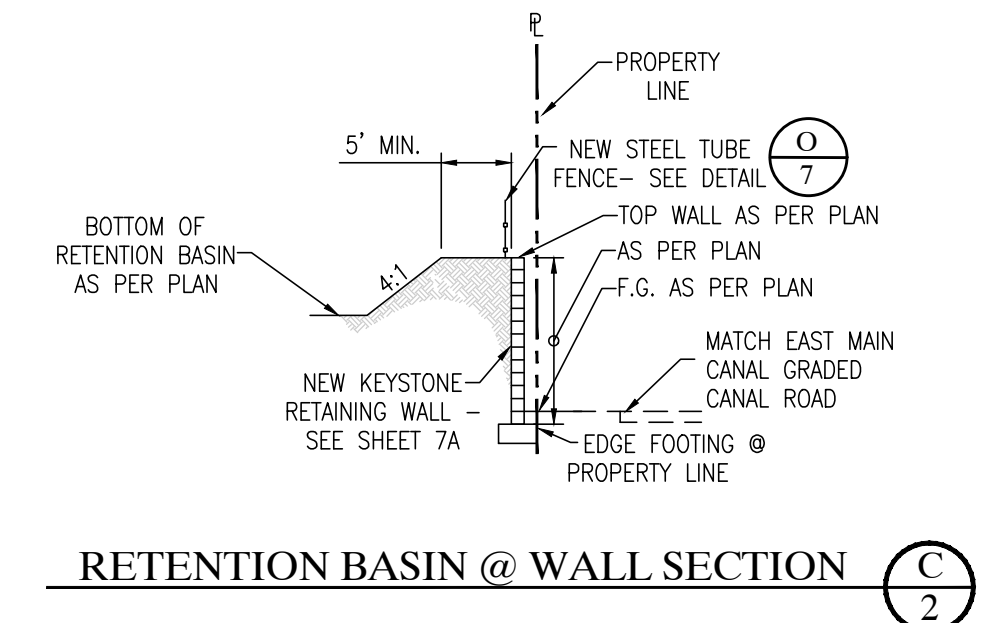
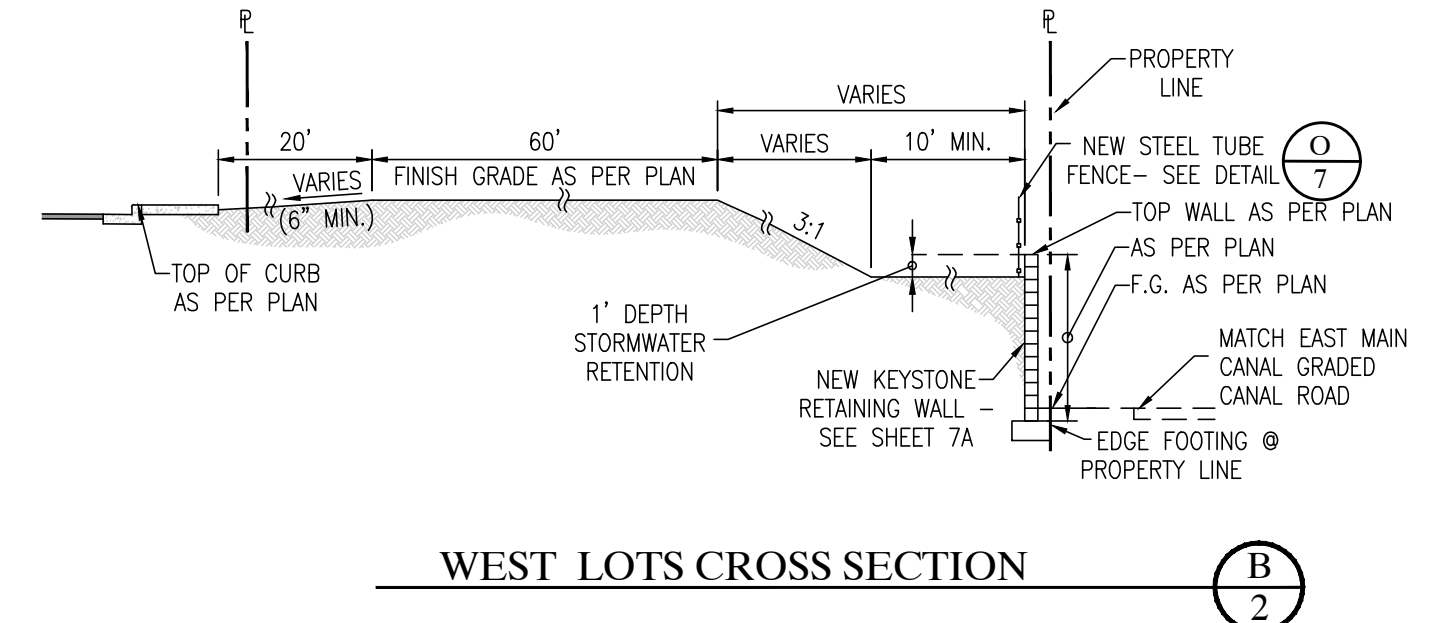
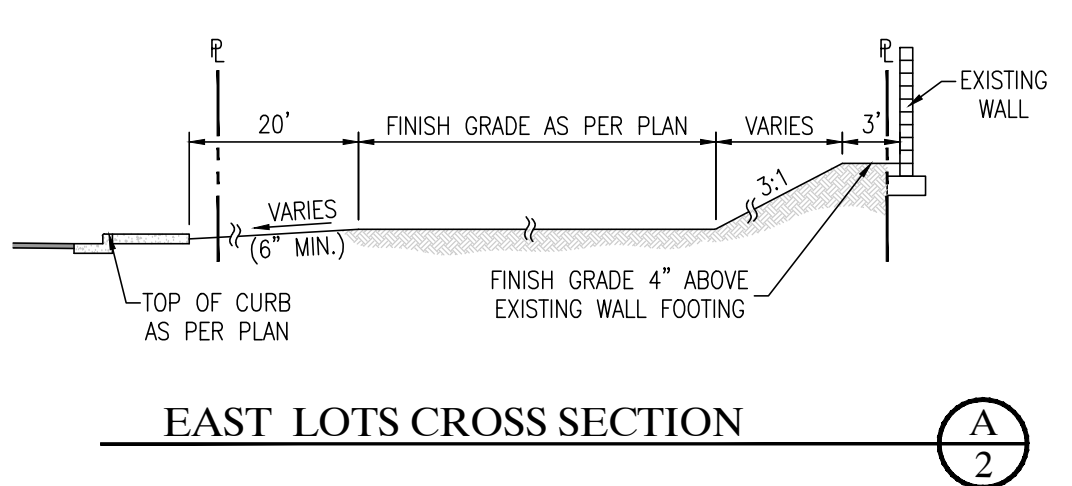
- CENTERLINE
- BOUNDARY LINE
- EXISTING LOTS
- EXISTING CMU WALL
- EXISTING DIRT ROAD
- EXISTING ASPHALT
- NEW CMU WALL
- FOUND MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- H.H. INDICATE HAND HOLE
- T.O.W. INDICATE TOP OF WALL ELEVATION
- T.F. INDICATE TOP OF FOOTING ELEVATION
- ([1]) DATA REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
- ([2]) DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK ___ OF PLATS, PAGE ___, Y.C.R.O., YUMA COUNTY, ARIZONA.
- (133.0) EXISTING NATURAL SOIL ELEVATION
- (A-90.00) EXISTING ASPHALT ELEVATION
- (RD-103.20) EXISTING ROAD ELEVATION
- (C-135.50) EXISTING CURB & GUTTER ELEVATION
- (G-135.57) EXISTING SIDEWALK ELEVATION
- (SW-135.52) EXISTING CROWN ELEVATION
- (CRN-106.86) EXISTING CONTOUR LINE
- 120 EXISTING LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- Y.C.R. YUMA COUNTY RECORDER
- A-122.50 NEW ASPHALT ELEVATION
- C-135.50 NEW CURB & GUTTER ELEVATION
- G-135.17 NEW SLOPE
- 0.2% NEW SLOPE

KEYNOTES:

- ① NEW CONCRETE SIDEWALK RAMP - SEE DETAIL (A/6)
- ② NEW ROLL CURB (TYPE "C" CURB) - SEE DETAIL (D/6)
- ③ NEW 4' CONCRETE SIDEWALK - SEE DETAIL (B/6)
- ④ NEW VERTICAL CURB & GUTTER - SEE DETAIL (C/6)
- ⑤ NEW 5' CONCRETE SIDEWALK - SEE DETAIL (C/6)
- ⑥ NEW 6' CROSS VALLEY GUTTER - SEE DETAIL (F/6)
- ⑦ NEW 50' CROWN TRANSITION
- ⑧ NEW 6' HIGH (AS MEASURED FROM THE HIGHER GROUND ELEVATION SIDE OF WALL) CMU WALL - SEE DETAIL (O/7)
- ⑨ NEW CURB & GUTTER TRANSITION - SEE DETAIL (E/6)
- ⑩ NEW DOUBLE FACED STREET SIGN W/STOP - SEE DETAIL (H/6, G/6)
- ⑪ NEW STREET LIGHT BY APS
- ⑫ NEW STREET MONUMENT YUMA COUNTY - SEE DETAIL (G/6) STD. No. 4-080
- ⑬ NEW KEYSTONE RETAINING WALL - SEE DETAILS ON SHEET 7A
- ⑭ NEW BOUNDARY MONUMENT YUMA COUNTY - SEE DETAIL (O/6) STD. 4-030
- ⑮ TYPE III BARRICADE - SEE DETAIL (G/4)
- ⑯ LOCATION OF 18' DRIVEWAY
- ⑰ END KEYSTONE RETAINING WALL & BEGIN CMU WALL
- ⑱ NEW CONCRETE SPILLWAY - SEE DETAIL (P/7)
- ⑲ NEW STEEL TUBE FENCE - SEE DETAIL (O/7)
- ⑳ CURB TRANSITION FROM VERTICAL CURB TO ROLL CURB - SEE DETAIL (E/6)
- ㉑ NEW LIFT STATION FENCING & GATE - SEE DETAIL (N/7)
- ㉒ NEW 15' CROSS VALLEY GUTTER - SEE DETAIL (F/6)



SEE SHEET 5 COUNTY 22ND STREET IMPROVEMENT



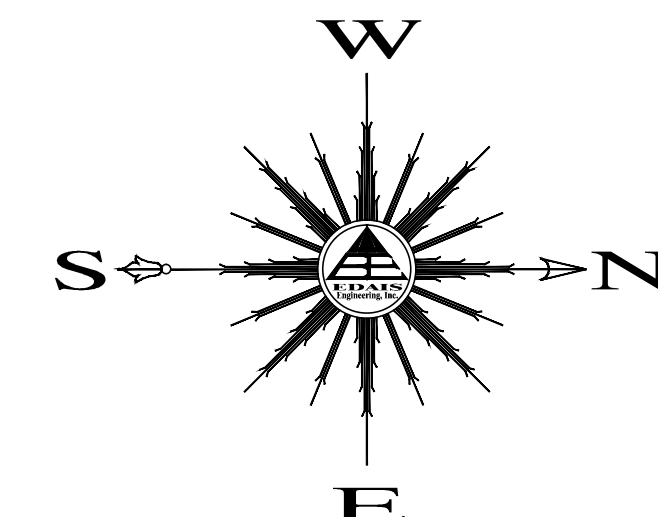
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PAVING & GRADING PLAN

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 DATE: DEC. 16 DRAWN BY: STAFF JOB No. 14-015

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 EMAIL: najah@Edaisgroup.com

SHEET 2

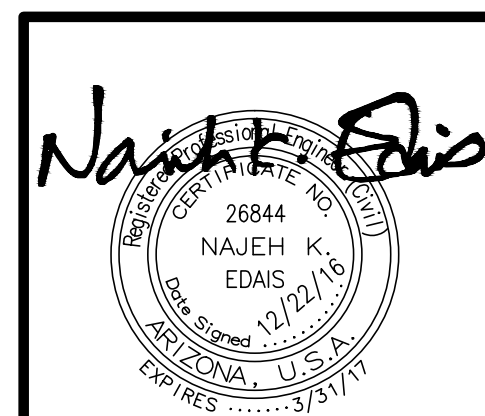
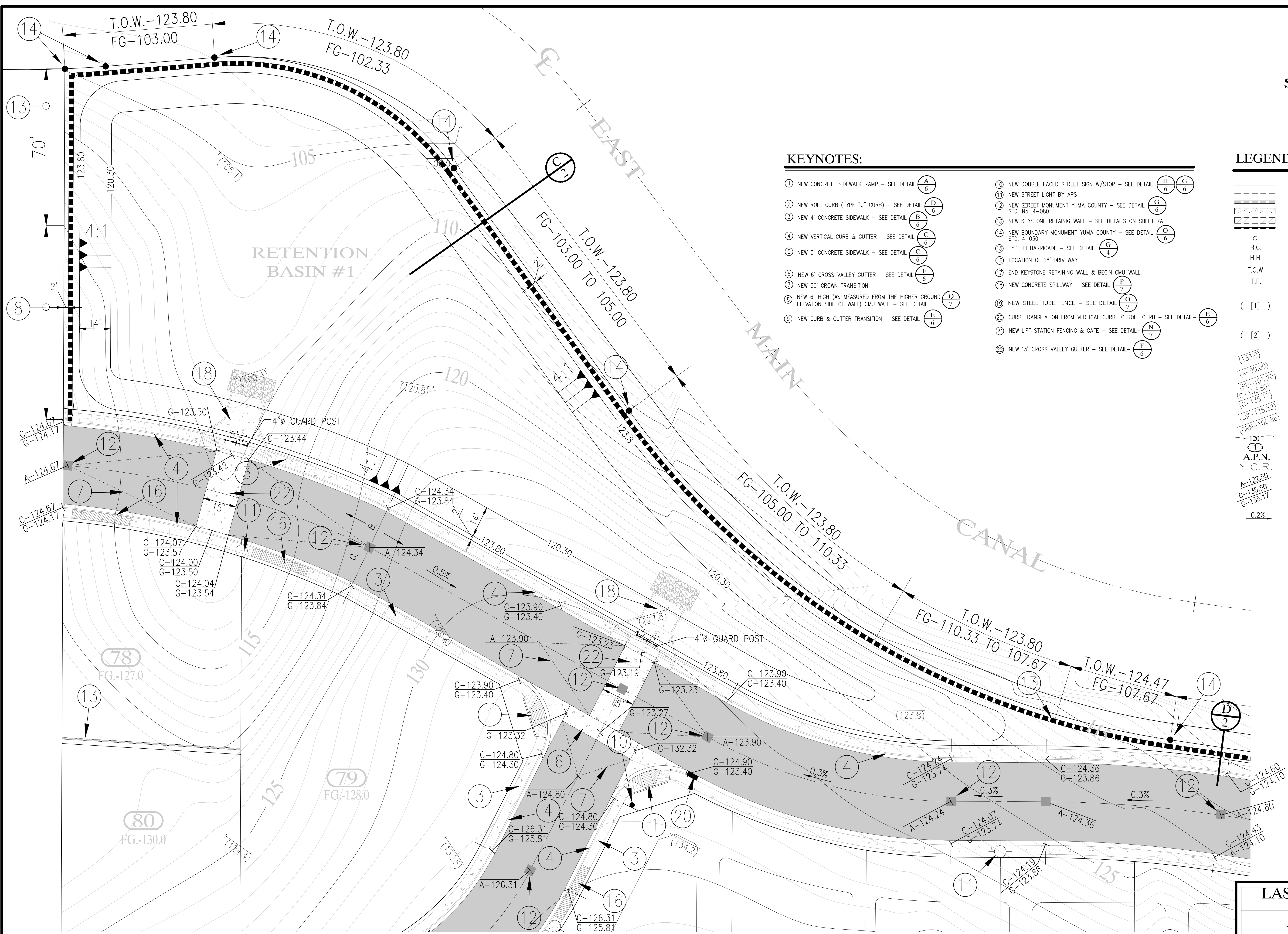


SCALE: 1"=20'

LEGEND	
	CENTERLINE
	BOUNDARY LINE
	EXISTING LOTS
	EXISTING CMU WALL
	EXISTING DIRT ROAD
	EXISTING ASPHALT
	NEW CMU WALL
	FOUND MONUMENT (TYPE AS SHOWN)
	INDICATES BRASS CAP
	INDICATE HAND HOLE
	INDICATE TOP OF WALL ELEVATION
	INDICATE TOP OF FOOTING ELEVATION
([1])	DATA REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
([2])	DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK ___ OF PLATS, PAGE ___ Y.C.R.O., YUMA COUNTY, ARIZONA.
	EXISTING NATURAL SOIL ELEVATION
	EXISTING ASPHALT ELEVATION
	EXISTING ROAD ELEVATION
	EXISTING CURB & GUTTER ELEVATION
	EXISTING SIDEWALK ELEVATION
	EXISTING CROWN ELEVATION
	EXISTING CONTOUR LINE
	EXISTING LOT NUMBER
	ASSESSOR PARCEL NUMBER
	YUMA COUNTY RECORDER
	NEW ASPHALT ELEVATION
	NEW CURB & GUTTER ELEVATION
	NEW SLOPE

KEYNOTES:

- ① NEW CONCRETE SIDEWALK RAMP - SEE DETAIL
- ② NEW ROLL CURB (TYPE "C" CURB) - SEE DETAIL
- ③ NEW 4' CONCRETE SIDEWALK - SEE DETAIL
- ④ NEW VERTICAL CURB & GUTTER - SEE DETAIL
- ⑤ NEW 5' CONCRETE SIDEWALK - SEE DETAIL
- ⑥ NEW 6' CROSS VALLEY GUTTER - SEE DETAIL
- ⑦ NEW 50' CROWN TRANSITION
- ⑧ NEW 6' HIGH (AS MEASURED FROM THE HIGHER GROUND ELEVATION SIDE OF WALL) CMU WALL - SEE DETAIL
- ⑨ NEW CURB & GUTTER TRANSITION - SEE DETAIL
- ⑩ NEW DOUBLE FACED STREET SIGN W/STOP - SEE DETAIL
- ⑪ NEW STREET LIGHT BY APS
- ⑫ NEW STREET MONUMENT YUMA COUNTY - SEE DETAIL
- ⑬ NEW KEystone RETAINING WALL - SEE DETAILS ON SHEET 7A
- ⑭ NEW BOUNDARY MONUMENT YUMA COUNTY - SEE DETAIL
- ⑮ TYPE III BARRICADE - SEE DETAIL
- ⑯ LOCATION OF 18' DRIVEWAY
- ⑰ END KEystone RETAINING WALL & BEGIN CMU WALL
- ⑱ NEW CONCRETE SPILLWAY - SEE DETAIL
- ⑲ NEW STEEL TUBE FENCE - SEE DETAIL
- ⑳ CURB TRANSITION FROM VERTICAL CURB TO ROLL CURB - SEE DETAIL
- ㉑ NEW LIFT STATION FENCING & GATE - SEE DETAIL
- ㉒ NEW 15' CROSS VALLEY GUTTER - SEE DETAIL



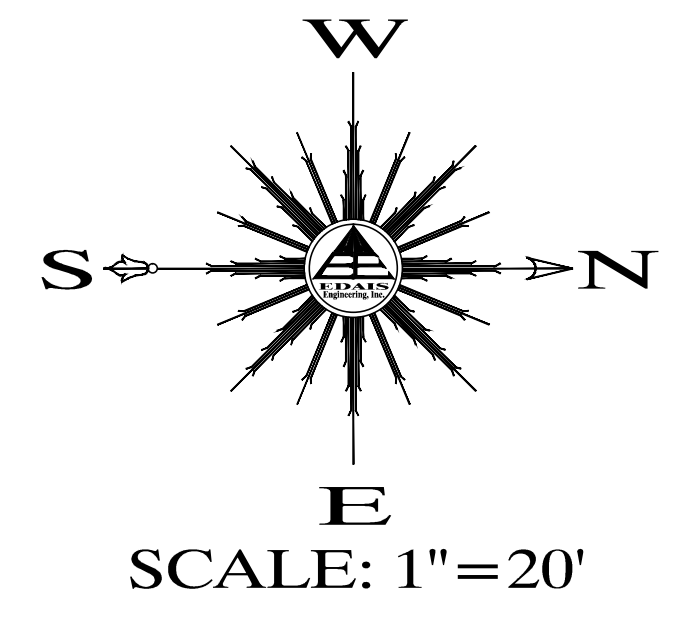
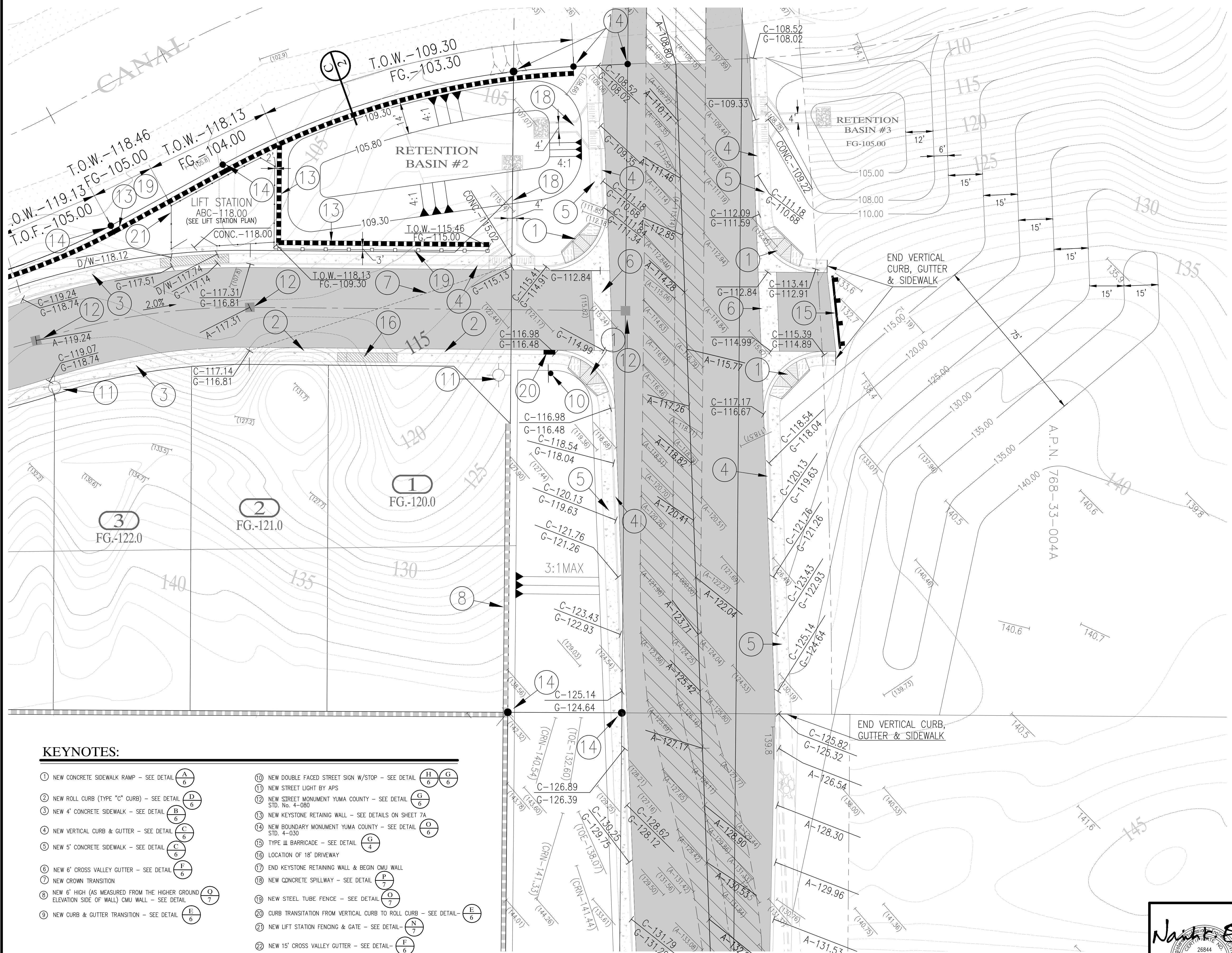
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PAVING & GRADING PLAN

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 EMAIL: najeh@Edaisgroup.com

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1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)



LEGEND

	CENTERLINE
	BOUNDARY LINE
	EXISTING LOTS
	EXISTING CMU WALL
	EXISTING DIRT ROAD
	EXISTING ASPHALT
	NEW CMU WALL
	FOUND MONUMENT (TYPE AS SHOWN)
	INDICATES BRASS CAP
	INDICATE HAND HOLE
	INDICATE TOP OF WALL ELEVATION
	INDICATE TOP OF FOOTING ELEVATION
	DATA REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
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	EXISTING NATURAL SOIL ELEVATION
	EXISTING ASPHALT ELEVATION
	EXISTING ROAD ELEVATION
	EXISTING CURB & GUTTER ELEVATION
	EXISTING SIDEWALK ELEVATION
	EXISTING CROWN ELEVATION
	EXISTING CROWN ELEVATION
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	EXISTING LOT NUMBER
	ASSESSOR PARCEL NUMBER
	YUMA COUNTY RECORDER
	NEW ASPHALT ELEVATION
	NEW CURB & GUTTER ELEVATION
	NEW CURB & GUTTER ELEVATION
	NEW SLOPE

KEYNOTES:

- | | |
|---|--|
| ① NEW CONCRETE SIDEWALK RAMP - SEE DETAIL | ⑩ NEW DOUBLE FACED STREET SIGN W/STOP - SEE DETAIL |
| ② NEW ROLL CURB (TYPE "C" CURB) - SEE DETAIL | ⑪ NEW STREET LIGHT BY APS |
| ③ NEW 4' CONCRETE SIDEWALK - SEE DETAIL | ⑫ NEW STREET MONUMENT YUMA COUNTY - SEE DETAIL STD. No. 4-080 |
| ④ NEW VERTICAL CURB & GUTTER - SEE DETAIL | ⑬ NEW KEYSTONE RETAINING WALL - SEE DETAILS ON SHEET 7A |
| ⑤ NEW 5' CONCRETE SIDEWALK - SEE DETAIL | ⑭ NEW BOUNDARY MONUMENT YUMA COUNTY - SEE DETAIL STD. 4-030 |
| ⑥ NEW 6' CROSS VALLEY GUTTER - SEE DETAIL | ⑮ TYPE III BARRICADE - SEE DETAIL |
| ⑦ NEW CROWN TRANSITION | ⑯ LOCATION OF 18' DRIVEWAY |
| ⑧ NEW 6' HIGH (AS MEASURED FROM THE HIGHER GROUND ELEVATION SIDE OF WALL) CMU WALL - SEE DETAIL | ⑰ END KEYSTONE RETAINING WALL & BEGIN CMU WALL |
| ⑨ NEW CURB & GUTTER TRANSITION - SEE DETAIL | ⑱ NEW CONCRETE SPILLWAY - SEE DETAIL |
| | ⑲ NEW STEEL TUBE FENCE - SEE DETAIL |
| | ⑳ CURB TRANSITION FROM VERTICAL CURB TO ROLL CURB - SEE DETAIL |
| | ㉑ NEW LIFT STATION FENCING & GATE - SEE DETAIL |
| | ㉒ NEW 15' CROSS VALLEY GUTTER - SEE DETAIL |

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LAS QUINTAS DE SAN LUIS 2
SUBDIVISION

PAVING & GRADING PLAN

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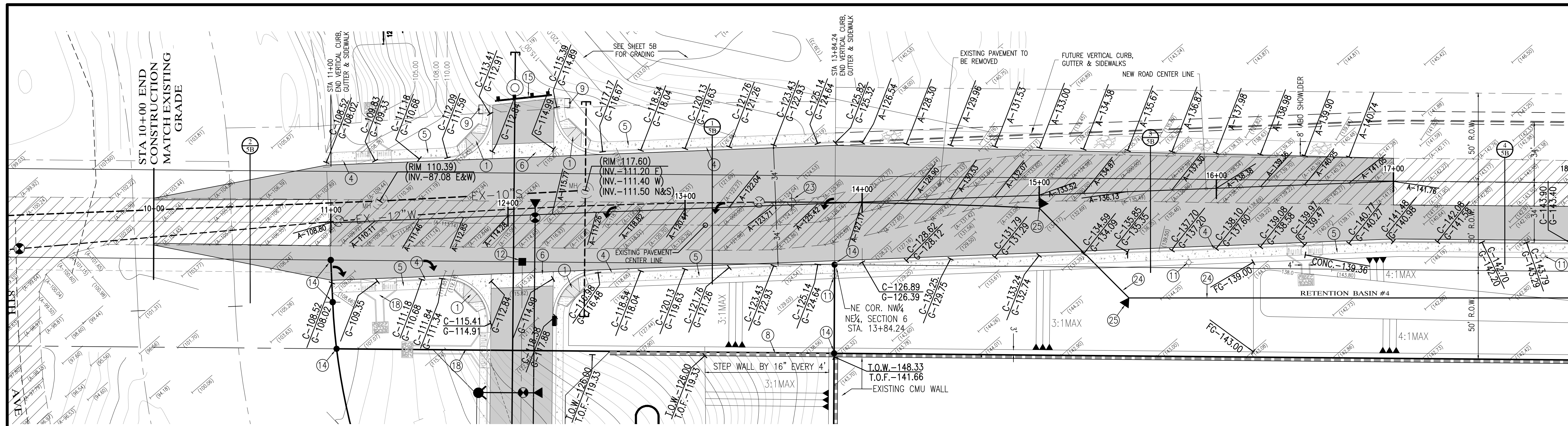
SHEET

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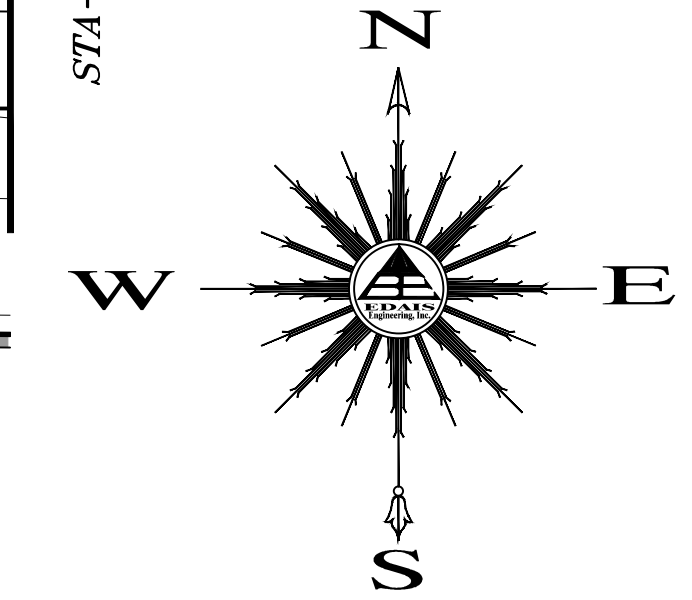
26844 NAJEH K. EDNIS
12/21/16
YUMA, ARIZONA, U.S.A.
CAPRES371717

Yuma, Arizona 85365
3076 S. Ave. 4E
(928) 344-3566 FAX (928) 341-1075
EMAIL: najeh@Edaisgroup.com

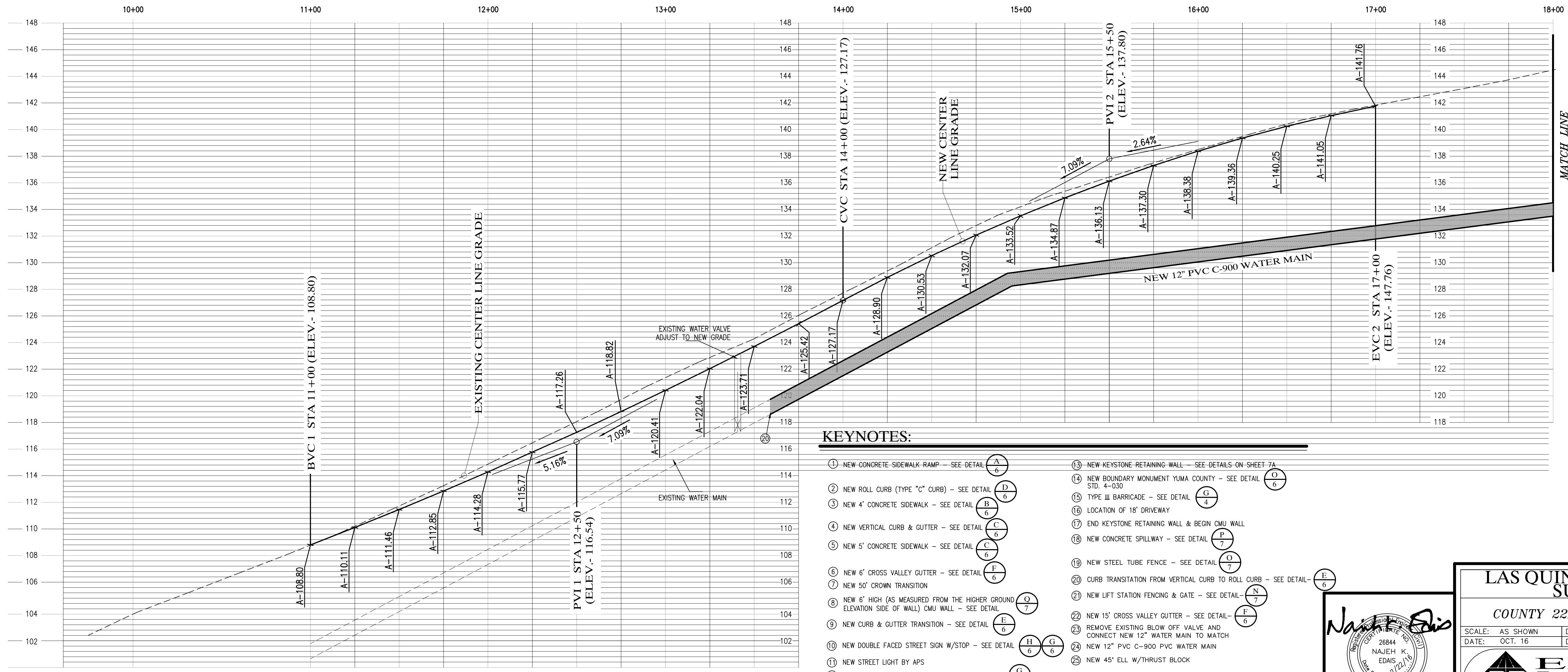
CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



MATCH LINE
STA - 18+00 SEE SHEET 54



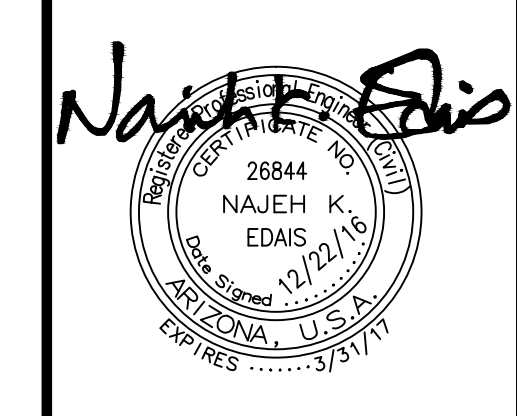
SCALE HORIZ: 1"=30'
SCALE VERT: 1"=4'



MATCH LINE
STA - 18+00 SEE SHEET 54

KEYNOTES:

- ① NEW CONCRETE SIDEWALK RAMP - SEE DETAIL (A/6)
- ② NEW ROLL CURB (TYPE "C" CURB) - SEE DETAIL (D/6)
- ③ NEW 4' CONCRETE SIDEWALK - SEE DETAIL (B/6)
- ④ NEW VERTICAL CURB & GUTTER - SEE DETAIL (F/6)
- ⑤ NEW 5' CONCRETE SIDEWALK - SEE DETAIL (C/6)
- ⑥ NEW 6" CROSS VALLEY GUTTER - SEE DETAIL (E/6)
- ⑦ NEW 50' CROWN TRANSITION
- ⑧ NEW 6" HIGH (AS MEASURED FROM THE HIGHER GROUND ELEVATION SIDE OF WALL) CMU WALL - SEE DETAIL (O/7)
- ⑨ NEW CURB & GUTTER TRANSITION - SEE DETAIL (E/6)
- ⑩ NEW DOUBLE FACED STREET SIGN W/STOP - SEE DETAIL (H/6) (G/6)
- ⑪ NEW STREET LIGHT BY APS (G/6)
- ⑫ NEW STREET MONUMENT YUMA COUNTY - SEE DETAIL (G/6) (O/6)
- ⑬ NEW KEYSTONE RETAINING WALL - SEE DETAILS ON SHEET 7A
- ⑭ NEW BOUNDARY MONUMENT YUMA COUNTY - SEE DETAIL (O/6) (G/6)
- ⑮ TYPE III BARRICADE - SEE DETAIL (G/4)
- ⑯ LOCATION OF 18' DRIVEWAY
- ⑰ END KEYSTONE RETAINING WALL & BEGIN CMU WALL
- ⑱ NEW CONCRETE SPILLWAY - SEE DETAIL (P/7) (O/7)
- ⑲ NEW STEEL TUBE FENCE - SEE DETAIL (O/7)
- ⑳ CURB TRANSITION FROM VERTICAL CURB TO ROLL CURB - SEE DETAIL (E/6)
- ㉑ NEW LIFT STATION FENCING & GATE - SEE DETAIL (N/7) (E/6)
- ㉒ NEW 15' CROSS VALLEY GUTTER - SEE DETAIL (E/6)
- ㉓ REMOVE EXISTING BLOW OFF VALVE AND CONNECT NEW 12" WATER MAIN TO MATCH
- ㉔ NEW 12" PVC C-900 PVC WATER MAIN
- ㉕ NEW 45' ELL W/THRUST BLOCK



**LAS QUINTAS DE SAN LUIS 2
SUBDIVISION**

COUNTY 22ND STREET IMPROVEMENT

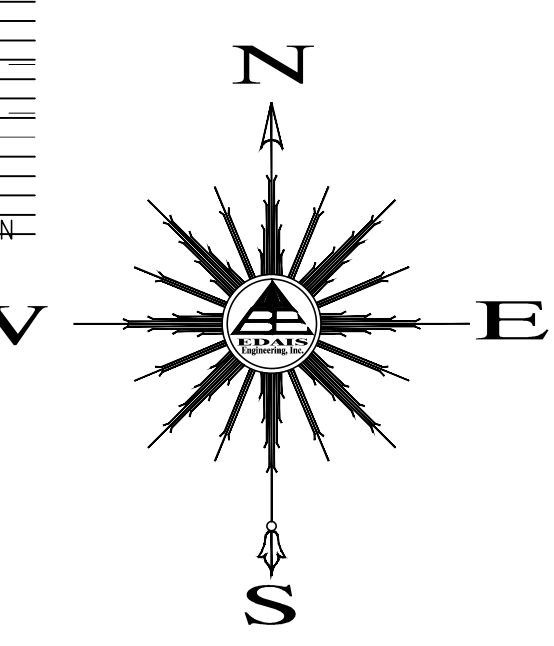
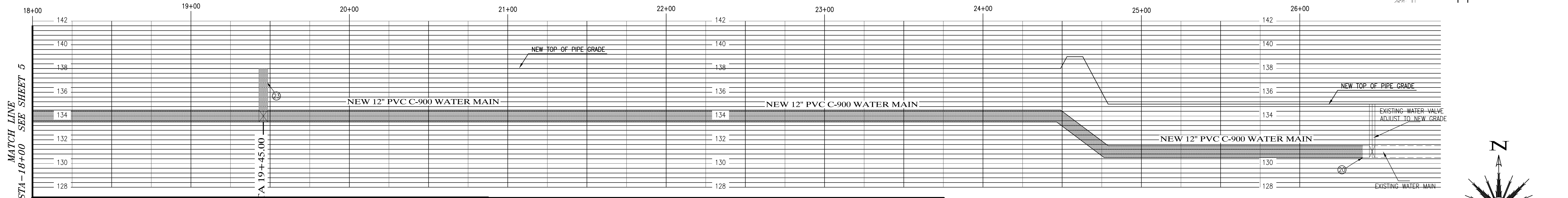
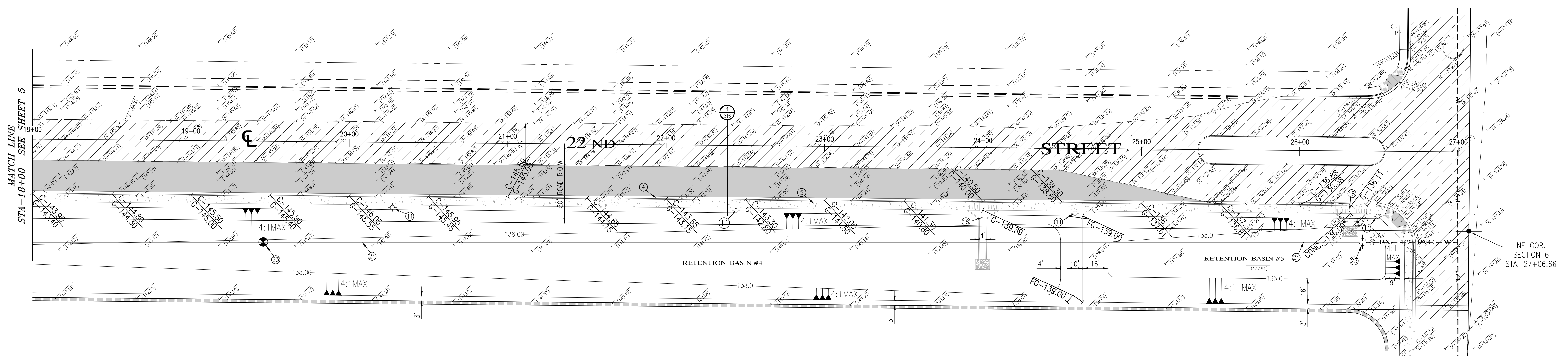
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DATE: OCT. 16	DRAWN BY: STAFF	JOB No. 14-015

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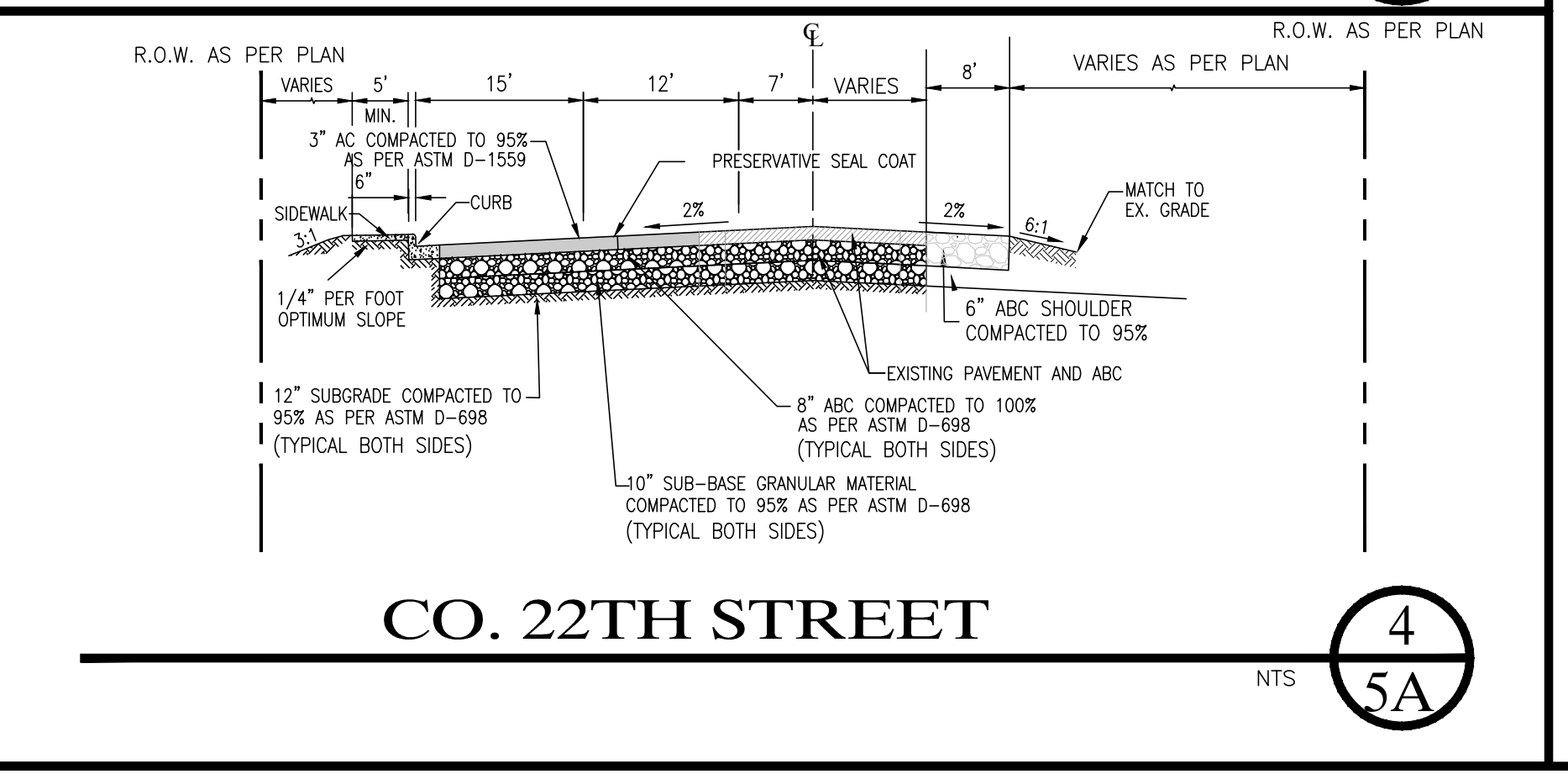
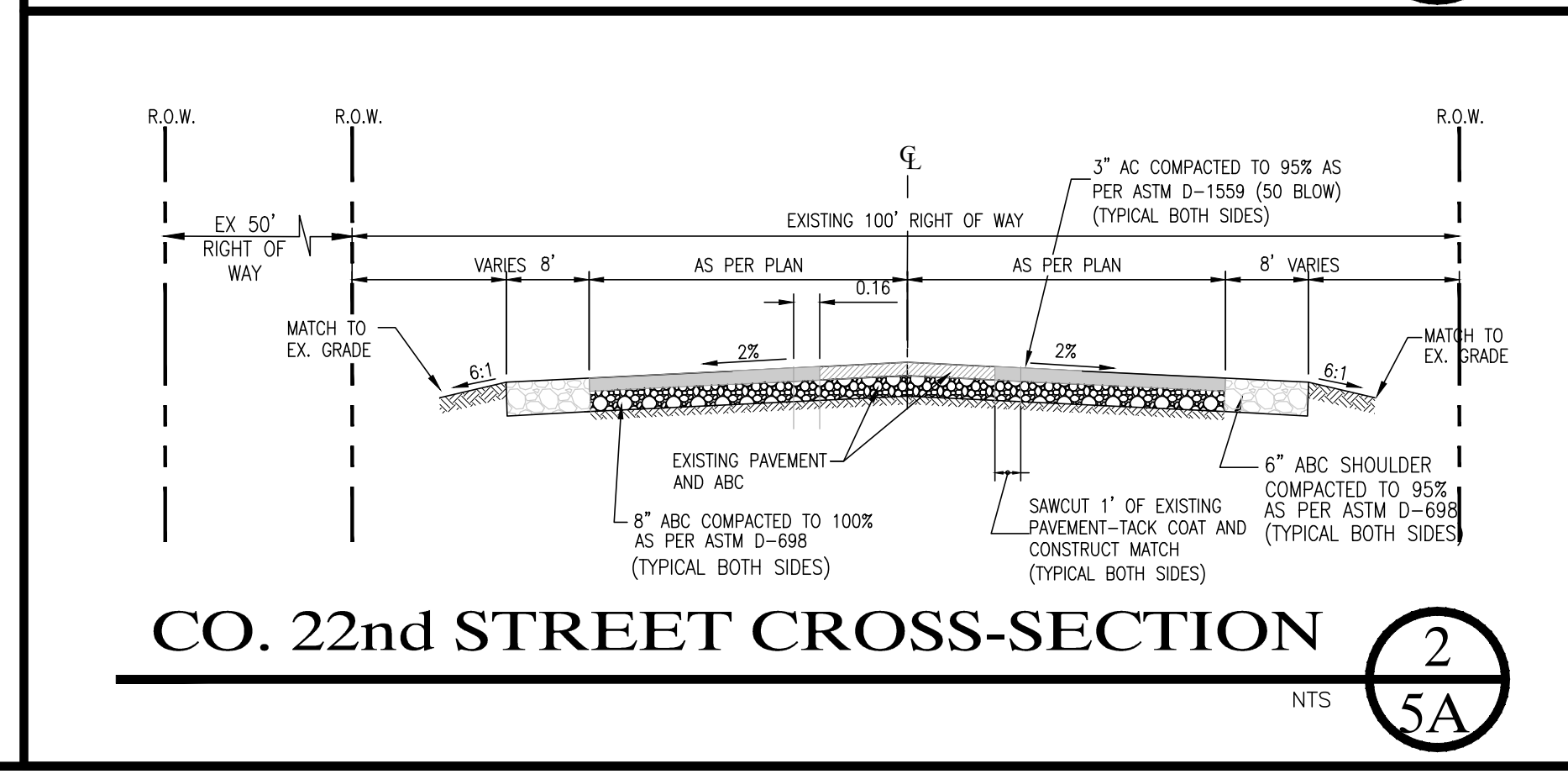
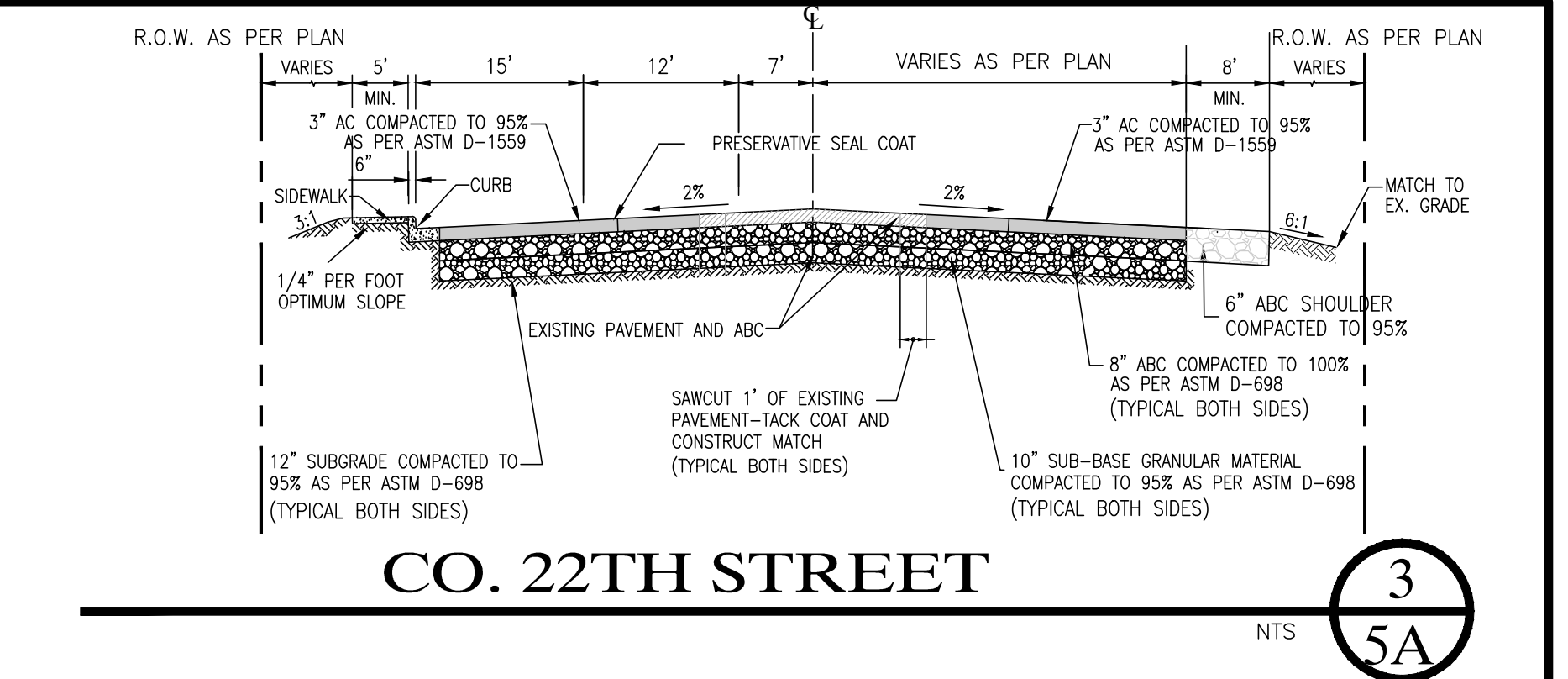
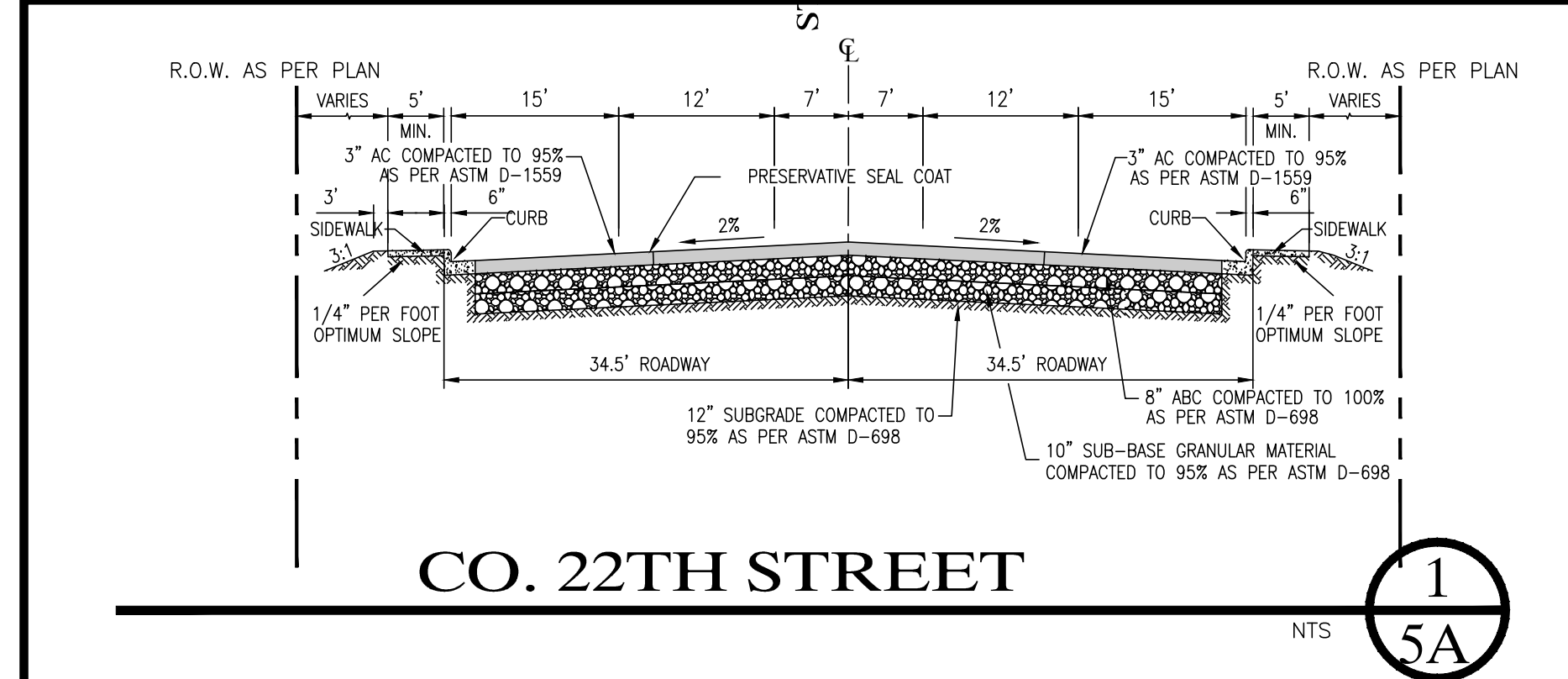
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EMAIL: najeh@Edaisgroup.com

SHEET
5

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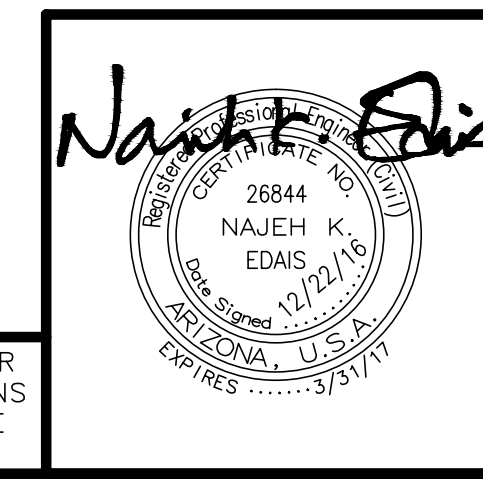


SCALE HORIZ: 1"=30'
SCALE VERT: 1"=4'



KEYNOTES:

- ① NEW CONCRETE SIDEWALK RAMP - SEE DETAIL (A/6)
- ② NEW ROLL CURB (TYPE "C" CURB) - SEE DETAIL (D/6)
- ③ NEW 4' CONCRETE SIDEWALK - SEE DETAIL (B/6)
- ④ NEW VERTICAL CURB & GUTTER - SEE DETAIL (C/6)
- ⑤ NEW 5' CONCRETE SIDEWALK - SEE DETAIL (E/6)
- ⑥ NEW 6' CROSS VALLEY GUTTER - SEE DETAIL (F/6)
- ⑦ NEW 50' CROWN TRANSITION
- ⑧ NEW 6' HIGH (AS MEASURED FROM THE HIGHER GROUND ELEVATION SIDE OF WALL) CMU WALL - SEE DETAIL (O/7)
- ⑨ NEW CURB & GUTTER STRAIT SIGN W/STOP - SEE DETAIL (E/6)
- ⑩ NEW DOUBLE FACED STREET SIGN W/STOP - SEE DETAIL (H/6)
- ⑪ NEW STREET LIGHT BY APS
- ⑫ NEW STREET MONUMENT YUMA COUNTY - SEE DETAIL (G/6)
- ⑬ NEW KEYSTONE RETAINING WALL - SEE DETAILS ON SHEET 7A
- ⑭ NEW BOUNDARY MONUMENT YUMA COUNTY - SEE DETAIL (O/6)
- ⑮ TYPE III BARRICADE - SEE DETAIL (G/4)
- ⑯ LOCATION OF 18' DRIVEWAY
- ⑰ END KEYSTONE RETAINING WALL & BEGIN CMU WALL
- ⑱ NEW CONCRETE SPILLWAY - SEE DETAIL (P/7)
- ⑲ NEW STEEL TUBE FENCE - SEE DETAIL (O/7)
- ⑳ CURB TRANSITION FROM VERTICAL CURB TO ROLL CURB - SEE DETAIL (E/6)
- ㉑ NEW LIFT STATION FENCING & GATE - SEE DETAIL (N/7)
- ㉒ NEW 15' CROSS VALLEY GUTTER - SEE DETAIL (F/6)
- ㉓ REMOVE EXISTING BLOW OFF VALVE AND CONNECT NEW 12" WATER MAIN TO MATCH
- ㉔ NEW 12" PVC C-900 PVC WATER MAIN
- ㉕ NEW 45' ELL W/THRUST BLOCK



LAS QUINTAS DE SAN LUIS 2
SUBDIVISION

COUNTY 22ND STREET IMPROVEMENT

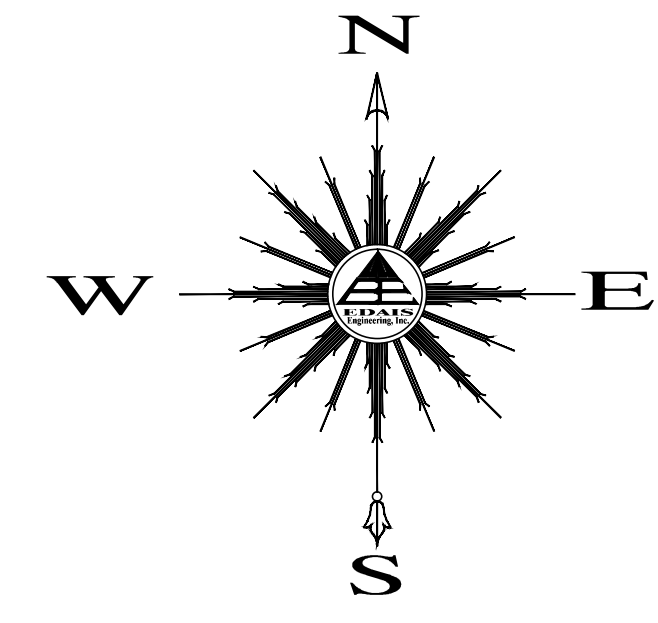
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DATE: OCT. 16	DRAWN BY: STAFF	JOB No. 14-015

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Engineering, Inc.

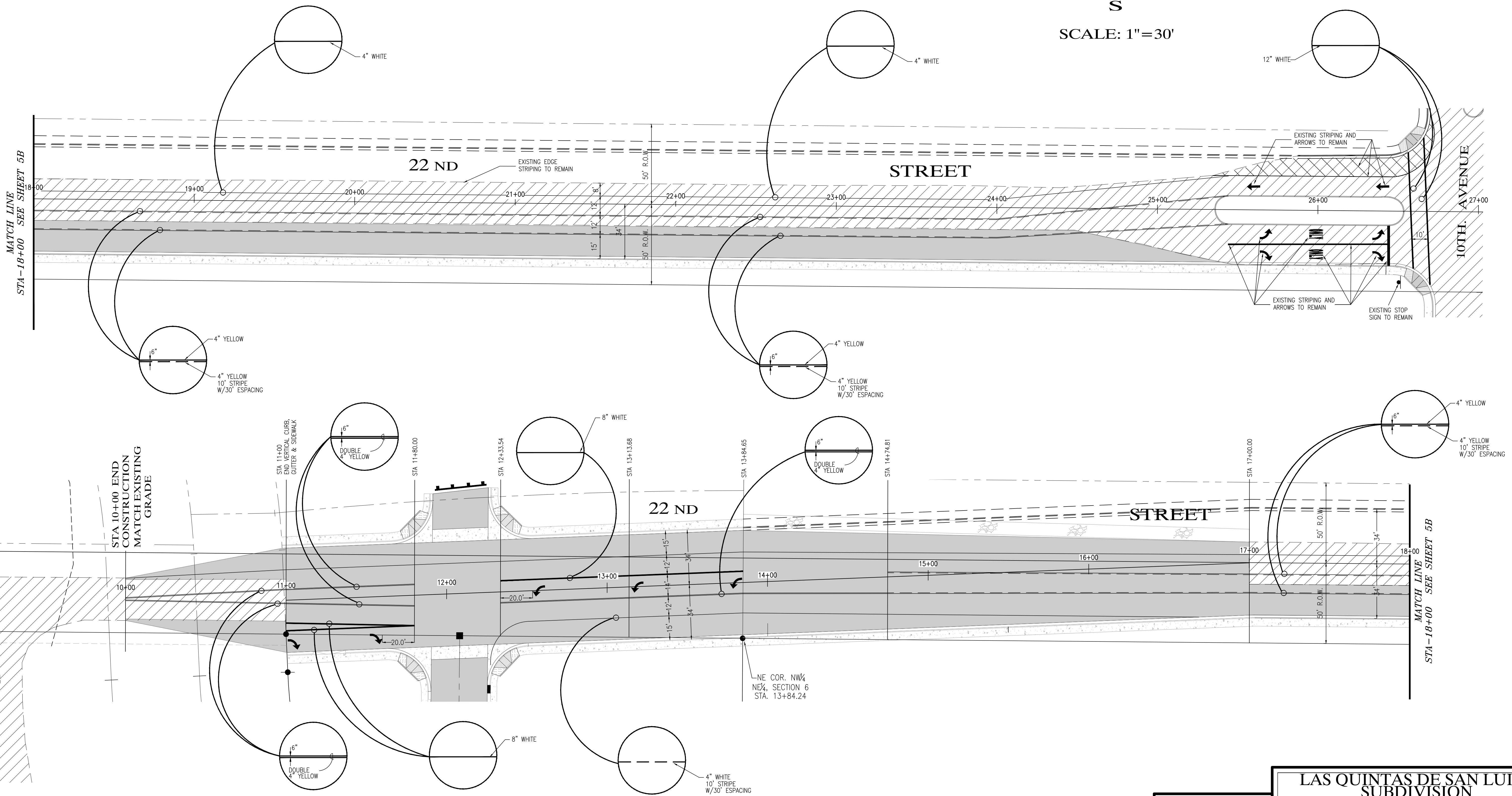
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Yuma, Arizona 85365
FAX (928) 341-1075
EMAIL: najeh@edaisgroup.com

SHEET
5A

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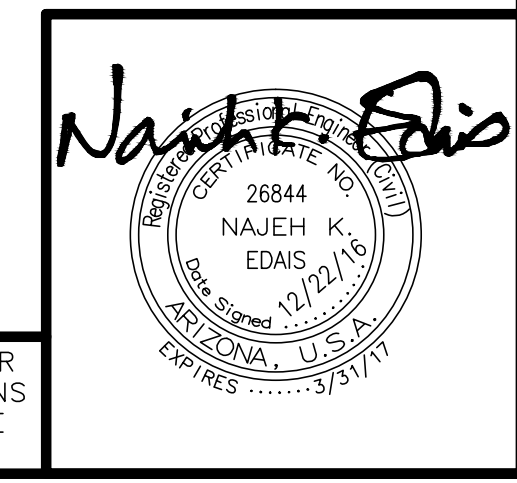
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MATCH LINE
STA-18+00 SEE SHEET 5B

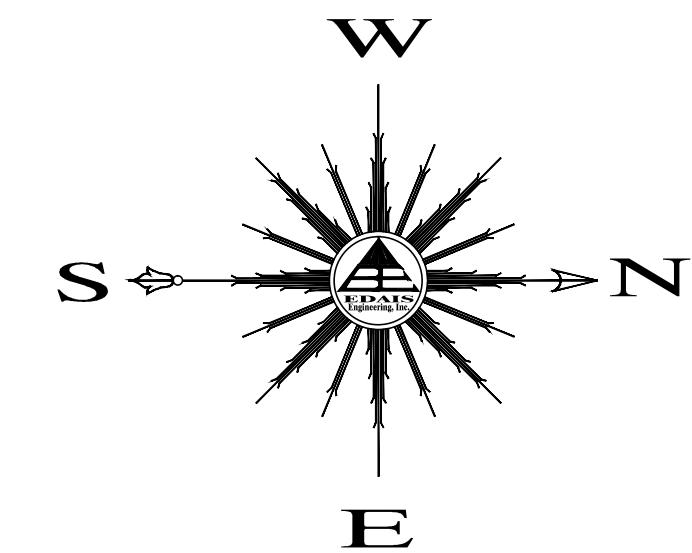
MATCH LINE
STA-18+00 SEE SHEET 5B

HILLS

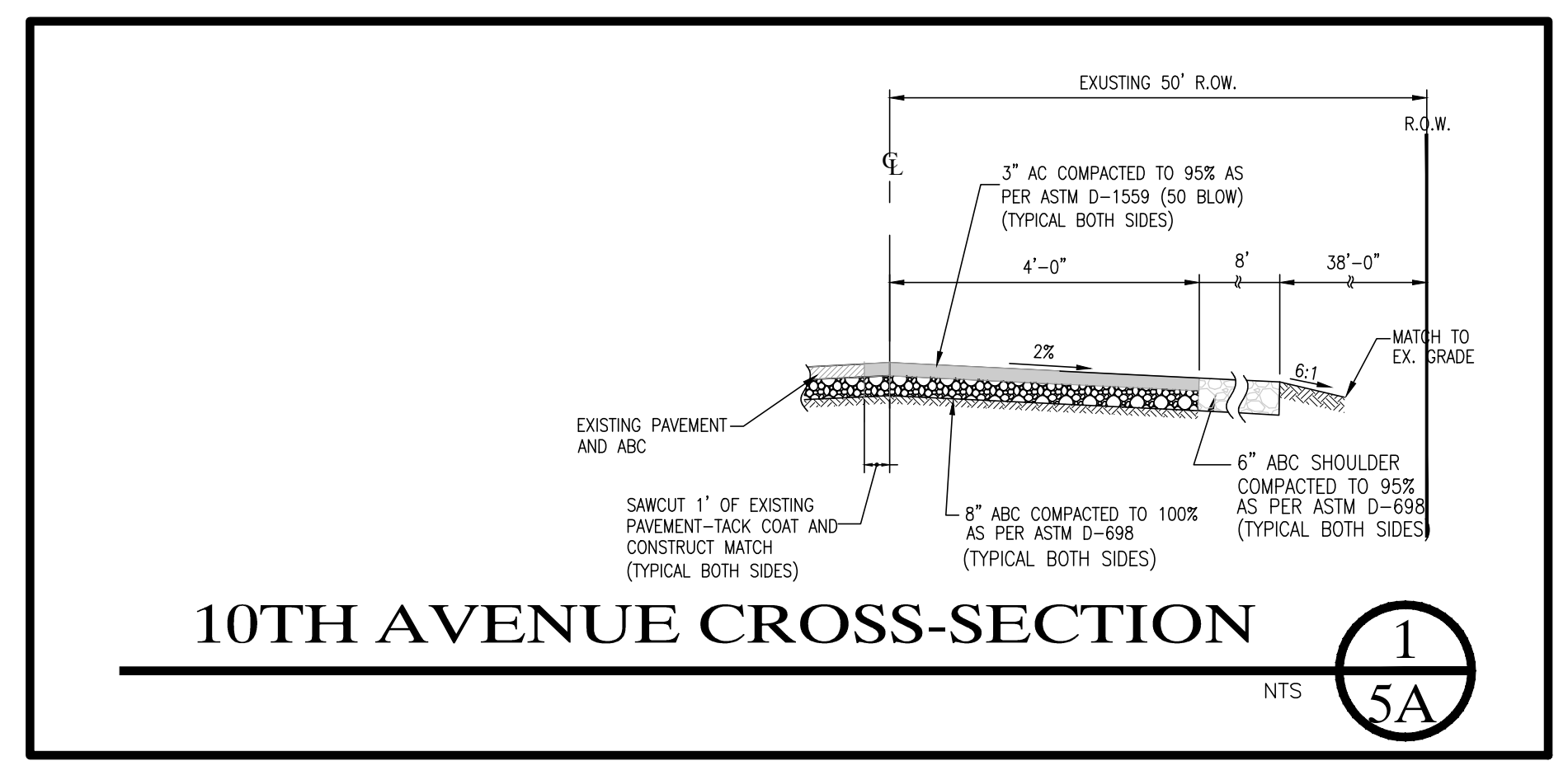
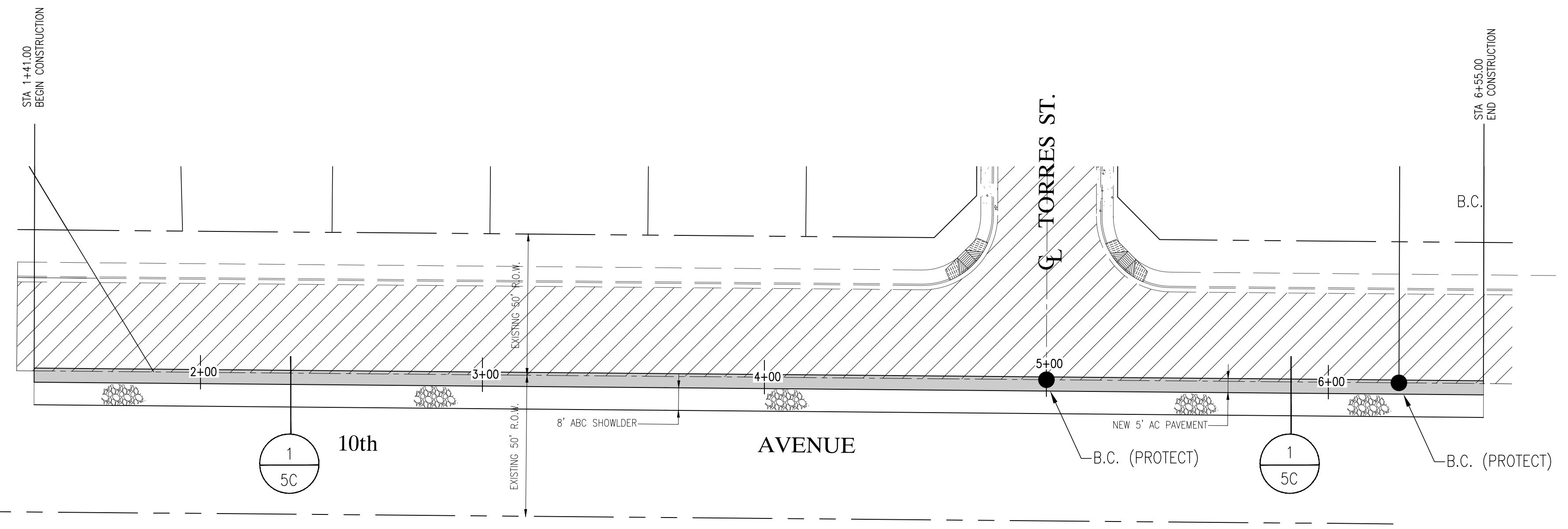
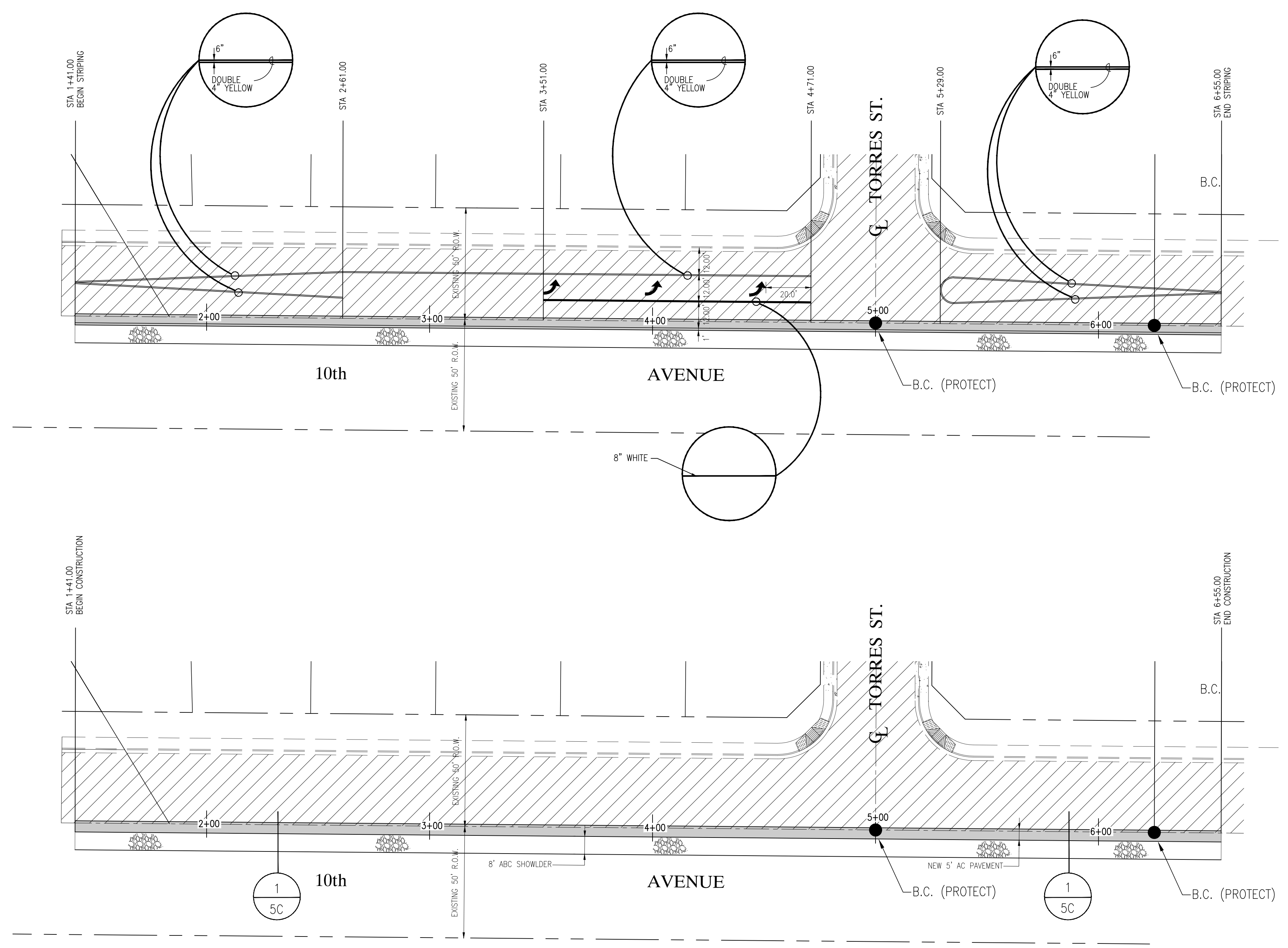


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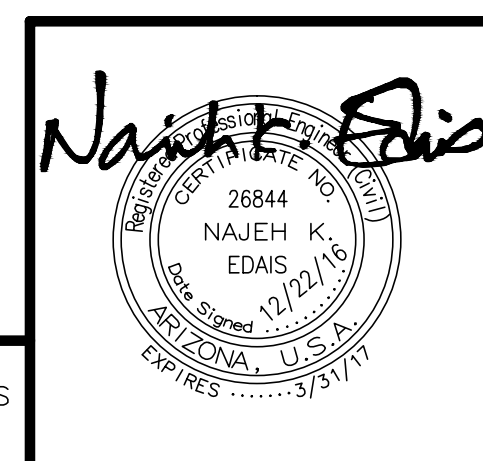
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION		
COUNTY 22ND STREETH STRIPING PLAN		
SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: OCT. 16	DRAWN BY: STAFF	JOB No. 14-015
EDAIS Engineering, Inc.		SHEET 5B
3075 S. Ave. 4E (928) 344-3566 FAX (928) 941-1075 EMAIL: najeh@Edaisgroup.com		



SCALE: 1"=30'



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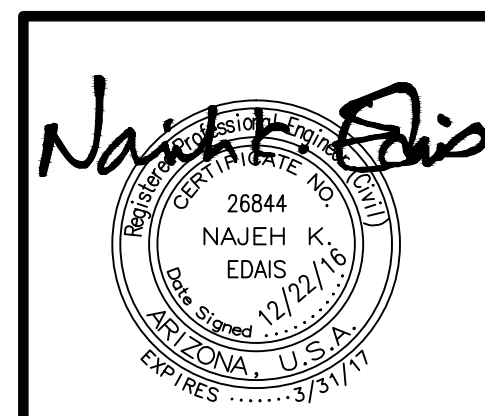
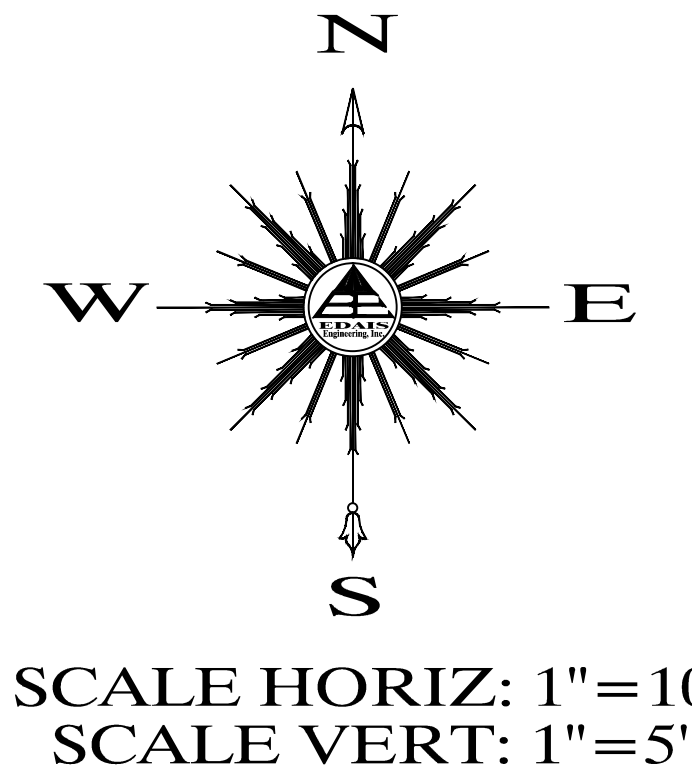
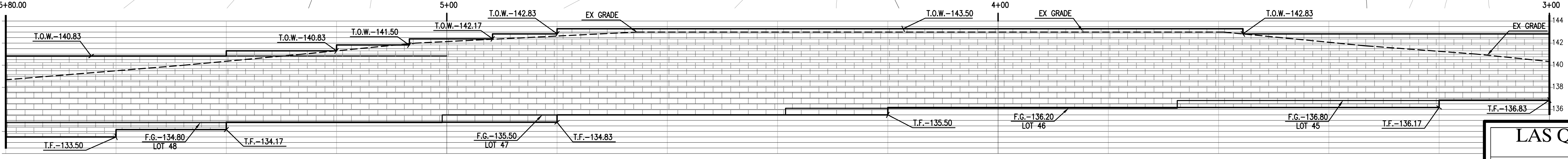
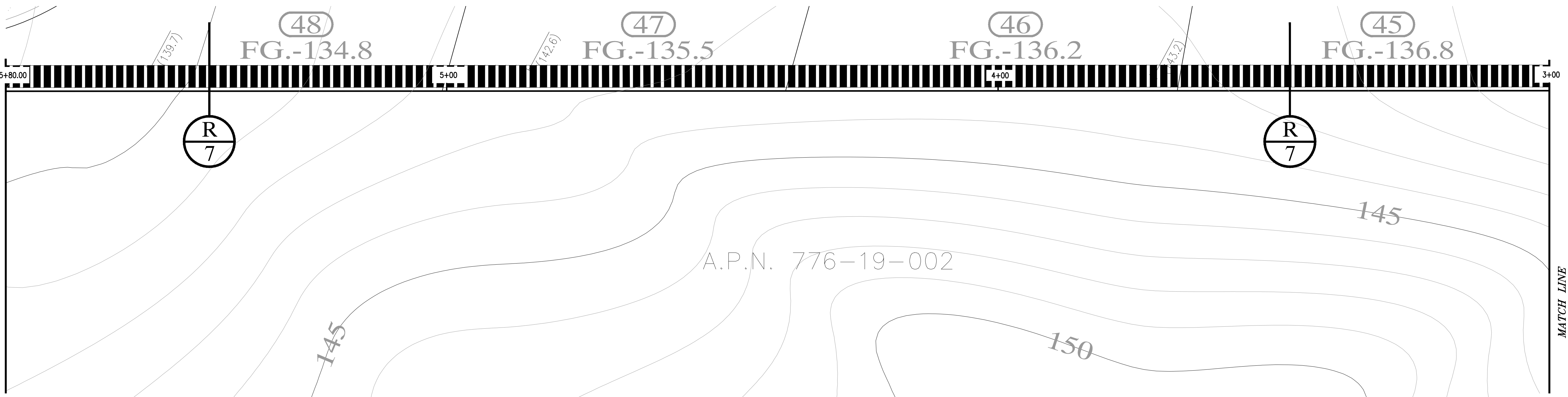
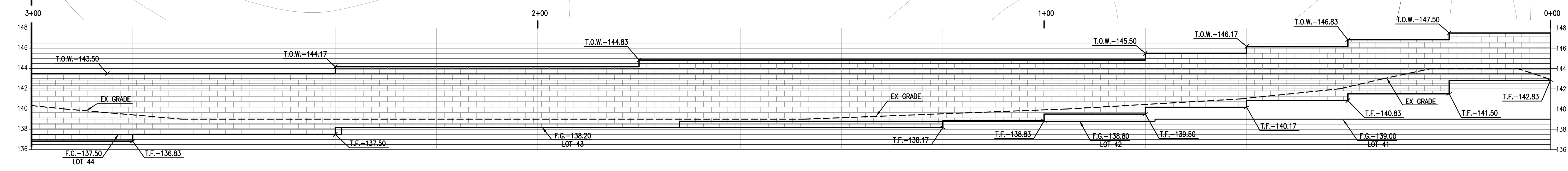
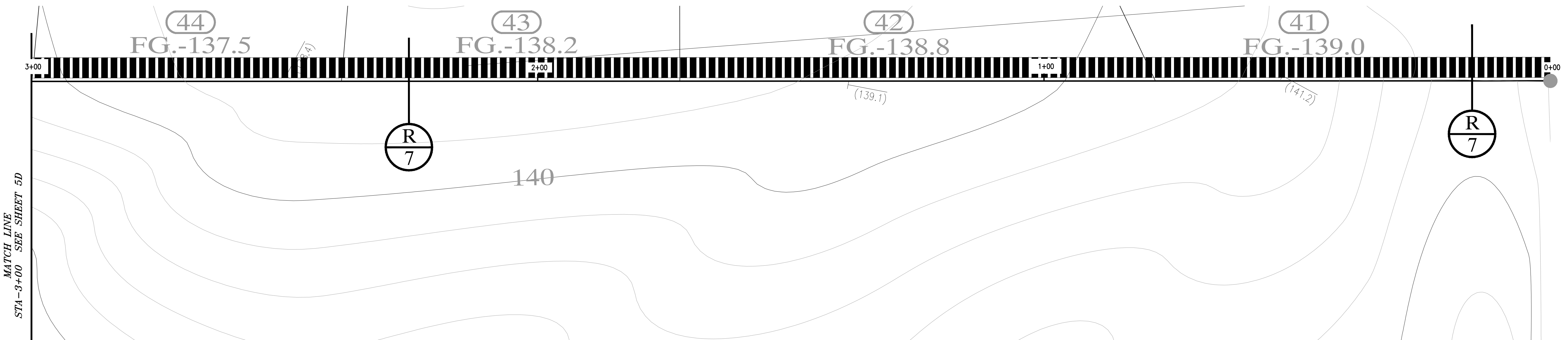


LAS QUINTAS DE SAN LUIS 2 SUBDIVISION
10TH AVENUE AND TORRES STREET IMPROVEMENTS AND STRIPING PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: DEC. 16	DRAWN BY: LPR	JOB No. 14-015

EDAIS Engineering, Inc.
 5075 S. Ave. 4E Yuma, Arizona 85365
 (928) 344-3566 FAX (928) 341-1075
 EMAIL: najeh@Edaisgroup.com

SHEET **5C**



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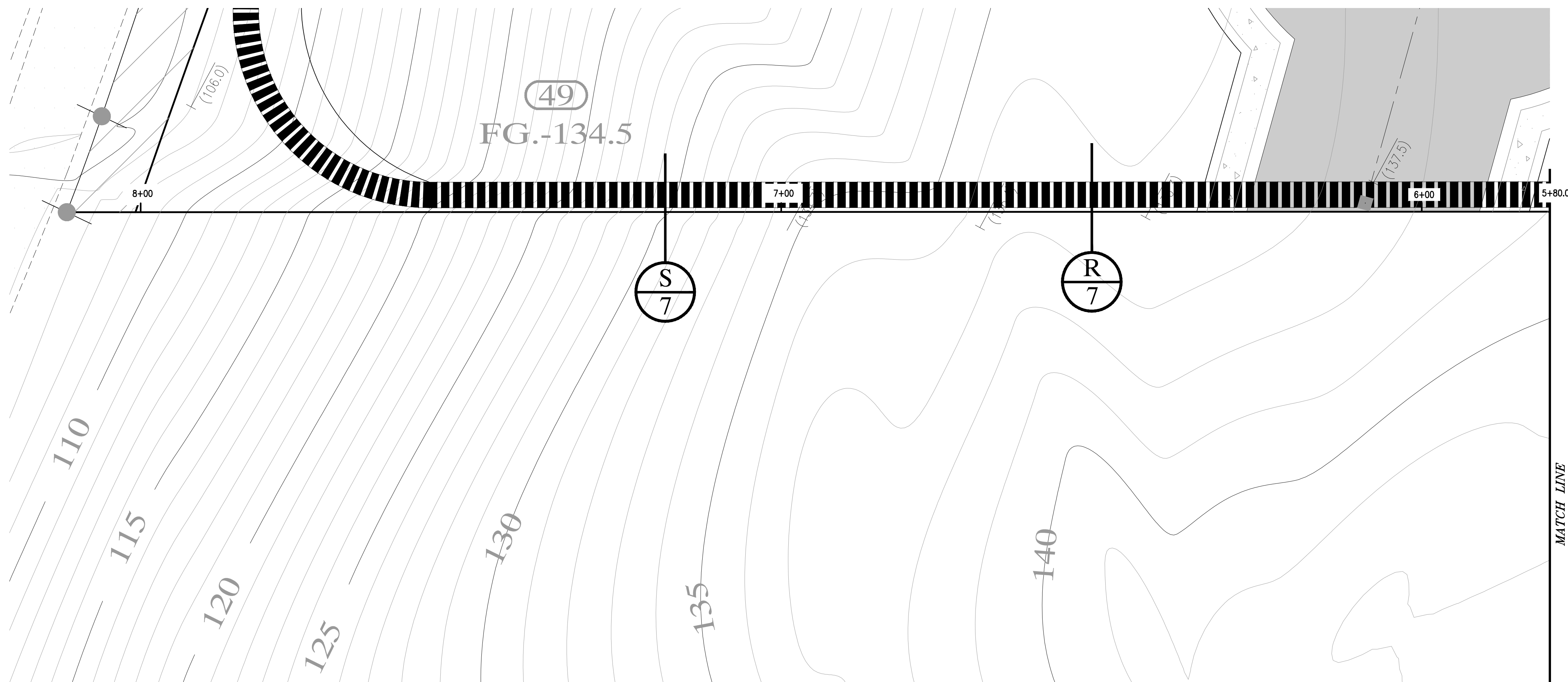
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION
SOUTH WALL PROFILE

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: AUG '16"	DRAWN BY: STAFF	JOB No. 14-015

Edais Engineering, Inc.
3075 S. AVE. 4E
YUMA, ARIZONA 85365
(928) 344-3566 FAX (928) 341-1075
EMAIL: najeh@Edaisgroup.com

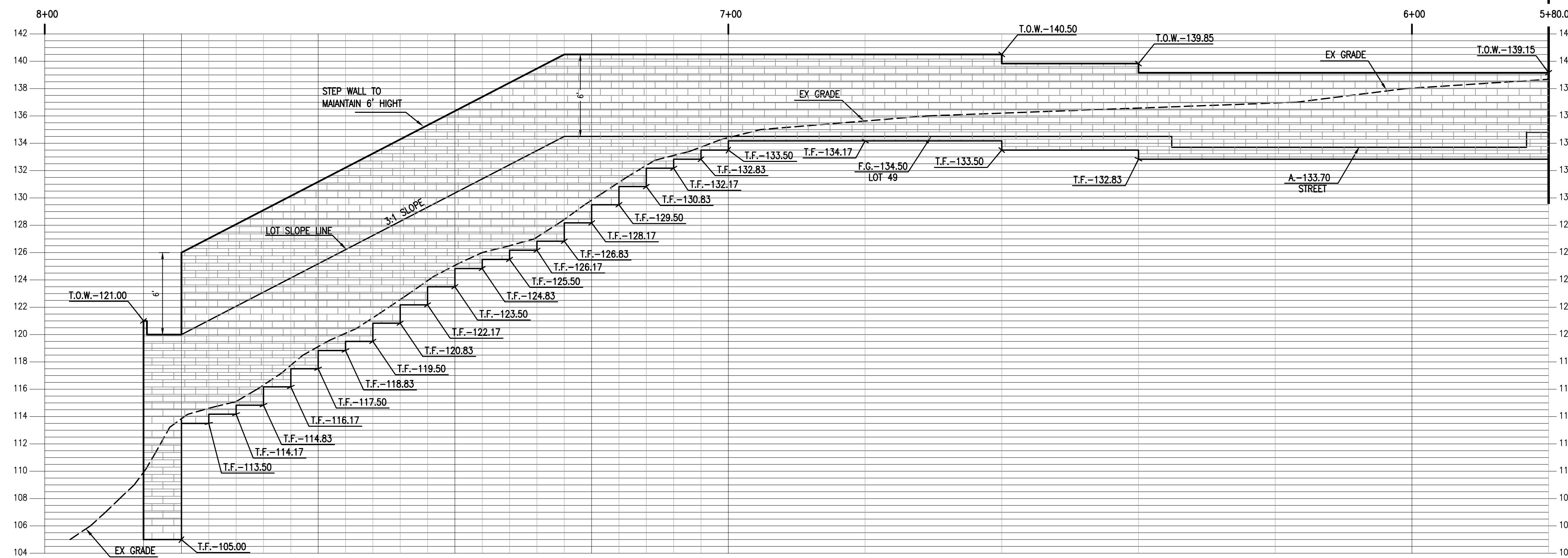
SHEET **5 D**

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



SCALE HORIZ: 1"=10'
 SCALE VERT: 1"=5'

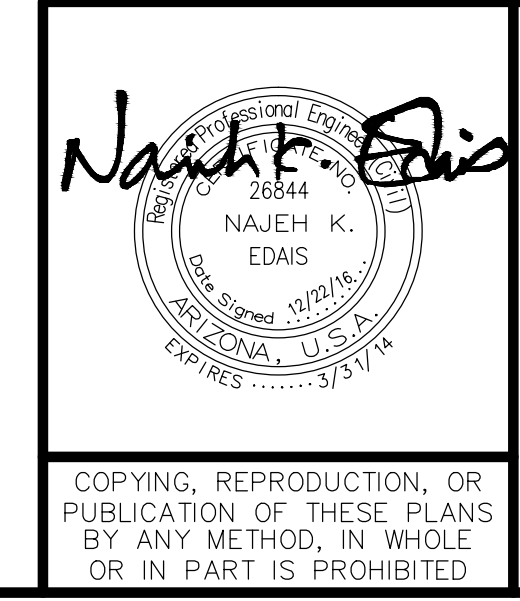
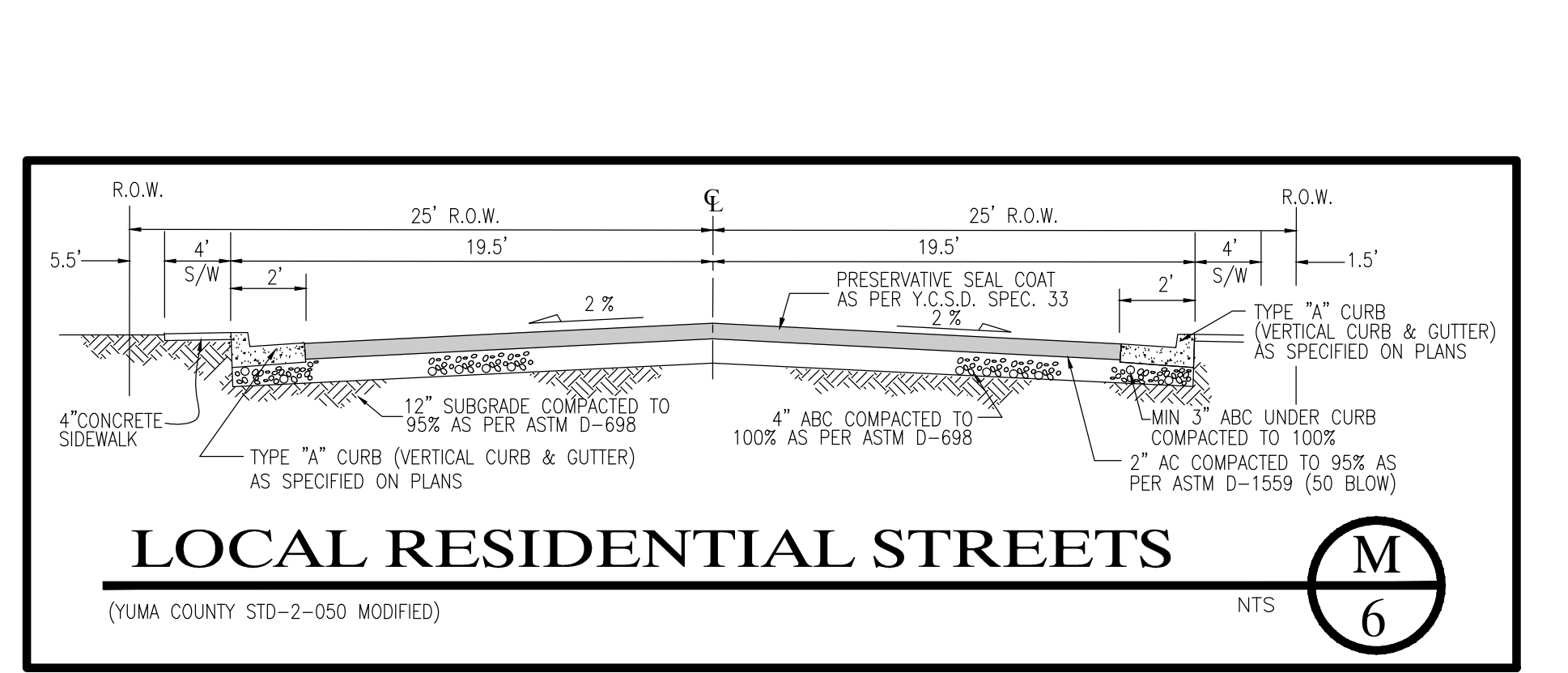
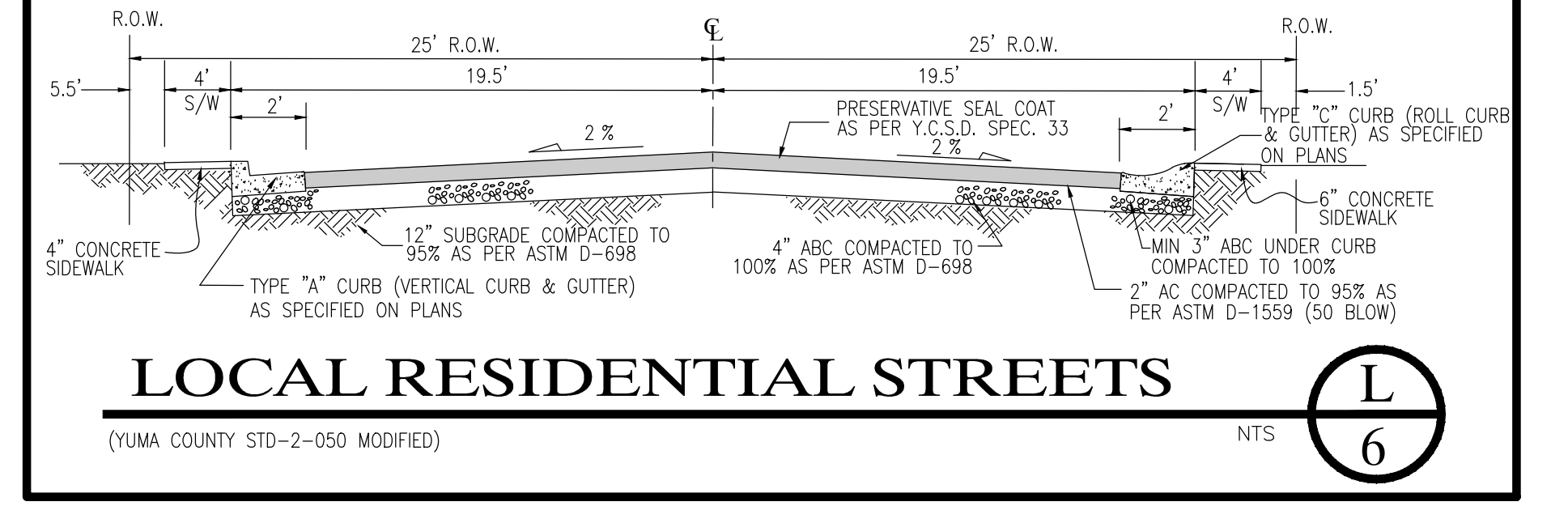
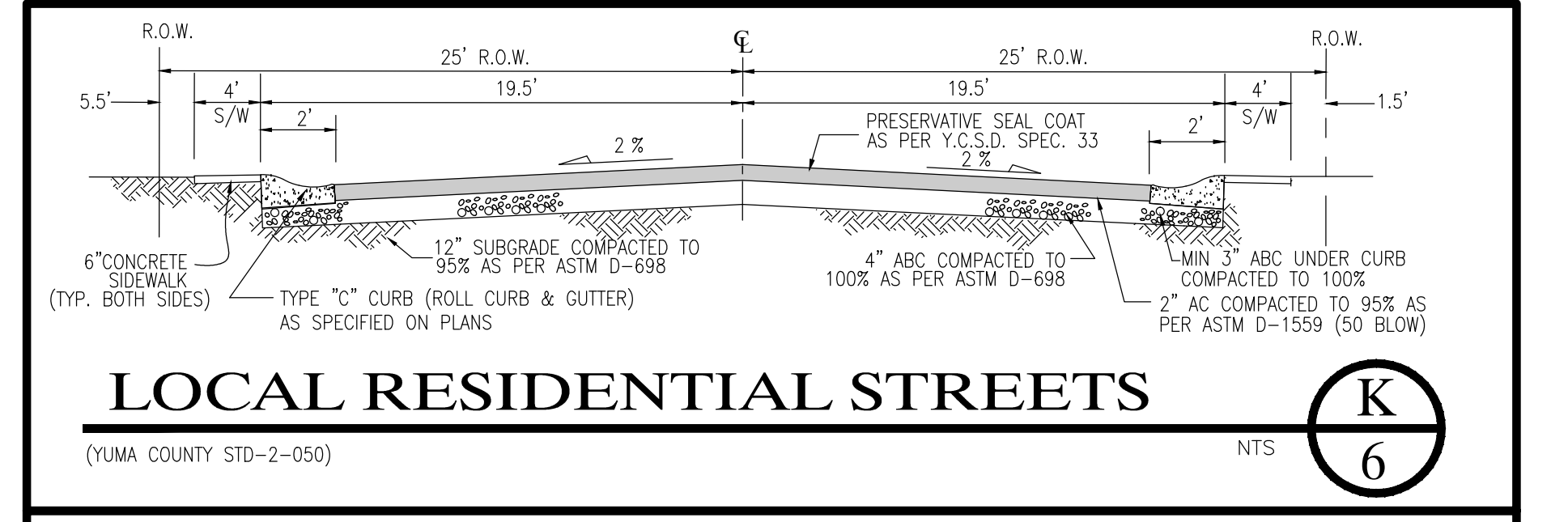
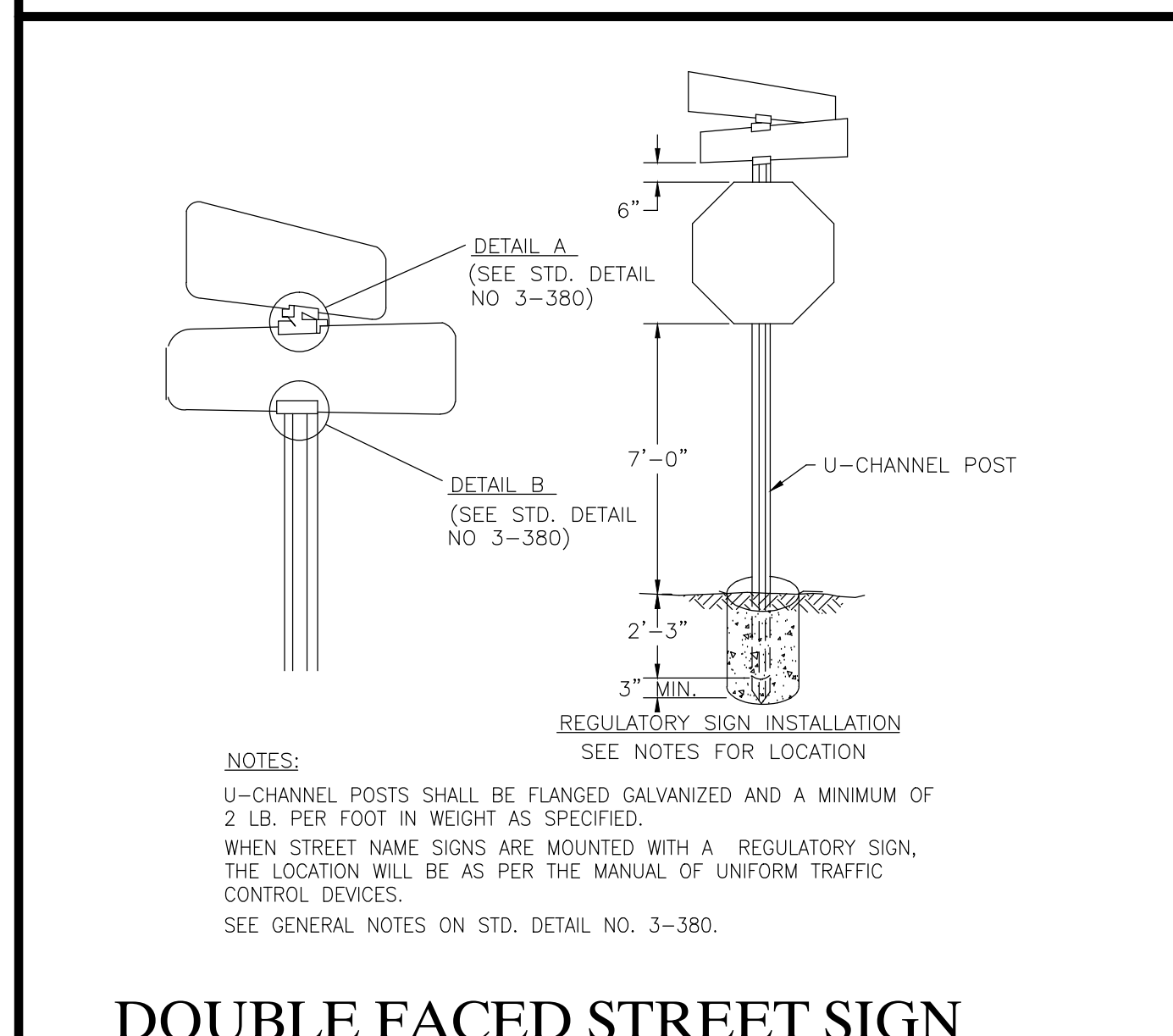
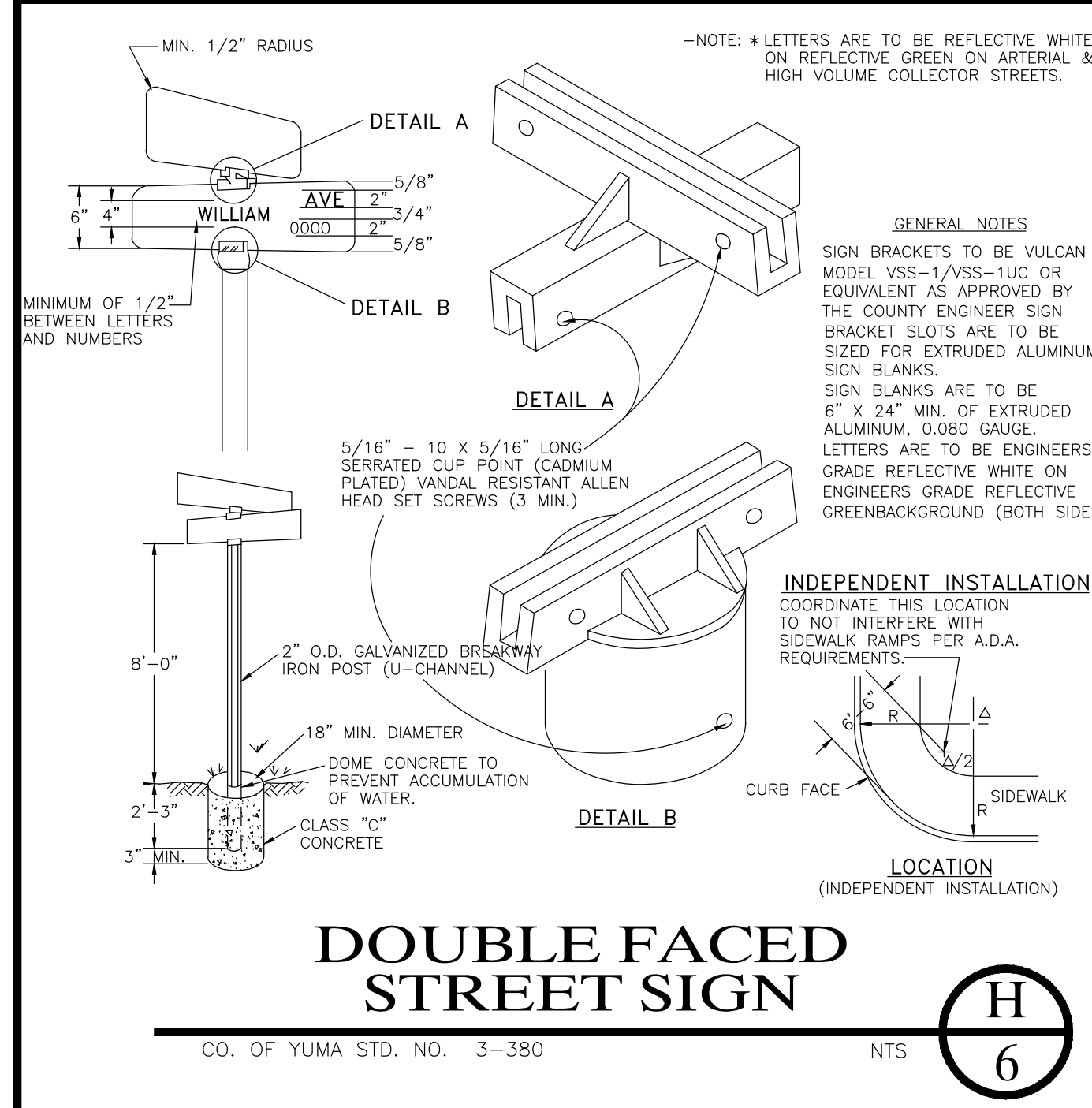
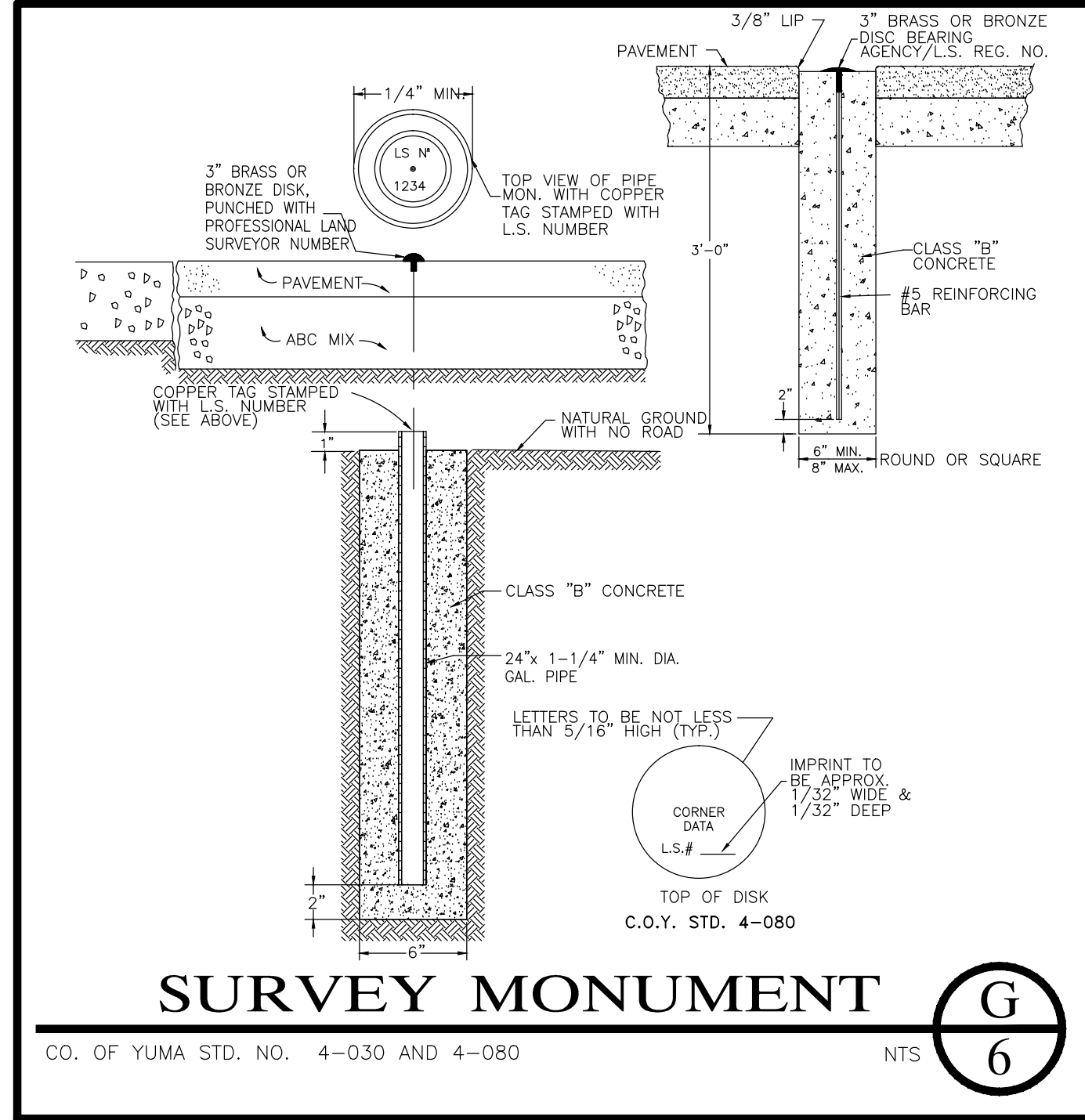
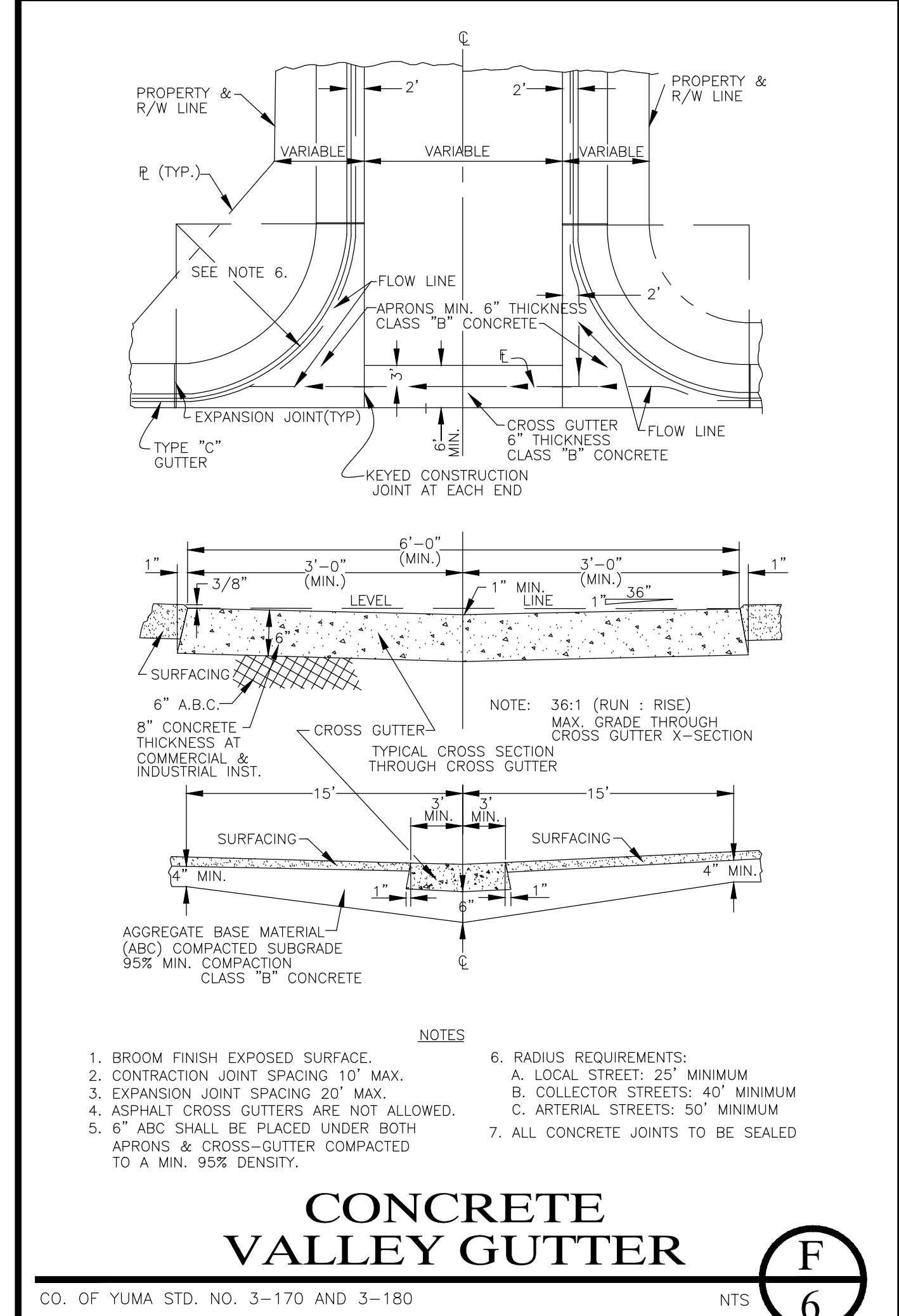
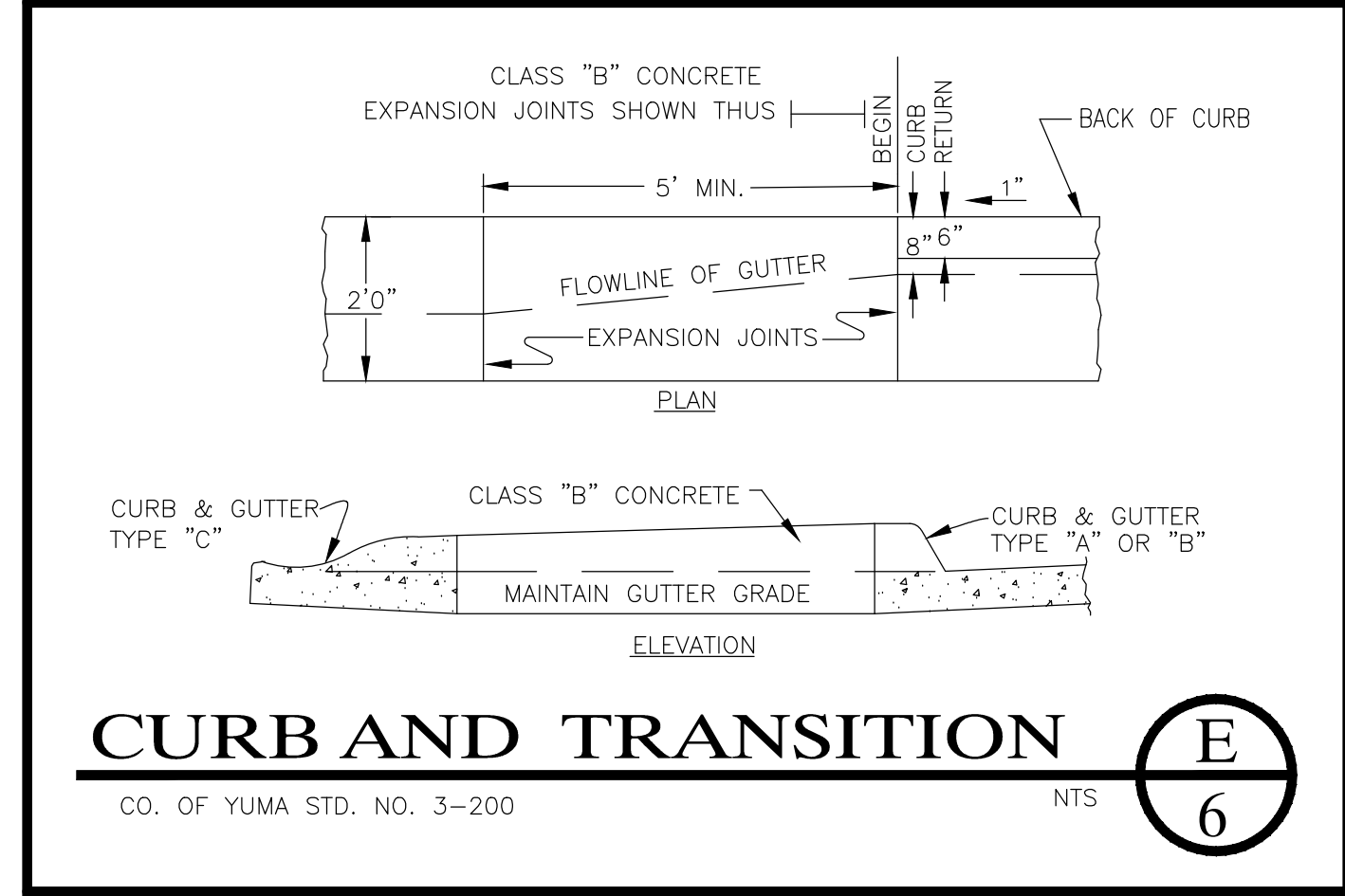
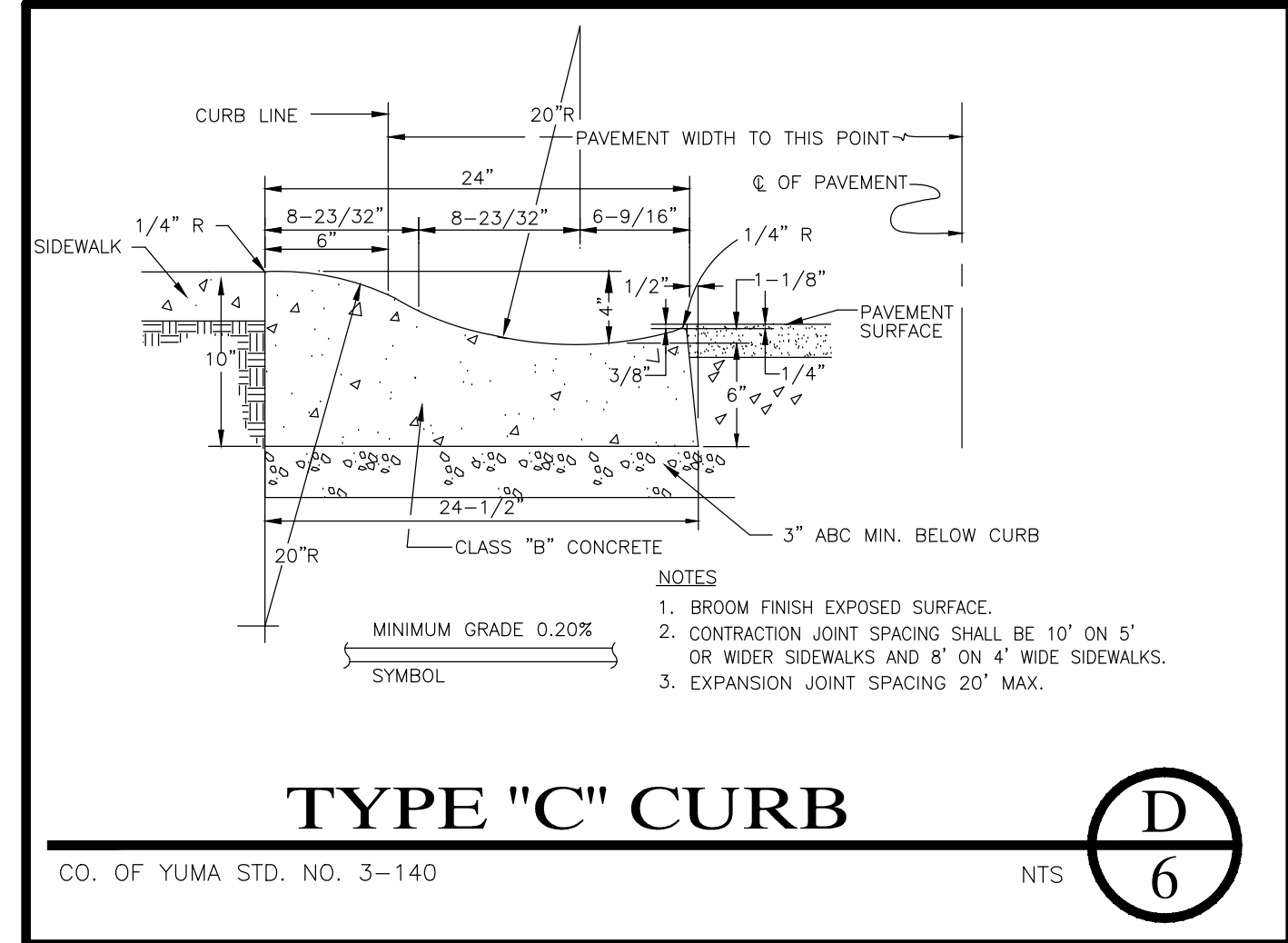
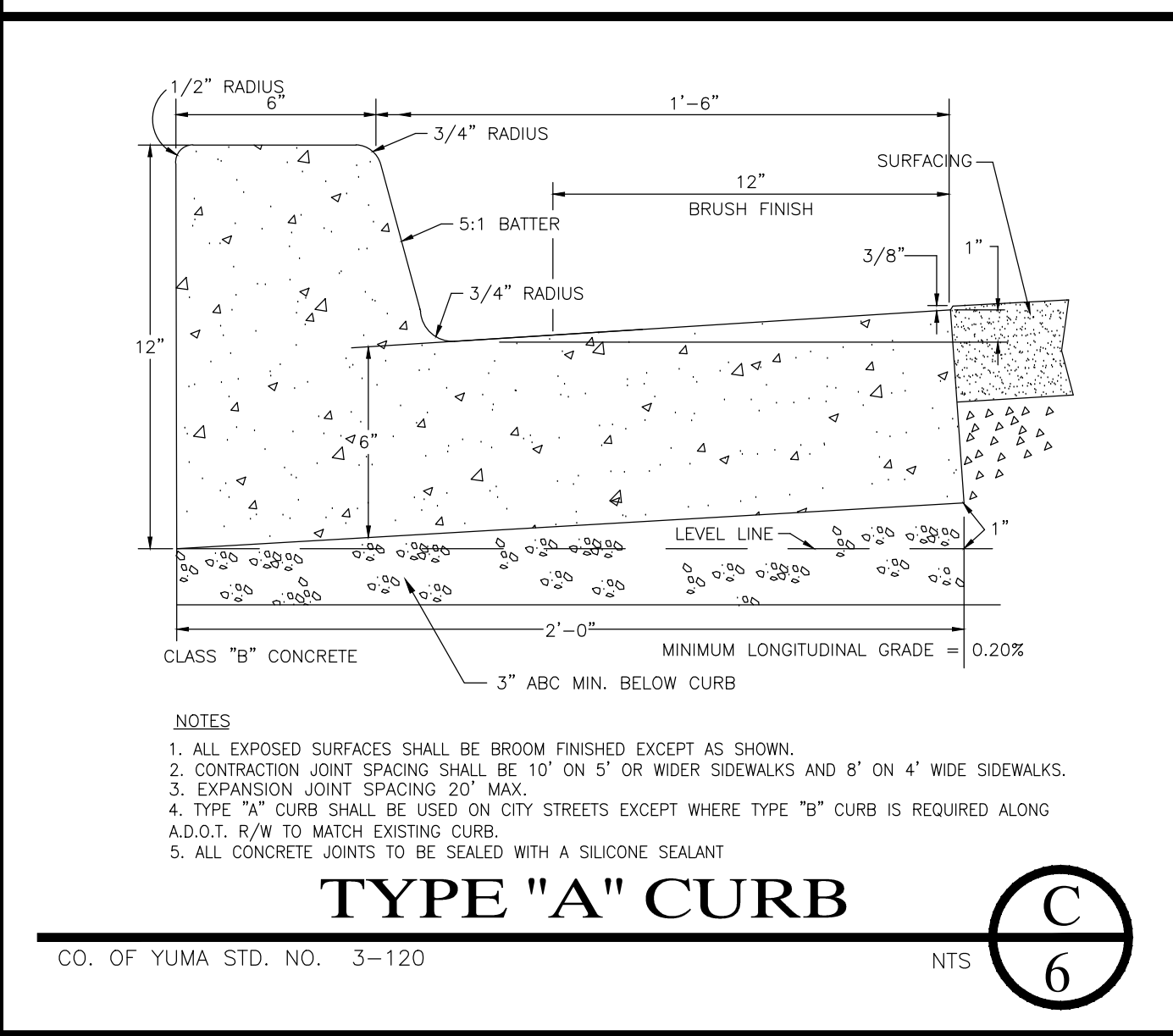
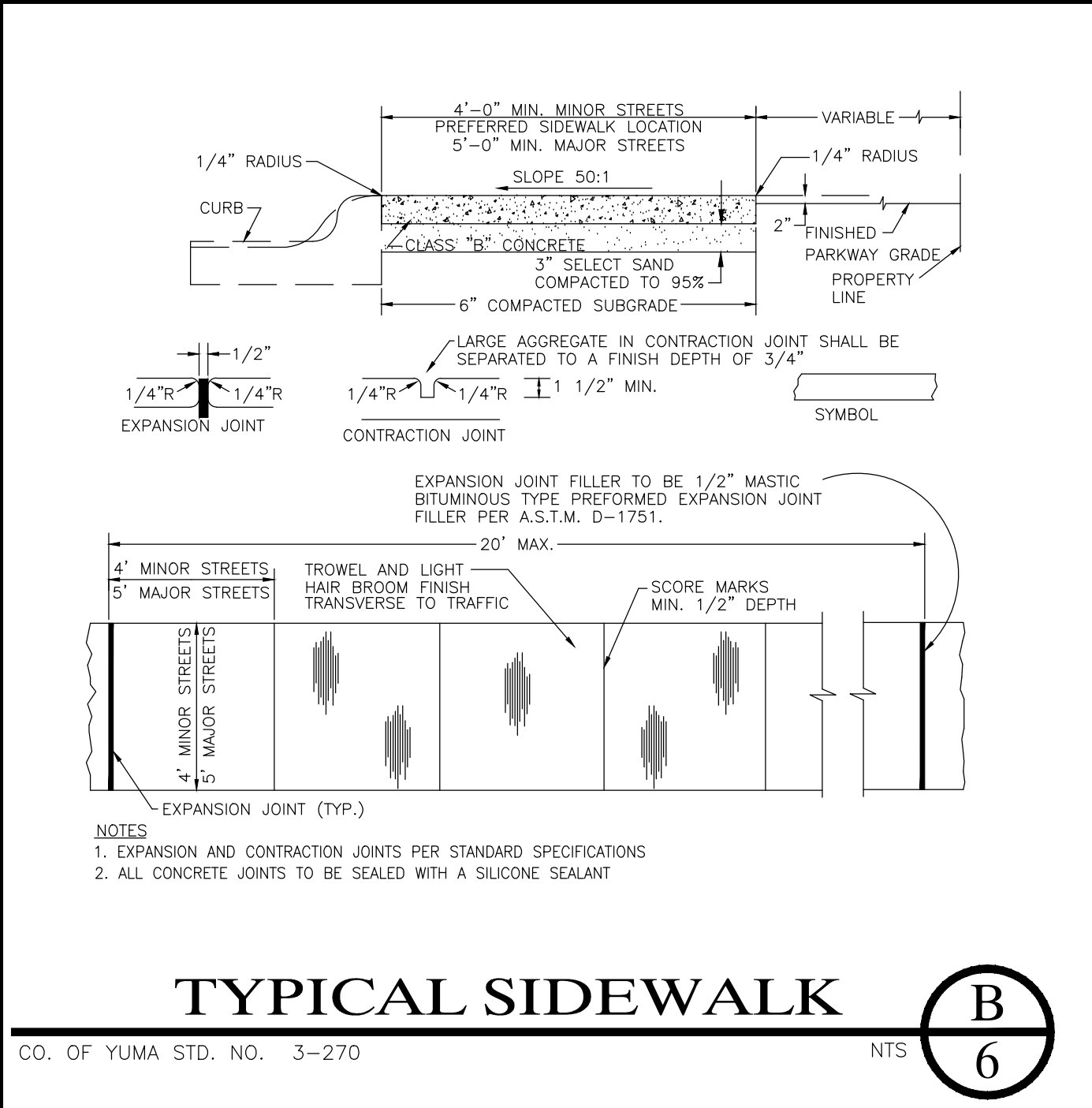
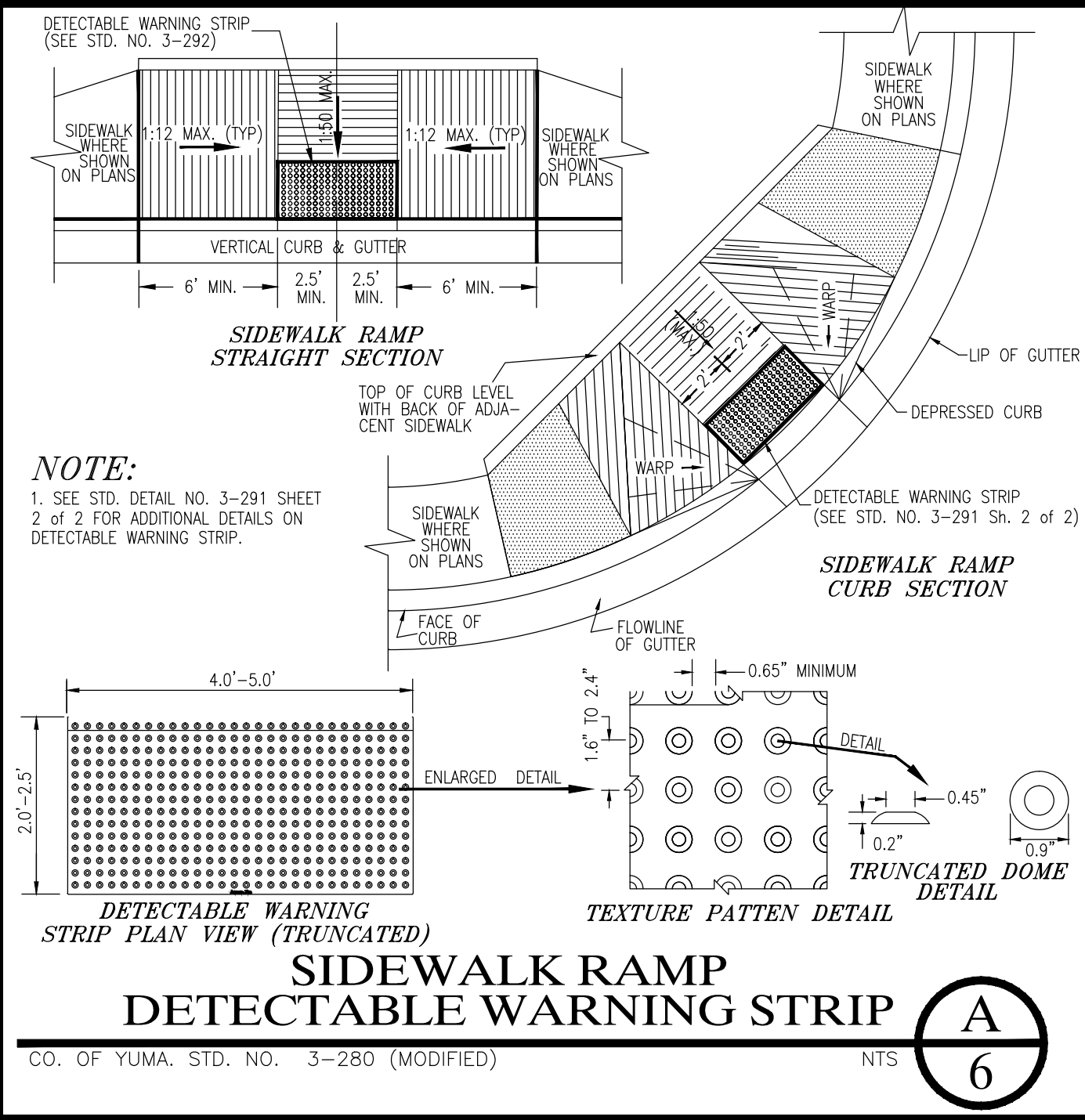
MATCH LINE
 STA - 5+80.00 SEE SHEET 5D



Najeh Edais

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LAS QUINTAS DE SAN LUIS 2 SUBDIVISION		
SOUTH WALL PROFILE		
SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: AUG '16"	DRAWN BY: STAFF	JOB No. 14-015
 Edais Engineering, Inc.		SHEET 5 E
CALL TWO WORKING DAYS BEFORE YOU DIG 263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)		
3075 S. AVE. 4E Yuma, Arizona 85365 (928) 344-3566 FAX (928) 341-1075 EMAIL: najeh@edaisgroup.com		



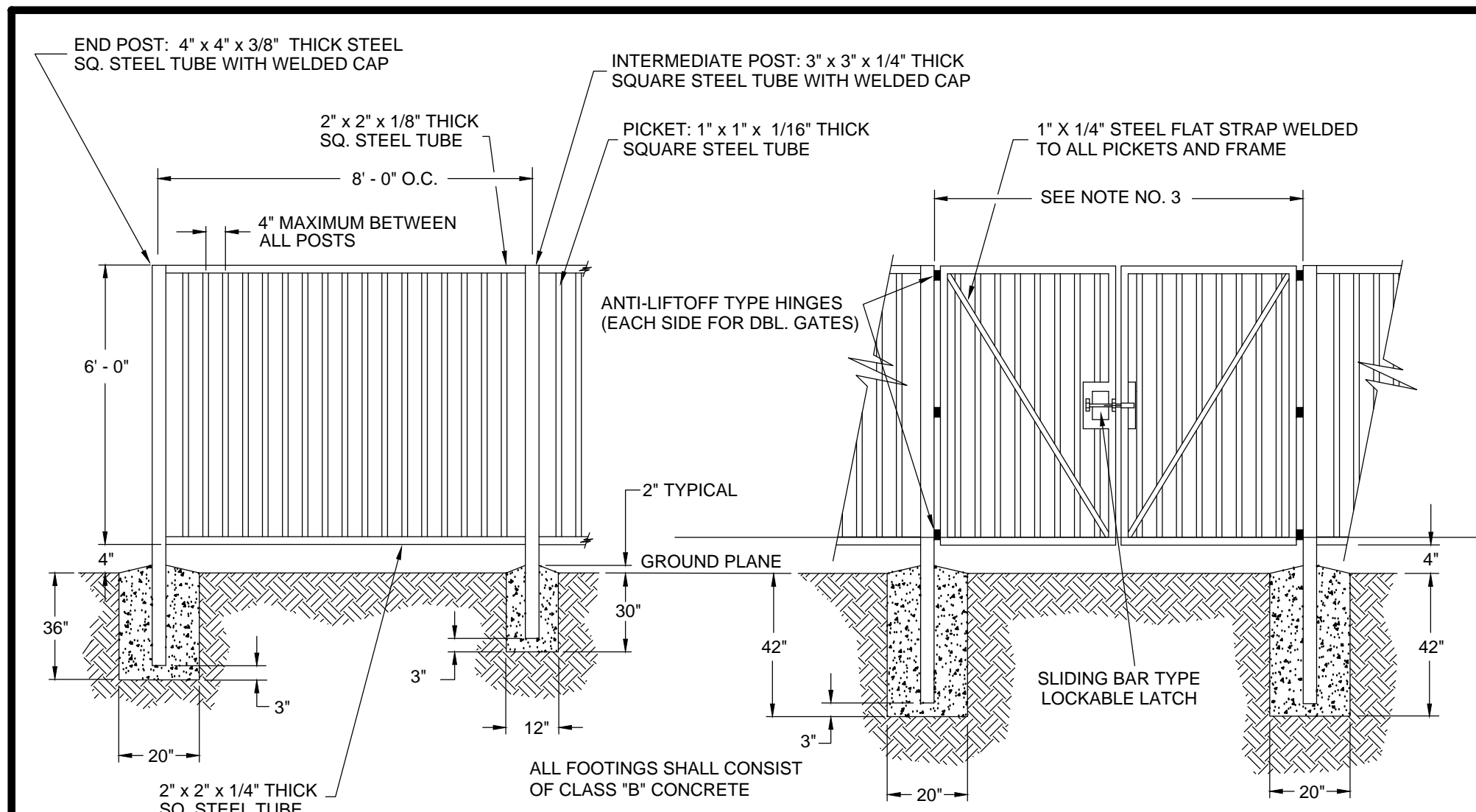
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

PAVING & GRADING DETAILS

SCALE: AS SHOWN	DESIGNED BY: N.K.E.	CHECKED BY: N.K.E.
DATE: DEC. 16	DRAWN BY: STAFF	JOB NO: 14-015

EDAIS Engineering, Inc.
 3075 S. Ave. 4E Yuma, Arizona 85365
 (928) 344-3566 FAX (928) 341-1075
 EMAIL: EE@Edaisengineering.com

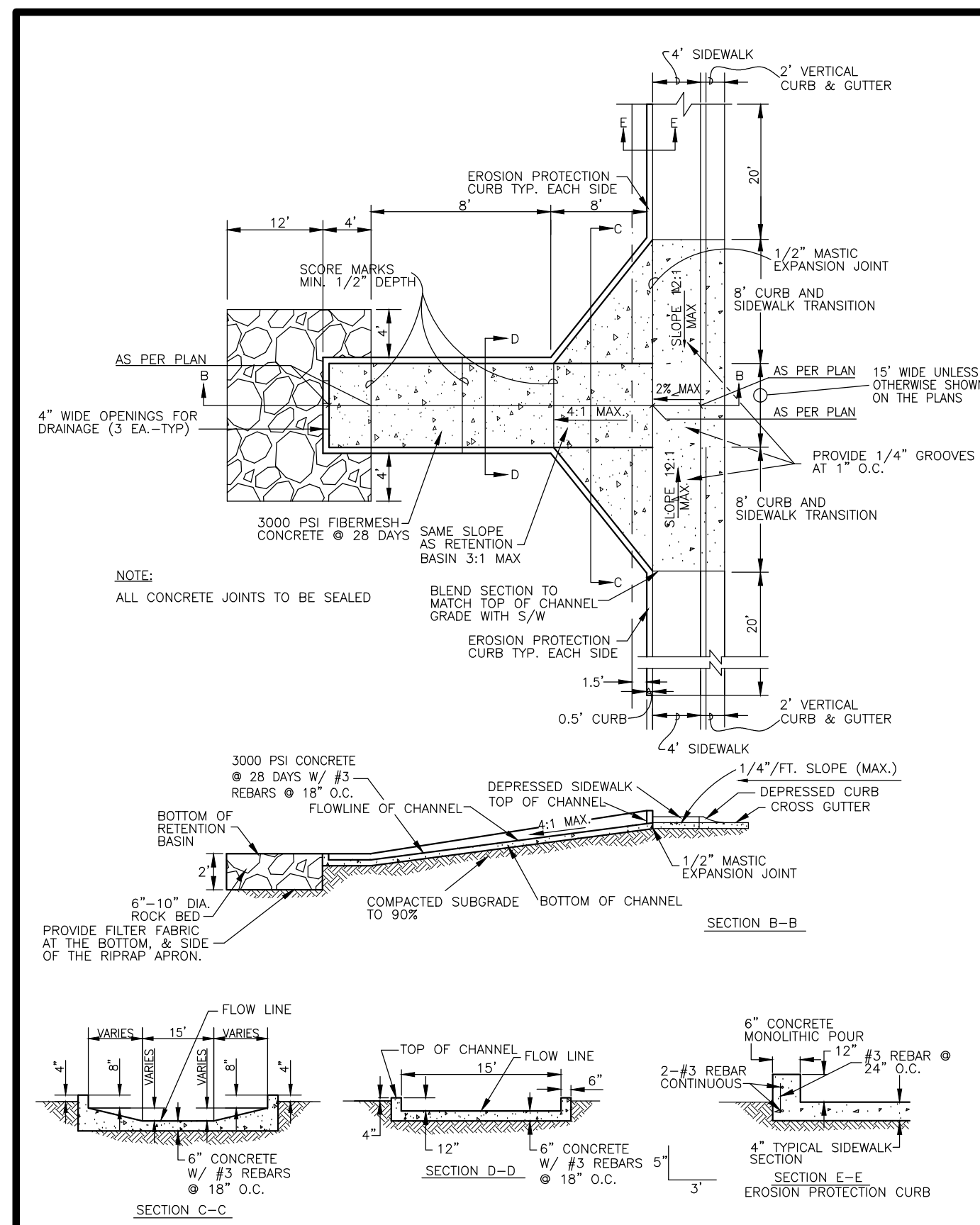
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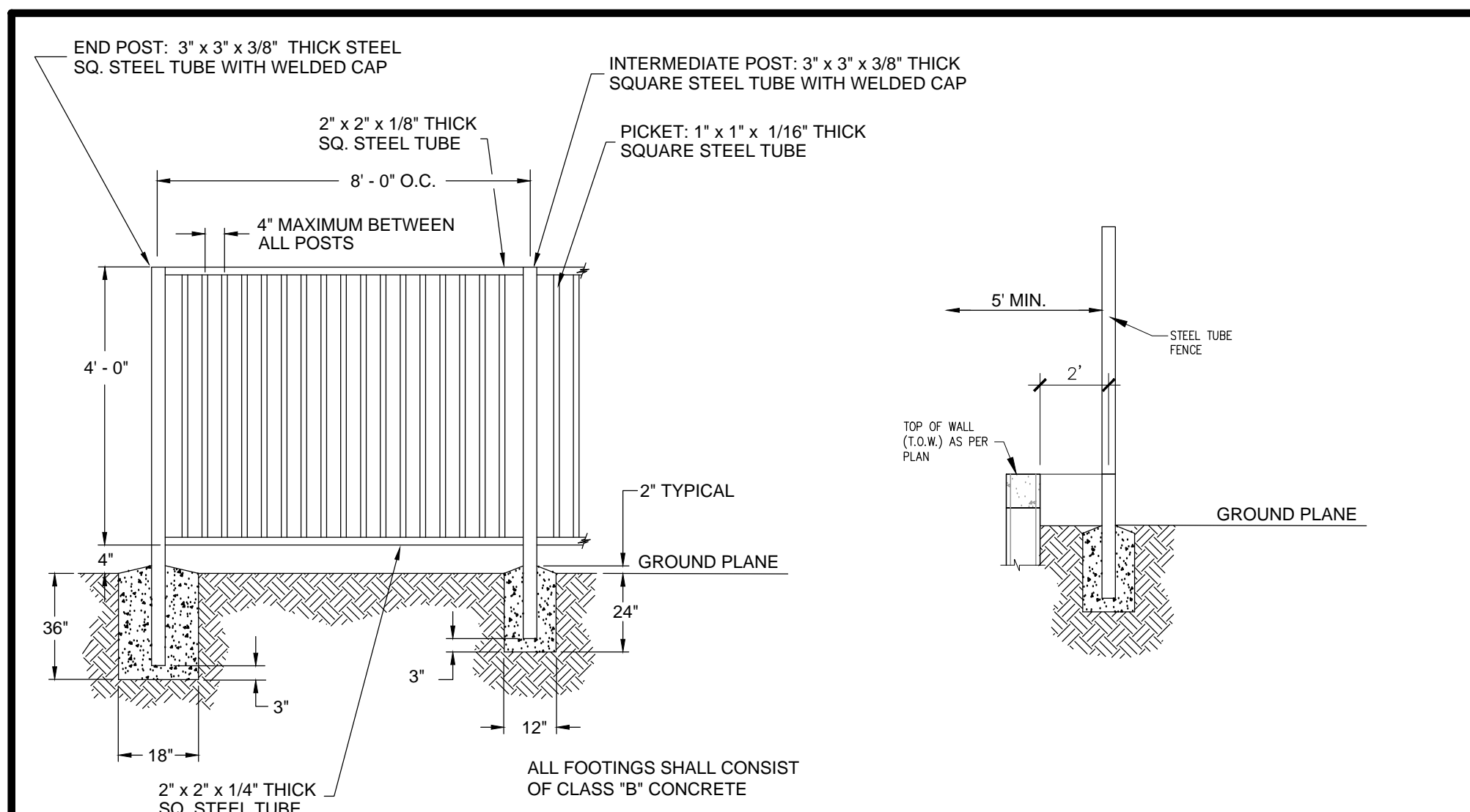
- NOTES
1. ALL WELDED JOINTS SHALL BE FREE OF SHARP EDGES AND/OR BURRS.
 2. ALL METAL SURFACES SHALL RECEIVE ONE SHOP COAT OF METAL PRIMER AND TWO COATS OF *INDUSTROW* RUST RESISTANT PAINT (OR APPROVED EQUAL). COLOR TO MATCH SITE METAL WORK.
 3. SINGLE ACCESS GATE SHALL BE 4' WIDE (MIN.) AND VEHICLE ACCESS SHALL REQUIRE TWO 10' WIDE (MIN.) GATES.
 4. FIELD VERIFY ALL GATE OPENINGS AND FABRICATE GATES TO FIT.
 5. CONTRACTOR SHALL SUBMIT DESIGN DRAWINGS OF GATE LOCKING SYSTEM TO THE CITY ENGINEER FOR APPROVAL.

STEEL TUBE FENCING AND GATE

CO. OF YUMA STD. NO. 3-321

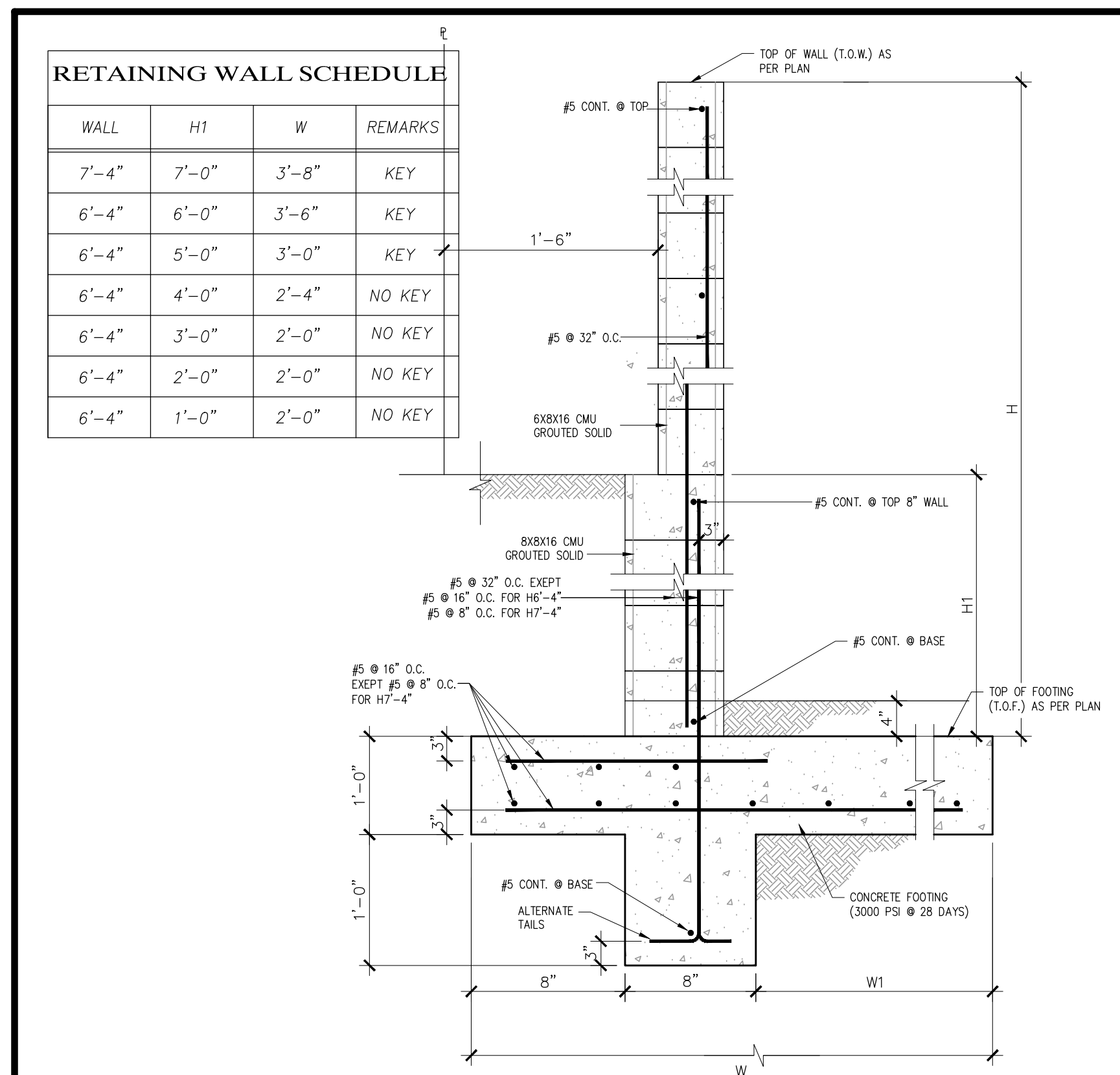
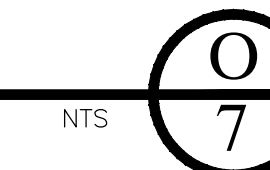


CONCRETE SPILLWAY

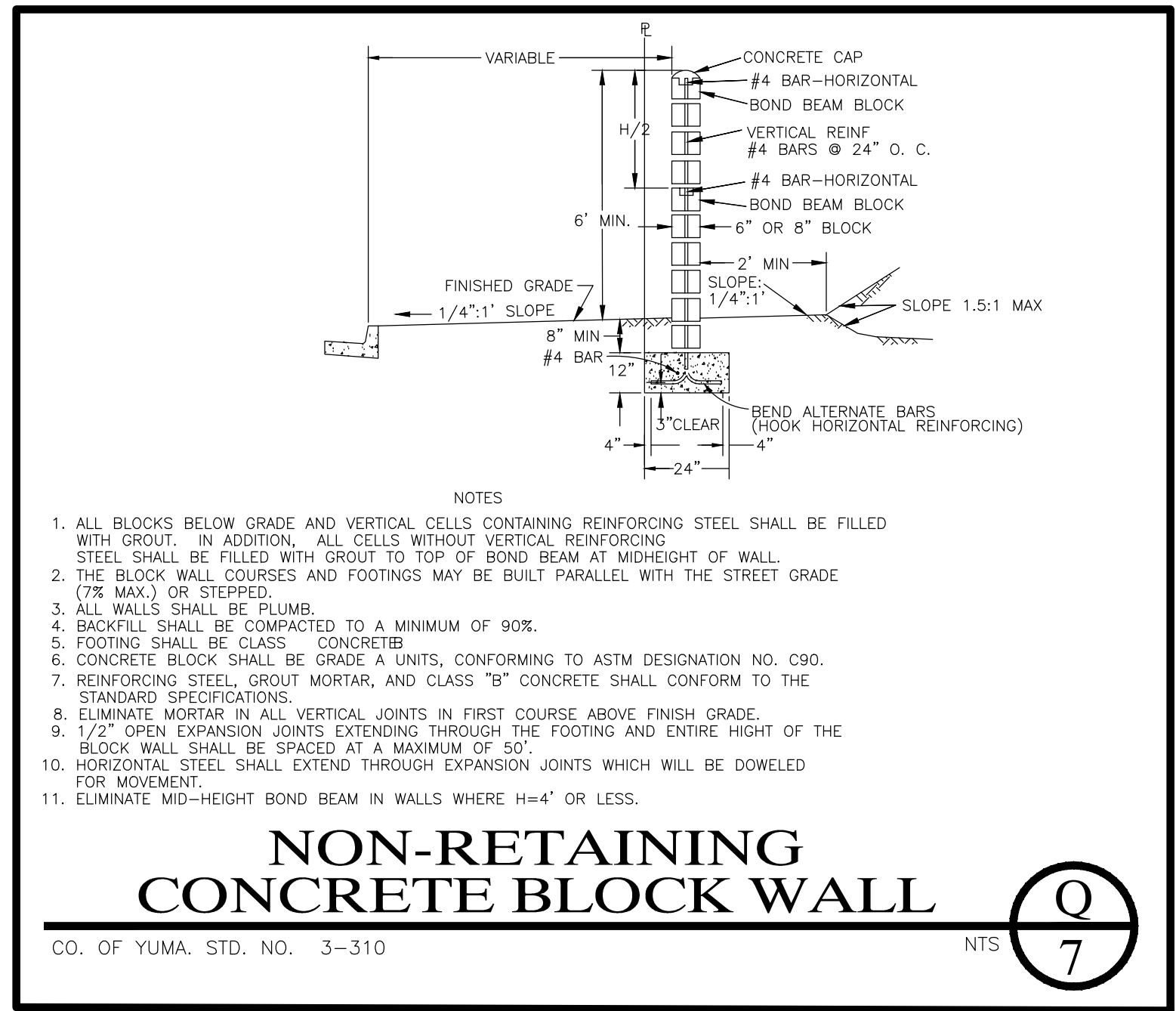


- NOTES
1. ALL WELDED JOINTS SHALL BE FREE OF SHARP EDGES AND/OR BURRS.
 2. ALL METAL SURFACES SHALL RECEIVE ONE SHOP COAT OF METAL PRIMER AND TWO COATS OF *INDUSTROW* RUST RESISTANT PAINT (OR APPROVED EQUAL). COLOR TO MATCH SITE METAL WORK.

STEEL TUBE FENCING



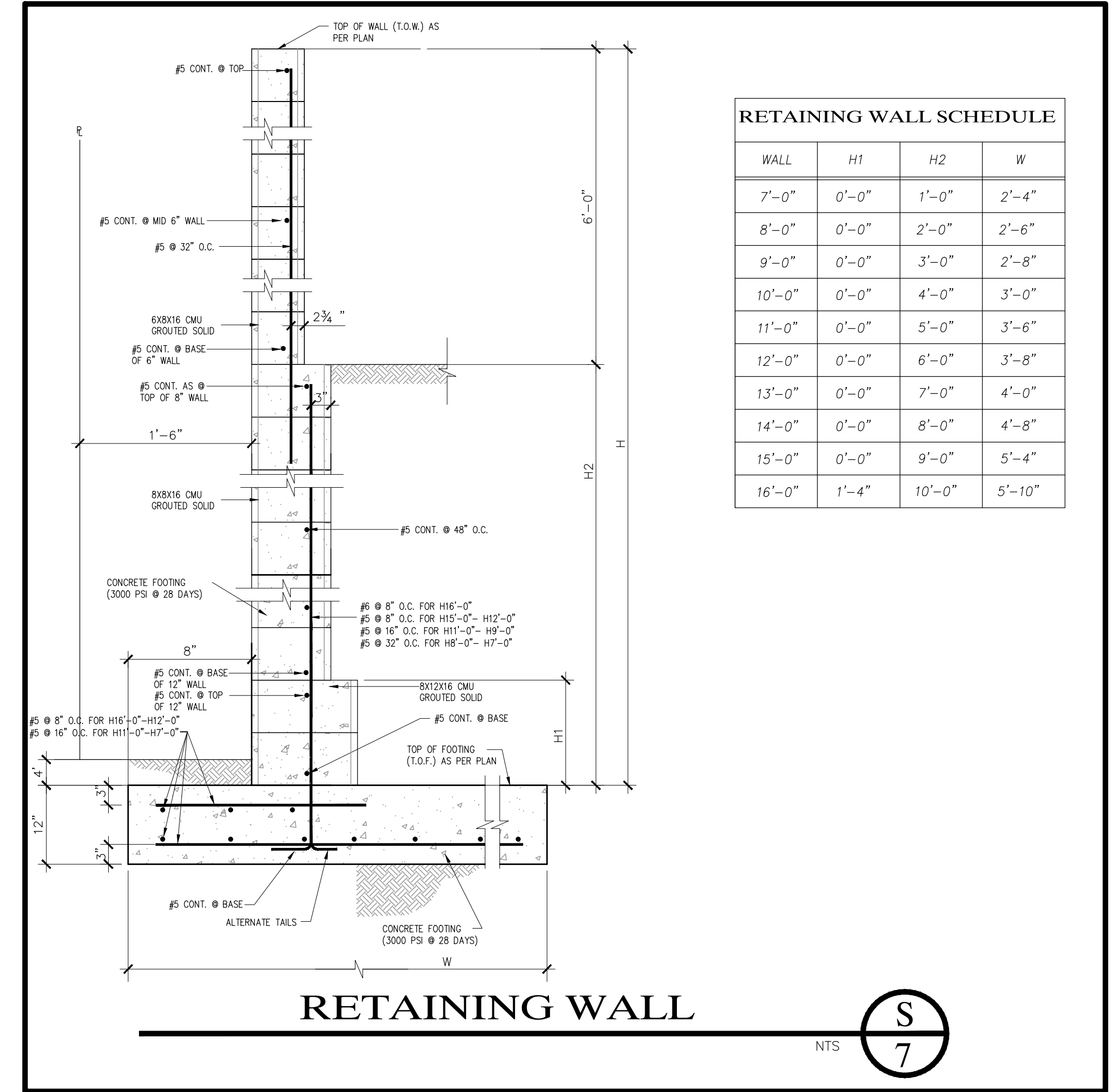
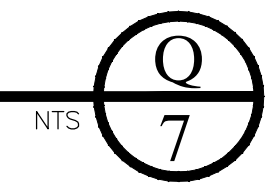
RETAINING WALL



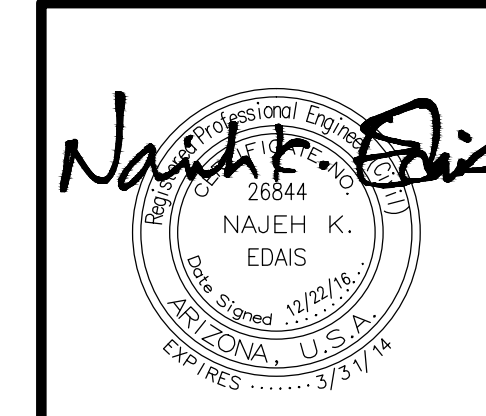
- NOTES
1. ALL BLOCKS BELOW GRADE AND VERTICAL CELLS CONTAINING REINFORCING STEEL SHALL BE FILLED WITH GROUT. IN ADDITION, ALL CELLS WITHOUT VERTICAL REINFORCING STEEL SHALL BE FILLED WITH GROUT TO TOP OF BOND BEAM AT MIDHEIGHT OF WALL.
 2. THE BLOCK WALL COURSES AND FOOTINGS MAY BE BUILT PARALLEL WITH THE STREET GRADE (7% MAX.) OR STEPPED.
 3. ALL WALLS SHALL BE PLUMB.
 4. BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90%.
 5. FOOTING SHALL BE CLASS 'B' CONCRETE.
 6. CONCRETE BLOCK SHALL BE GRADE A UNITS, CONFORMING TO ASTM DESIGNATION NO. C90.
 7. REINFORCING STEEL, GROUT MORTAR, AND CLASS 'B' CONCRETE SHALL CONFORM TO THE STANDARD SPECIFICATIONS.
 8. ELIMINATE MORTAR IN ALL VERTICAL JOINTS IN FIRST COURSE ABOVE FINISH GRADE.
 9. 1/2" OPEN EXPANSION JOINTS EXTENDING THROUGH THE FOOTING AND ENTIRE HEIGHT OF THE BLOCK WALL SHALL BE SPACED AT A MAXIMUM OF 50'.
 10. HORIZONTAL STEEL SHALL EXTEND THROUGH EXPANSION JOINTS WHICH WILL BE DOWELED FOR MOVEMENT.
 11. ELIMINATE MID-HEIGHT BOND BEAM IN WALLS WHERE H=4' OR LESS.

NON-RETAINING CONCRETE BLOCK WALL

CO. OF YUMA, STD. NO. 3-310



RETAINING WALL



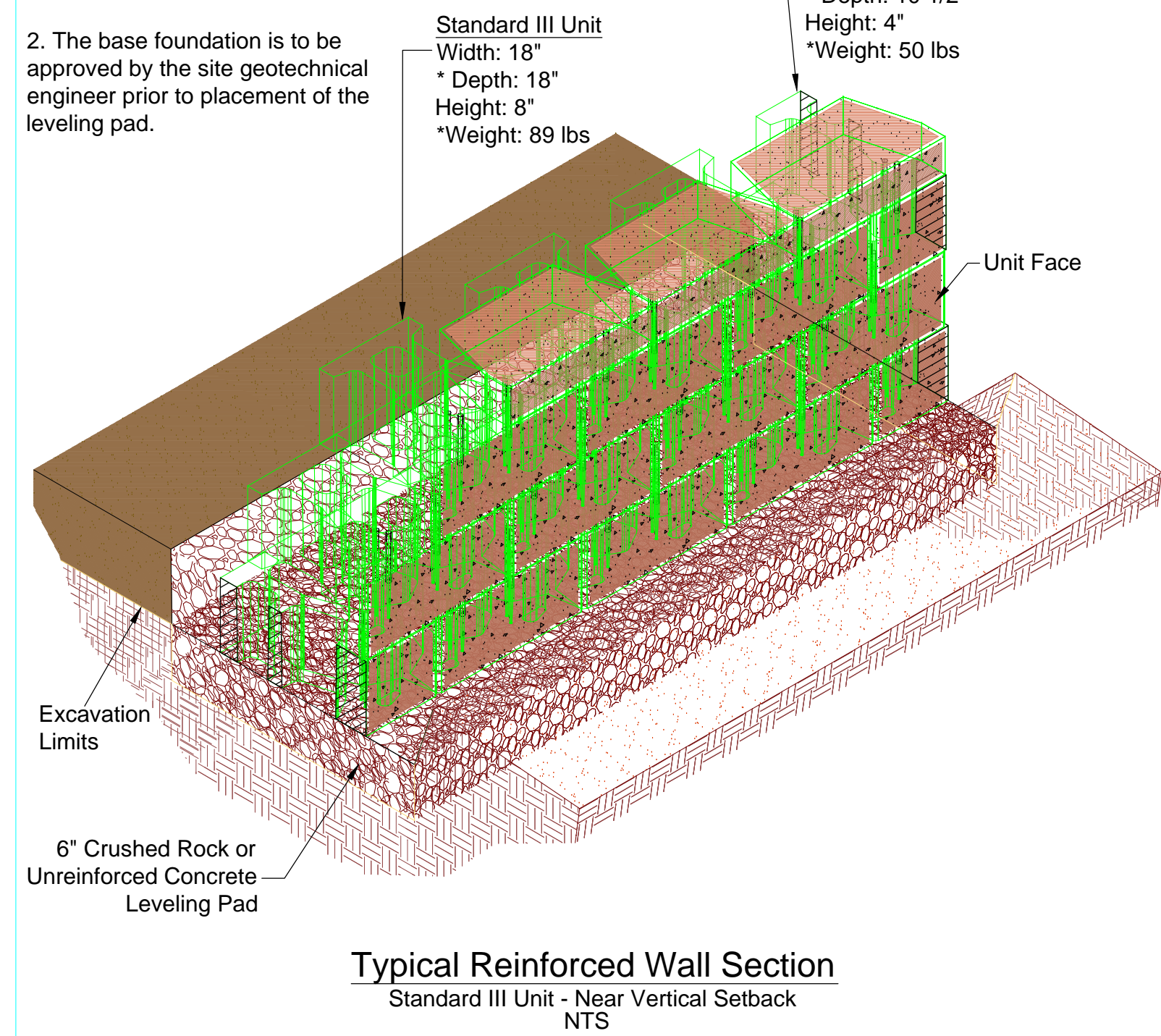
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

PAVING & GRADING DETAILS

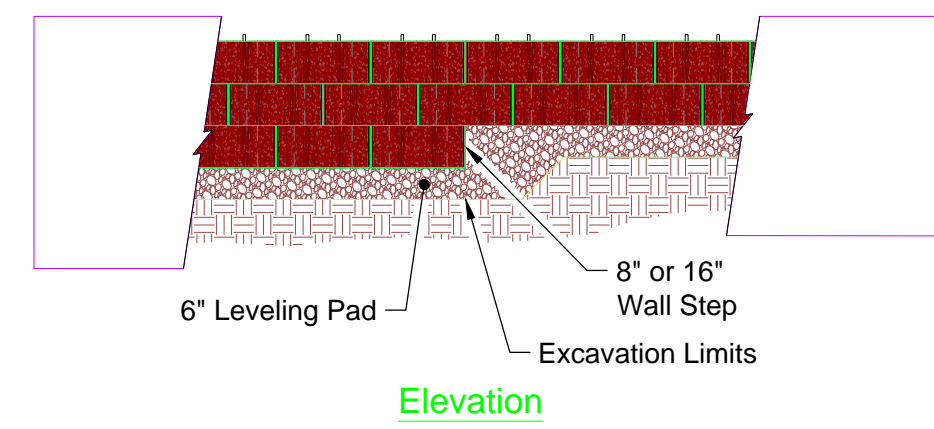
SCALE: AS SHOWN DESIGNED BY: N.K.E. CHECKED BY: N.K.E.
 DATE: DEC. 16 DRAWN BY: STAFF JOB No. 14-015

EDAIS Engineering, Inc.
 3075 S. Ave., 4E Yuma, Arizona 85385
 (928) 344-3566 FAX (928) 341-1075
 EMAIL: EE@Edaisengineering.com

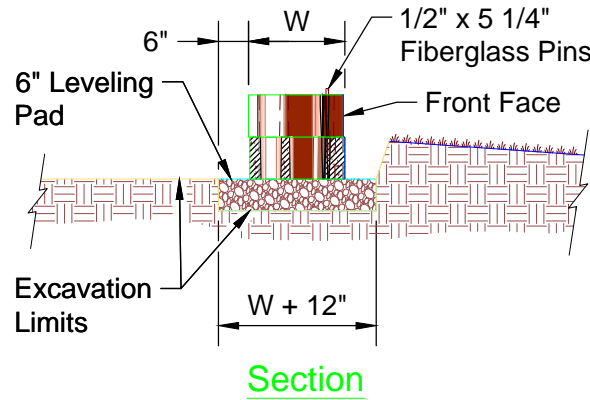
Base Leveling Pad Notes:
 1. The leveling pad is to be constructed of crushed stone or concrete.
 2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.



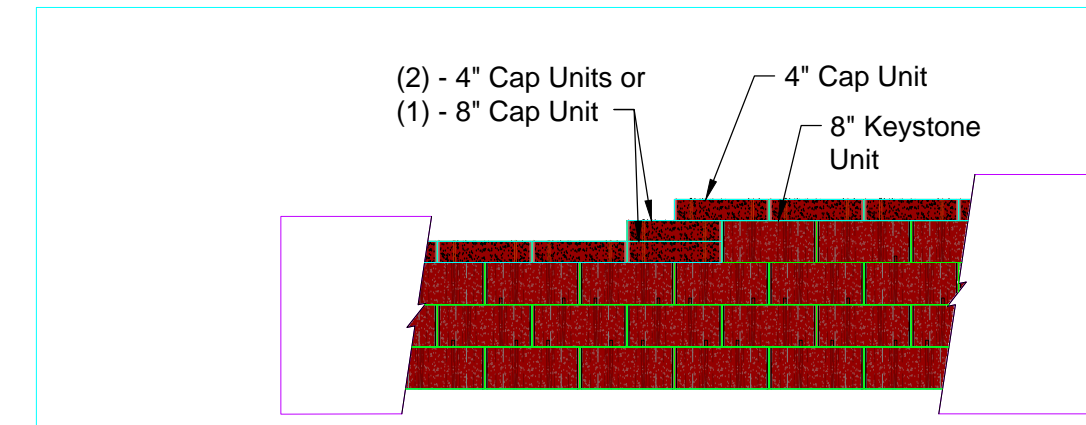
Typical Reinforced Wall Section
 Standard III Unit - Near Vertical Setback
 NTS



Note:
 1. The leveling pad is to be constructed of concrete.

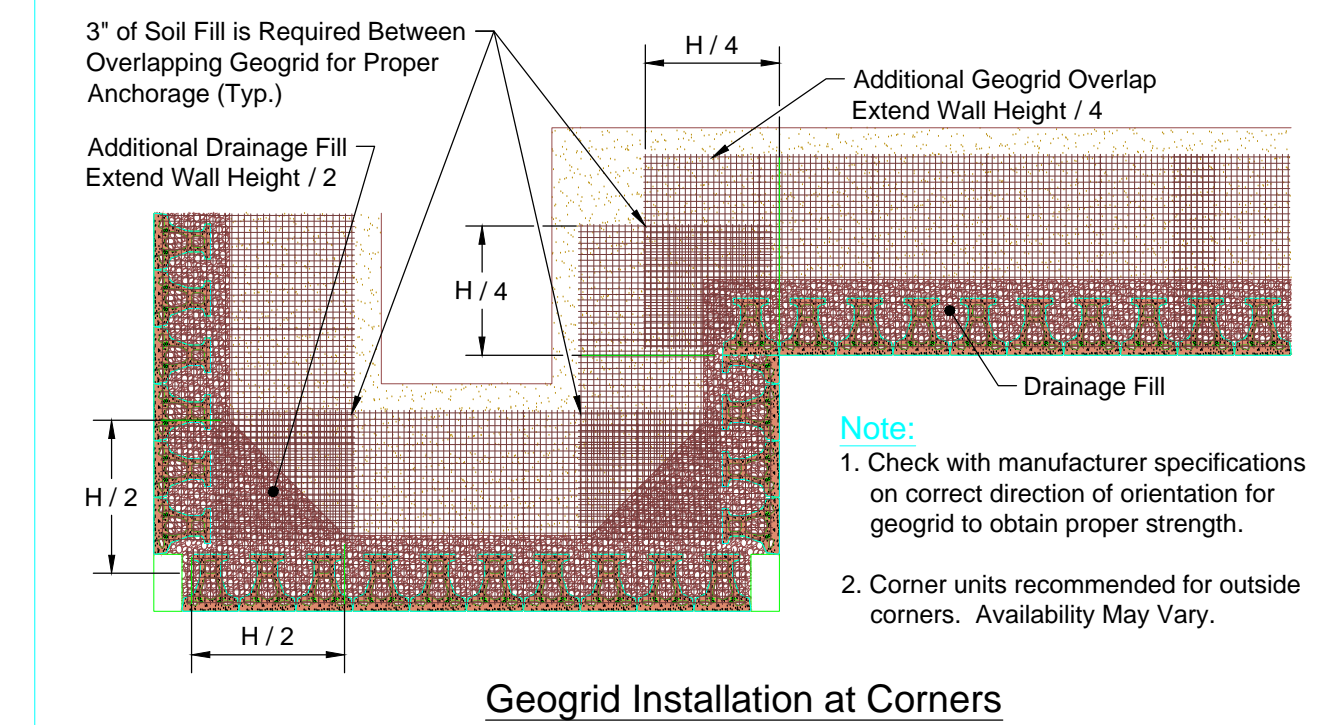


Leveling Pad Detail



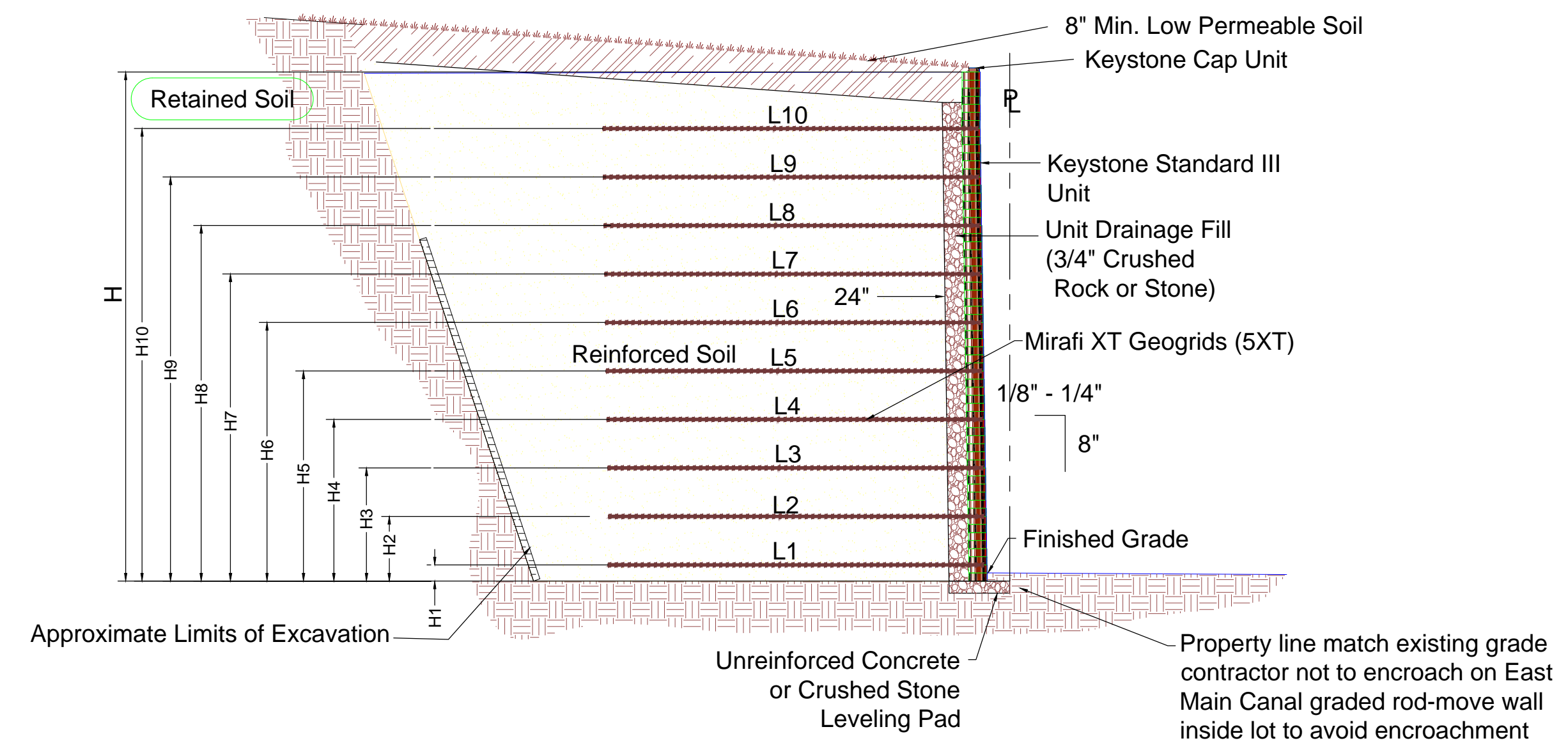
Note:
 1. Secure all cap units with Keystone Kapseal or equal.

Top of Wall Steps

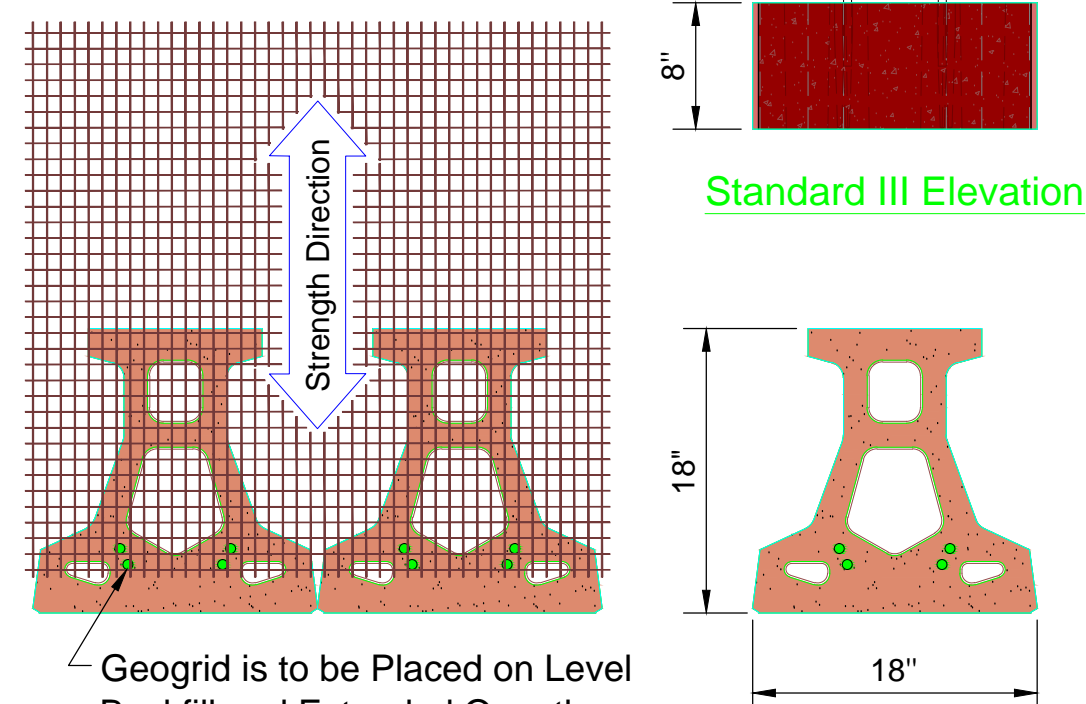


Note:
 1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
 2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners



Typical Reinforced Wall Section
 Standard III Unit - Near Vertical Setback
 NTS



Standard III Elevation

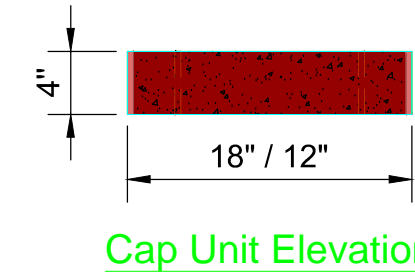
Standard III Plan

Geogrid is to be Placed on Level Backfill and Extended Over the Fiberglass Pins. Place Next Unit. Pull Grid Taught and Backfill. Stake as required.

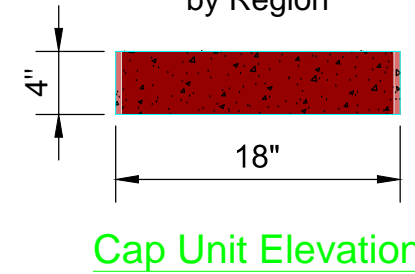
Grid & Pin Connection

Standard III Unit

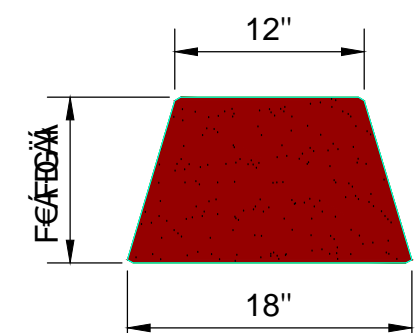
* Dimensions May Vary by Region



Cap Unit Elevation



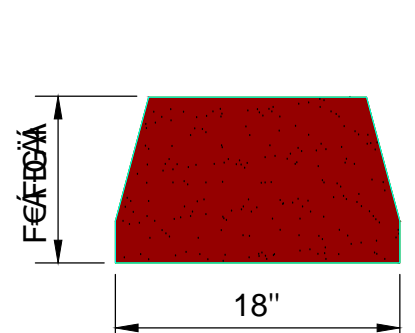
Cap Unit Elevation



Cap Unit Plan

Universal Cap Unit Option

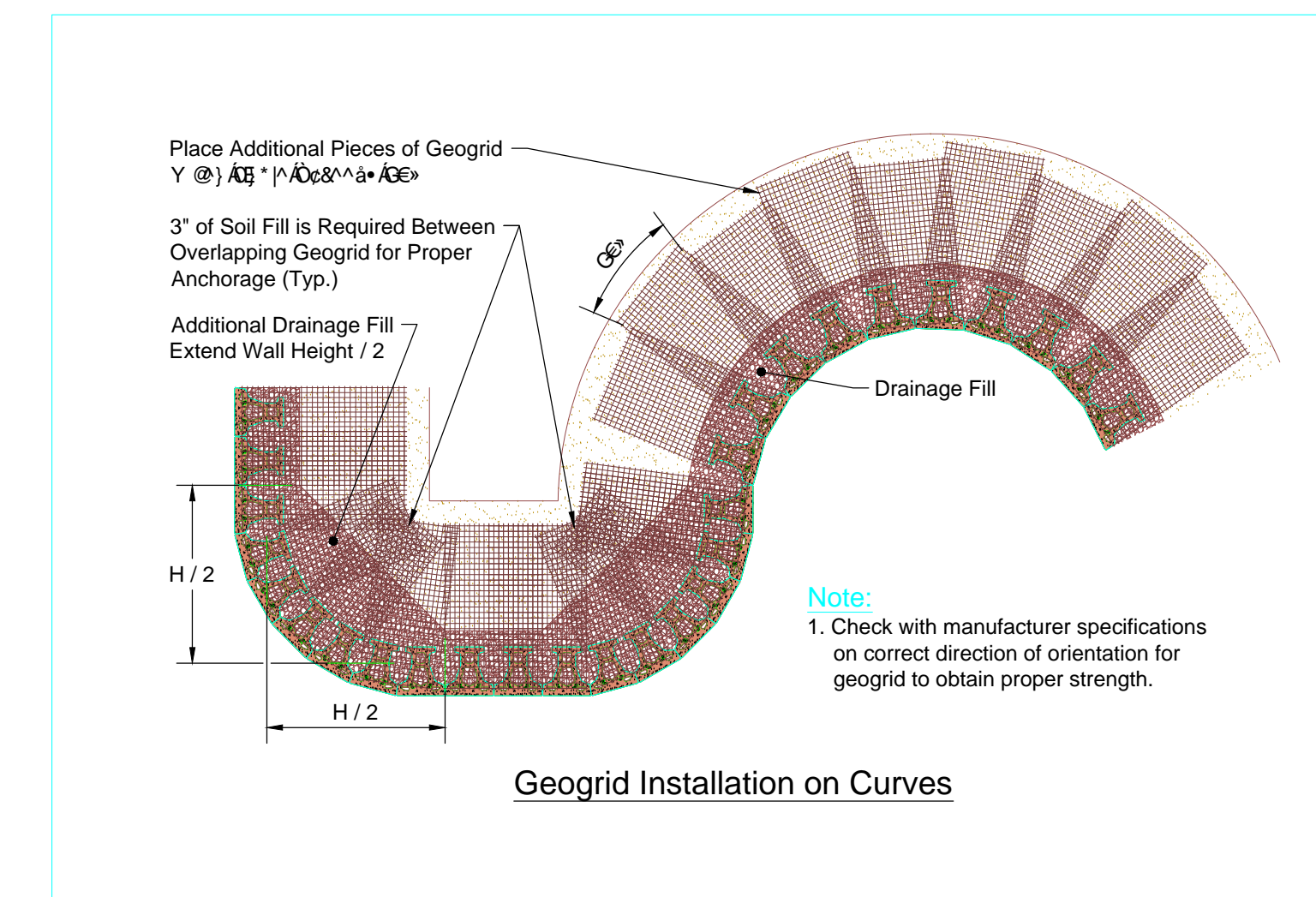
*Dimensions & Availability Will Vary by Region



Cap Unit Plan

Straight Split Cap Unit Option

*Dimensions & Availability Will Vary by Region



Geogrid Installation on Curves

WALL HIGH H FEET	MIRAFI 5XT GEOGRID LOCATION										MIRAFI 5XT GEOGRID LENGTH									
	H1	H2	H3	H4	H5	H6	H7	H8	H9	H10	L1	L2	L3	L4	L5	L6	L7	L8	L9	L10
6	1.33	4.00									4.50	6.00								
7	2.00	4.67									5.50	6.50								
8	0.67	3.33	6.00								5.00	5.50	7.50							
9	1.33	4.00	6.67								5.50	6.00	8.00							
10	2.67	5.33	8.00								6.00	6.50	8.50							
11	0.67	3.33	6.00	8.67							7.00	7.00	7.00	9.00						
12	2.00	4.67	7.33	10.00							7.50	7.50	8.00	10.00						
13	1.33	3.33	5.33	8.00	10.67						8.00	8.00	8.00	8.50	10.00					
14	1.33	4.00	6.67	9.33	12.00						8.50	8.50	8.50	9.00	10.00					
15	0.67	2.67	4.67	7.33	10.00	12.67					9.00	9.00	9.00	9.00	9.50	11.50				
16	0.67	3.33	6.00	8.67	11.33	14.00					10.00	10.00	10.00	10.00	10.50	12.00				
17	0.67	2.00	4.00	6.67	9.33	12.00	14.00				10.50	10.50	10.50	10.50	10.50	10.50	12.50			
18	1.33	3.33	5.33	8.00	10.67	13.33	16.00				11.00	11.00	11.00	11.00	11.00	11.50	13.50			
19	1.33	2.67	4.00	6.00	8.67	11.33	14.00	16.67			11.50	11.50	11.50	11.50	11.50	12.00	14.00			
20	0.67	2.00	3.33	5.33	7.33	10.00	12.67	15.33	13.00		12.00	12.00	12.00	12.00	12.00	12.00	12.50	14.50		
21	1.33	2.67	4.00	6.00	8.00	10.67	13.33	16.00	18.67		18.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	15.00	

Wall Schedule

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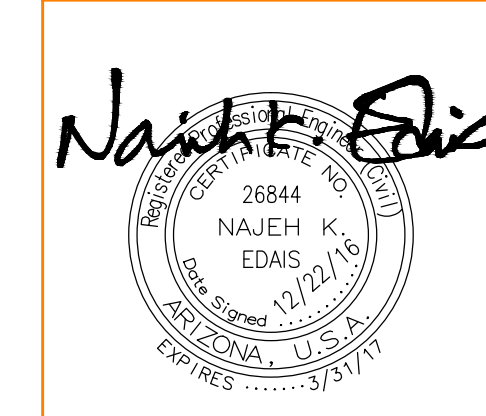
LAS QUINTAS DE SAN LUIS II SUBDIVISION

PAVING & GRADING PLAN

SCALE: AS SHOWN DESIGNED BY: NKE CHECKED BY: NKE
 DATE: OCT. 16 DRAWN BY: STAFF JOB No. 14-015

SHEET

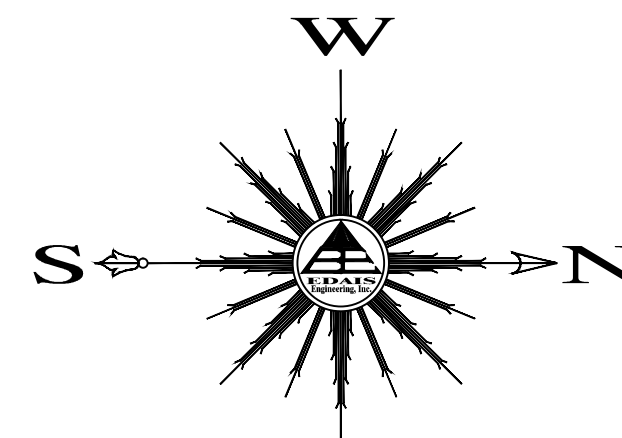
7A



CALL TWO WORKING DAYS BEFORE YOU DIG
 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

LEGEND

- CENTERLINE
- PROPERTY LINE
- BOUNDARY LINE
- W NEW PVC WATER MAIN
- S NEW PVC SEWER LINE
- (20) NEW LOT NUMBER
- (135) FUTURE LOT NUMBER
- NEW SEWER SERVICE
- NEW SINGLE WATER SERVICE
- NEW DUAL WATER SERVICE
- NEW 2" BACKFLOW PREVENTOR
- NEW THRUST BLOCK
- NEW WATER VALVE
- NEW MANHOLE
- NEW TEMPORARY BLOWOFF VALVE
- NEW FIRE HYDRANT
- MH NEW MANHOLE
- RIM. NEW RIM ELEVATION
- INV. NEW INVERT ELEVATION
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
- EXISTING WATER VALVE



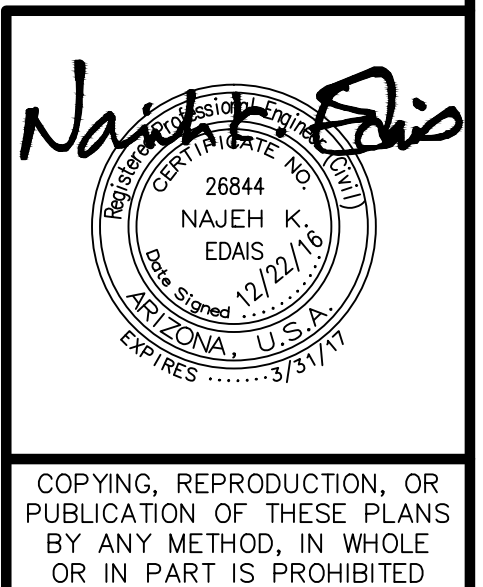
SCALE: 1"=60'

WATER / SEWER CONSTRUCTION KEYNOTES

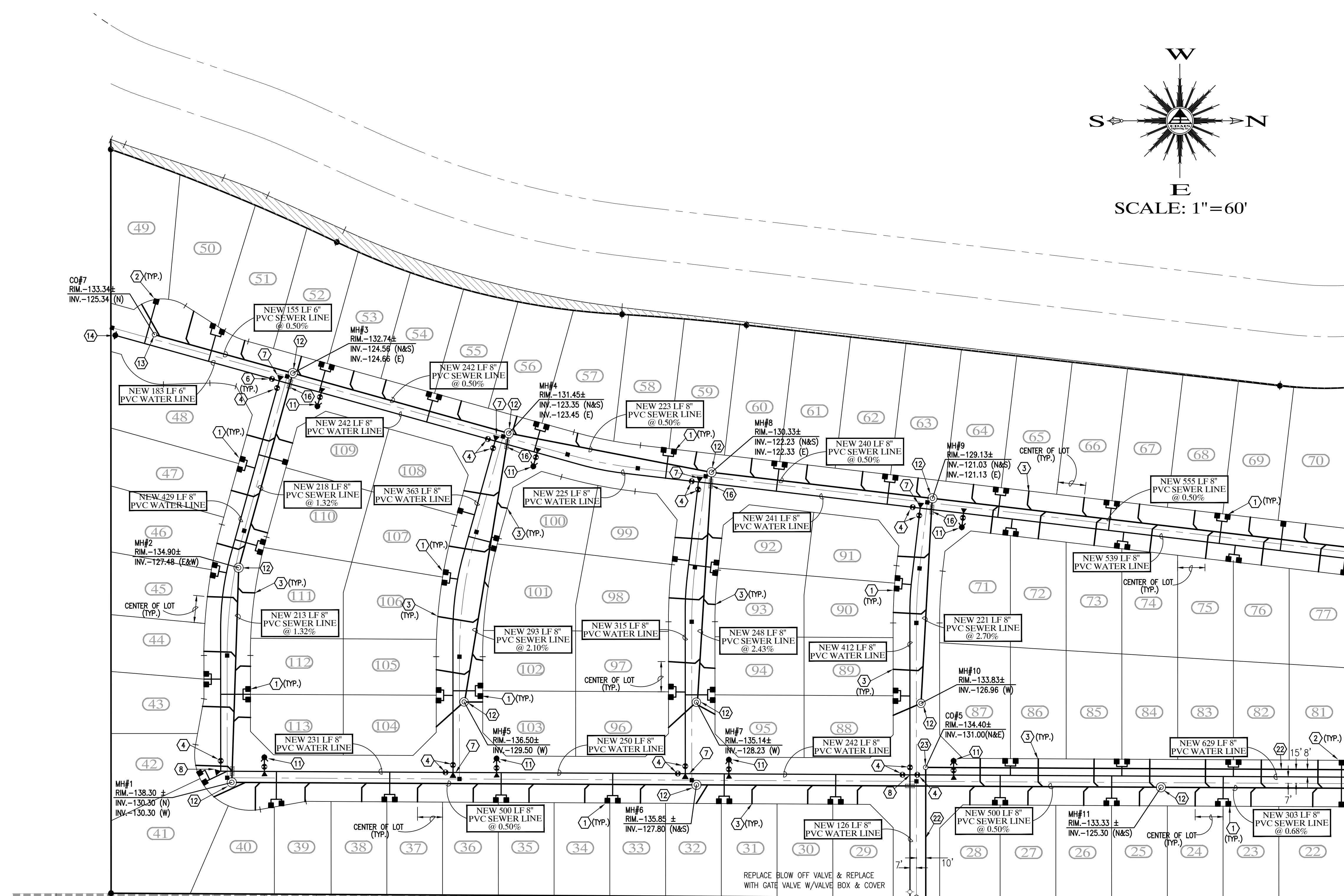
- 1 INSTALL 1" DUAL WATER SERVICE (TYP.) - SEE DETAILS (A/B, C/D, E/F)
- 2 INSTALL 1" SINGLE WATER SERVICE (TYP.) - SEE DETAILS (A/B, C/D, E/F)
- 3 INSTALL 4" SEWER SERVICE (TYP.) - SEE DETAIL (H)
- 4 INSTALL 8" GATE VALVE W/ V.B.&C. - SEE DETAILS (P, Q, R)
- 5 INSTALL 10" GATE VALVE W/ V.B.&C. - SEE DETAILS (P, Q, R)
- 6 INSTALL 6" GATE VALVE W/ V.B.&C. - SEE DETAILS (P, Q, R)
- 7 INSTALL 8" X 8" PVC TEE W/ THRUST BLOCK - SEE DETAILS (O, P)
- 8 INSTALL 90° ELL W/ THRUST BLOCK - SEE DETAILS (O, P)
- 9 INSTALL 45° ELL W/ THRUST BLOCK - SEE DETAILS (O, P)
- 10 INSTALL 12" X 8" TAPPING SLEEVE TEE W/ THRUST BLOCK - SEE DETAILS (O, P)
- 11 INSTALL 6" FIRE HYDRANT COMPLETE - SEE DETAIL (I, J)
- 12 CONSTRUCT NEW SANITARY SEWER MANHOLE - SEE DETAILS (L, M)
- 13 CONSTRUCT NEW SANITARY SEWER CLEANOUT - SEE DETAIL (M, N)
- 14 INSTALL TEMPORARY WATER BLOWOFF VALVE - SEE DETAIL (L, M)
- 15 INSTALL 2" BACKFLOW PREVENTOR W/ CAGE - SEE DETAIL (O, P)
- 16 INSTALL 14" MIN. DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT EACH END - SEE DETAIL (I, J)
- 17 INSTALL TYPE "A" DROP SEWER CONNECTION - SEE DETAIL (S, T)
- 18 INSTALL 8" X 8" PVC CROSS W/ THRUST BLOCK - SEE DETAILS (O, P)
- 19 INSTALL 10" X 10" PVC CROSS W/ THRUST BLOCK - SEE DETAILS (O, P)
- 20 CONSTRUCT ALL SEWER SERVICES TO CENTER OF LOT UNLESS NOTED OTHERWISE
- 21 INSTALL 2" WATER SERVICE (TYP.) - SEE DETAILS (F, G)
- 22 NEW 4" PVC C-900 SEWER FORCE MAIN
- 23 NEW FORCEMAIN PRESSURE CLEANOUT - SEE DETAIL (Y, Z)
- 24 PAVEMENT REPLACEMENT - SEE DETAIL (Z)

UTILITY WARNING

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19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 134 133 132 131 130 129
 A.P.N. 776-12-017 776-12-016 776-12-015 776-12-014 776-12-013 776-12-012 776-12-011 776-12-010 776-12-009 776-12-008 776-12-007 776-12-006 776-12-005 776-12-004 776-12-003 776-12-002 776-12-001 A.P.N. 776-12-265 776-12-264 776-12-263 776-12-262 776-12-261 776-12-260

BIENESTAR ESTATES No. 7A
 BOOK 18, PAGE 11, Y.C.R.

LAS QUINTAS DE SAN LUIS
 SUBDIVISION PHASE 2
 BK 17, PG. 85, Y.C.R.

(MH #10)
 RIM.-134.71±
 (INV.-130.21 E)
 (INV.-130.31 N&S)
 INV.- 131.00 W

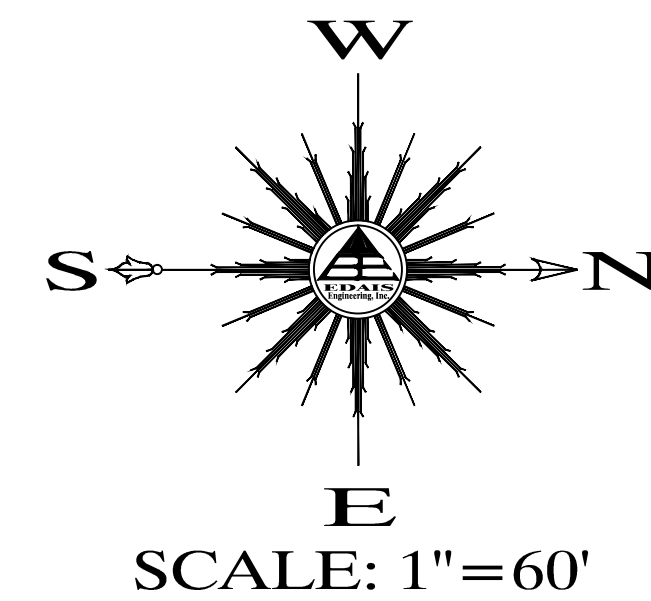
**LAS QUINTAS DE SAN LUIS 2
 SUBDIVISION**

WATER & SEWER PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: DEC 16"	DRAWN BY: STAFF	JOB No. 14-015

EDAIS Engineering, Inc.
 3075 S. Ave. 44E
 (928) 344-3666
 Yuma, Arizona 85365
 FAX (928) 341-1075
 EMAIL: najeh@edaigroup.com

SHEET 8



LEGEND

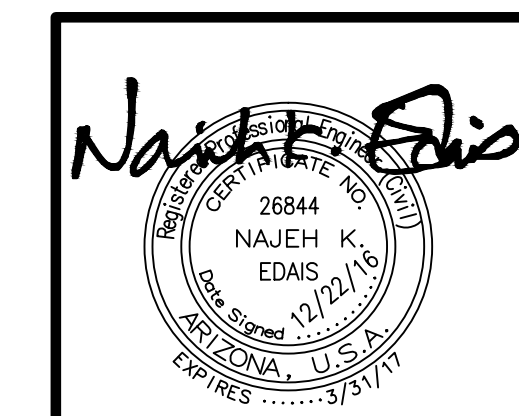
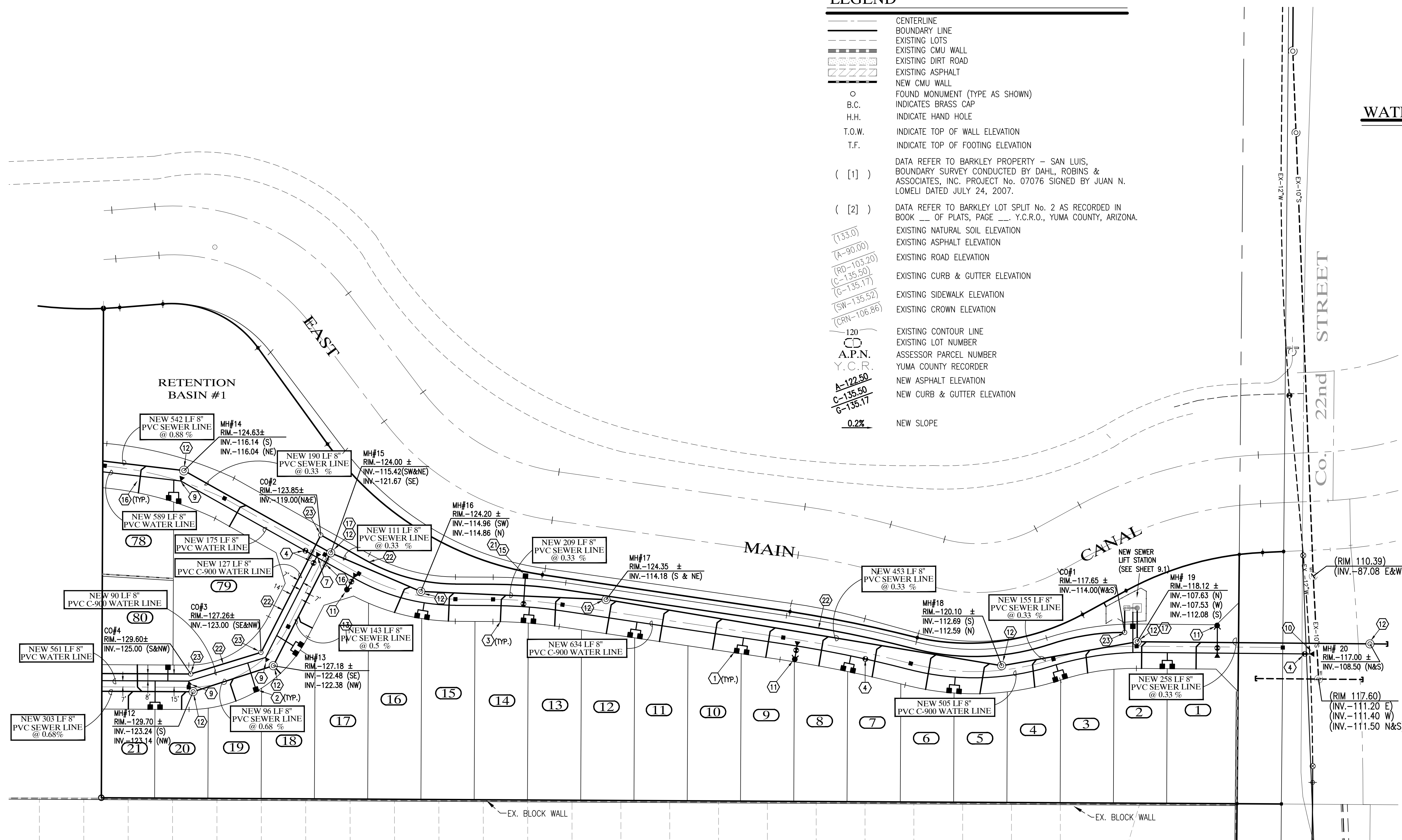
	CENTERLINE
	BOUNDARY LINE
	EXISTING LOTS
	EXISTING CMU WALL
	EXISTING DIRT ROAD
	EXISTING ASPHALT
	NEW CMU WALL
	FOUND MONUMENT (TYPE AS SHOWN)
	B.C. INDICATES BRASS CAP
	H.H. INDICATE HAND HOLE
	T.O.W. INDICATE TOP OF WALL ELEVATION
	T.F. INDICATE TOP OF FOOTING ELEVATION
([1])	DATA REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOMELI DATED JULY 24, 2007.
([2])	DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK ___ OF PLATS, PAGE ___, Y.C.R.D., YUMA COUNTY, ARIZONA.
	EXISTING NATURAL SOIL ELEVATION
	EXISTING ASPHALT ELEVATION
	EXISTING ROAD ELEVATION
	EXISTING CURB & GUTTER ELEVATION
	EXISTING SIDEWALK ELEVATION
	EXISTING CROWN ELEVATION
	EXISTING CONTOUR LINE
	EXISTING LOT NUMBER
	A.P.N. ASSESSOR PARCEL NUMBER
	Y.C.R. YUMA COUNTY RECORDER
	NEW ASPHALT ELEVATION
	NEW CURB & GUTTER ELEVATION
	NEW SLOPE

WATER / SEWER CONSTRUCTION KEYNOTES

- 1) INSTALL 1" DUAL WATER SERVICE (TYP.) - SEE DETAILS (A/14) (B/14) (F/14)
- 2) INSTALL 1" SINGLE WATER SERVICE (TYP.) - SEE DETAILS (A/14) (B/14) (F/14)
- 3) INSTALL 4" SEWER SERVICE (TYP.) - SEE DETAIL (I/14)
- 4) INSTALL 8" GATE VALVE W/ V.B.&C. - SEE DETAILS (L/15) (M/16)
- 5) INSTALL 10" GATE VALVE W/ V.B.&C. - SEE DETAILS (L/15) (M/16)
- 6) INSTALL 6" GATE VALVE W/ V.B.&C. - SEE DETAILS (L/15) (M/16)
- 7) INSTALL 8" X 8" PVC TEE W/ THRUST BLOCK - SEE DETAILS (O/15)
- 8) INSTALL 90° ELL W/ THRUST BLOCK - SEE DETAILS (O/15)
- 9) INSTALL 45° ELL W/ THRUST BLOCK - SEE DETAILS (O/15)
- 10) INSTALL 12" X 8" TAPPING SLEEVE TEE W/ THRUST BLOCK - SEE DETAILS (O/15)
- 11) INSTALL 6" FIRE HYDRANT COMPLETE - SEE DETAIL (P/15)
- 12) CONSTRUCT NEW SANITARY SEWER MANHOLE - SEE DETAILS (J/15) (K/15)
- 13) CONSTRUCT NEW SANITARY SEWER CLEANOUT - SEE DETAIL (M/15)
- 14) INSTALL TEMPORARY WATER BLOWOFF VALVE - SEE DETAIL (N/15)
- 15) INSTALL 2" BACKFLOW PREVENTOR W/ CAGE - SEE DETAIL (G/15)
- 16) INSTALL 14" MIN. DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT EACH END - SEE DETAIL (T/16)
- 17) INSTALL TYPE "A" DROP SEWER CONNECTION - SEE DETAIL (S/16)
- 18) INSTALL 8" X 8" PVC CROSS W/ THRUST BLOCK - SEE DETAILS (U/15) (V/15)
- 19) INSTALL 10" X 10" PVC CROSS W/ THRUST BLOCK - SEE DETAILS (U/15) (V/15)
- 20) CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT UNLESS NOTED OTHERWISE
- 21) INSTALL 2" WATER SERVICE (TYP.) - SEE DETAILS (F/14)
- 22) NEW 4" PVC C-900 SEWER FORCE MAIN
- 23) NEW FORCEMAIN PRESSURE CLEANOUT - SEE DETAIL (V/16)

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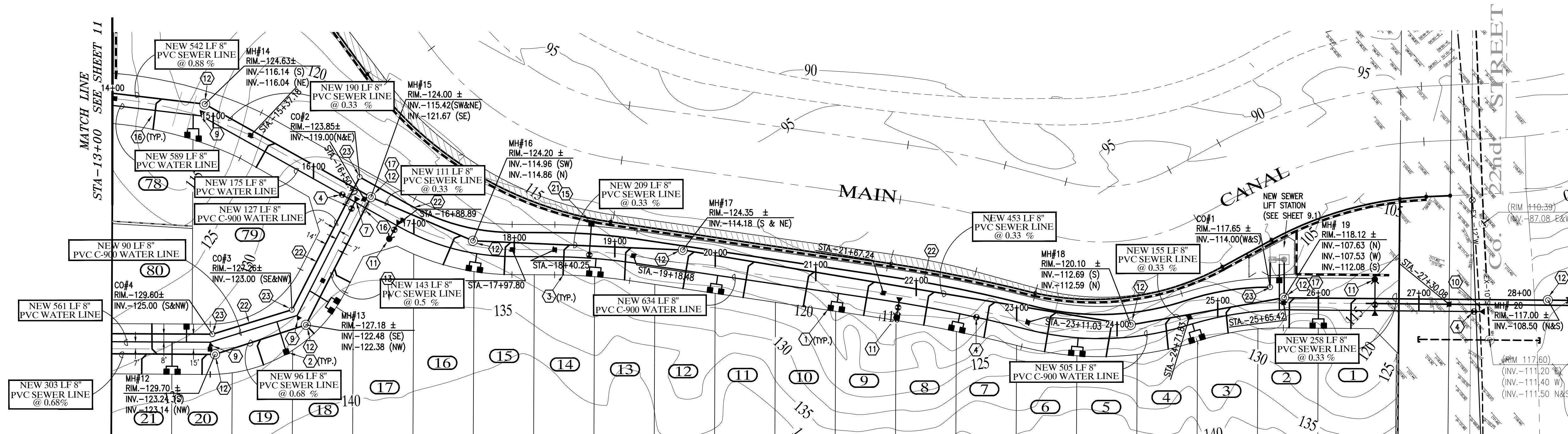
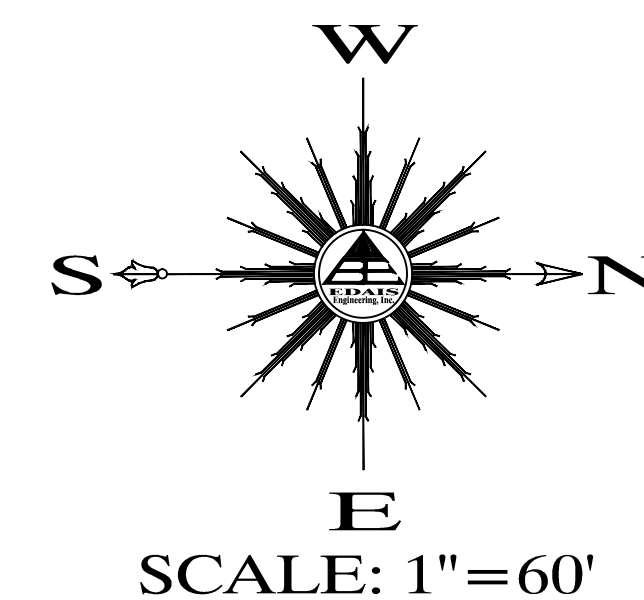
WATER & SEWER PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: JUL. 16	DRAWN BY: STAFF	JOB No. 14-015

Edais Engineering, Inc.

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 (928) 344-3566 FAX (928) 341-1075
 EMAIL: najeh@edaisgroup.com

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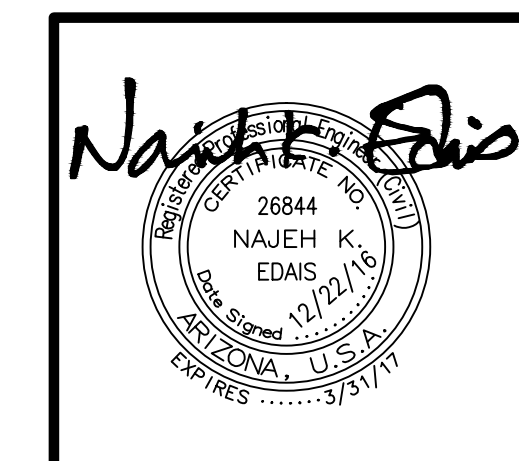
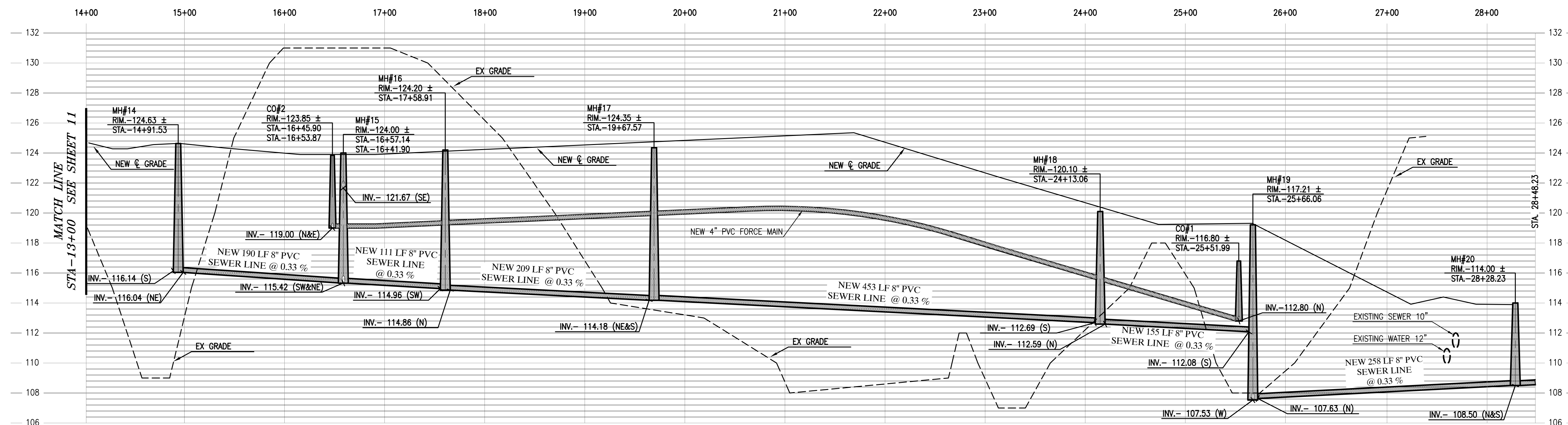


WATER / SEWER CONSTRUCTION KEYNOTES

- 1) INSTALL 1" DUAL WATER SERVICE (TYP.) - SEE DETAILS (A, B, F)
- 2) INSTALL 1" SINGLE WATER SERVICE (TYP.) - SEE DETAILS (A, B, F)
- 3) INSTALL 4" SEWER SERVICE (TYP.) - SEE DETAIL (H)
- 4) INSTALL 8" GATE VALVE W/ V.B.&C. - SEE DETAILS (P, Q, R)
- 5) INSTALL 10" GATE VALVE W/ V.B.&C. - SEE DETAILS (P, Q, R)
- 6) INSTALL 6" GATE VALVE W/ V.B.&C. - SEE DETAILS (P, Q, R)
- 7) INSTALL 8" X 8" PVC TEE W/ THRUST BLOCK - SEE DETAILS (O, S)
- 8) INSTALL 90° ELL W/ THRUST BLOCK - SEE DETAILS (O, S)
- 9) INSTALL 45° ELL W/ THRUST BLOCK - SEE DETAILS (O, S)
- 10) INSTALL 12" X 8" TAPPING SLEEVE TEE W/ THRUST BLOCK - SEE DETAILS (O, S)
- 11) INSTALL 6" FIRE HYDRANT COMPLETE - SEE DETAIL (T)
- 12) CONSTRUCT NEW SANITARY SEWER MANHOLE - SEE DETAILS (J, K)
- 13) CONSTRUCT NEW SANITARY SEWER CLEANOUT - SEE DETAIL (M)
- 14) INSTALL TEMPORARY WATER BLOWOFF VALVE - SEE DETAIL (N)
- 15) INSTALL 2" BACKFLOW PREVENTOR W/ CAGE - SEE DETAIL (G, L)
- 16) INSTALL 14" MIN. DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT EACH END - SEE DETAIL (U)
- 17) INSTALL TYPE "A" DROP SEWER CONNECTION - SEE DETAIL (S, V)
- 18) INSTALL 8" X 8" PVC CROSS W/ THRUST BLOCK - SEE DETAILS (O, S)
- 19) INSTALL 10" X 10" PVC CROSS W/ THRUST BLOCK - SEE DETAILS (O, S)
- 20) CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT UNLESS NOTED OTHERWISE
- 21) INSTALL 2" WATER SERVICE (TYP.) - SEE DETAILS (F)
- 22) NEW 4" PVC C-900 SEWER FORCE MAIN
- 23) NEW FORCEMAIN PRESSURE CLEANOUT - SEE DETAIL (Y)

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SUBDIVISION

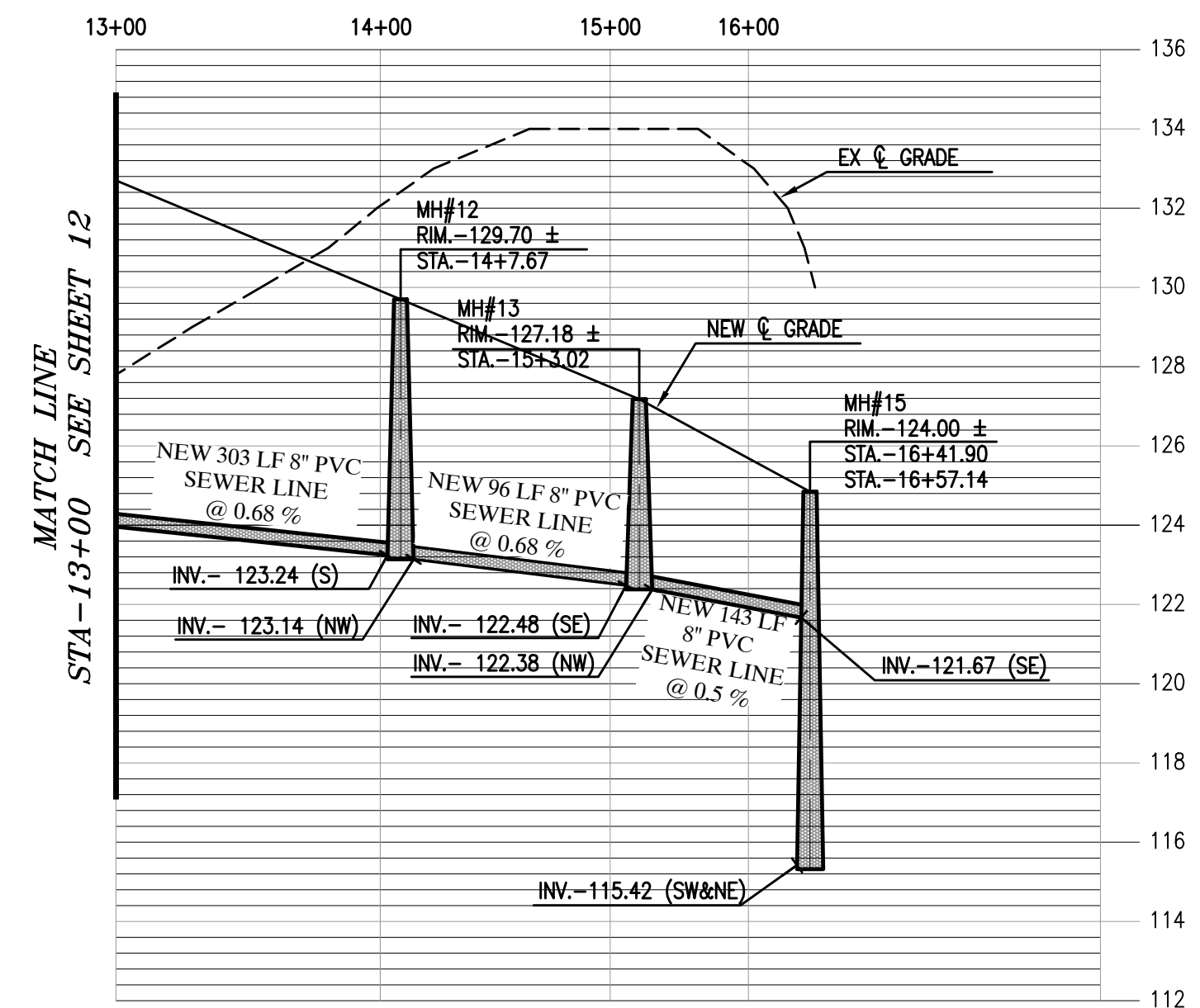
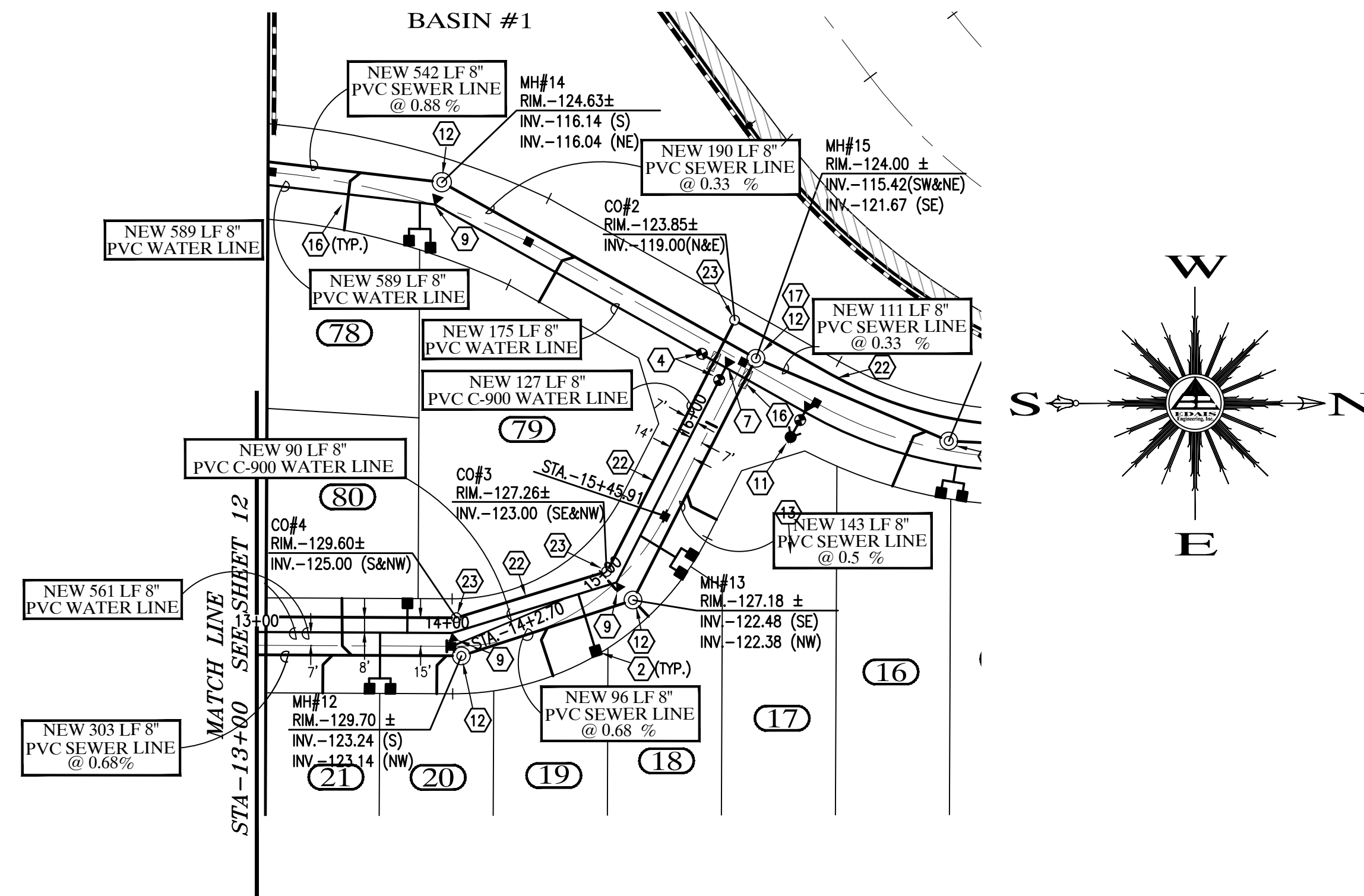
WATER & SEWER PLAN & PROFILES

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: JUL. 16	DRAWN BY: STAFF	JOB No. 14-015

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 3076 S. Ave. 4E
 (928) 344-3566 FAX (928) 341-1075
 Yuma, Arizona 85365
 EMAIL: najeh@edaisgroup.com

SCALE: 1"=60'

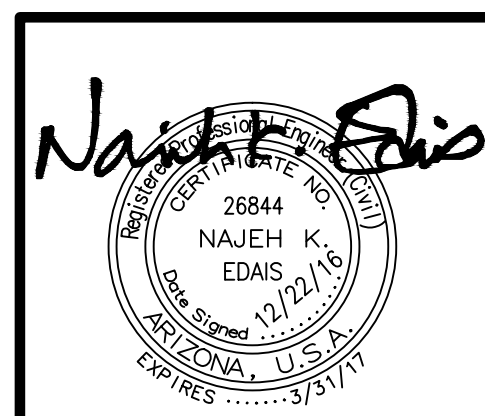


WATER / SEWER CONSTRUCTION KEYNOTES

- 1) INSTALL 1" DUAL WATER SERVICE (TYP.) - SEE DETAILS (A/B/F) (14/14/14)
- 2) INSTALL 1" SINGLE WATER SERVICE (TYP.) - SEE DETAILS (A/B/F) (14/14/14)
- 3) INSTALL 4" SEWER SERVICE (TYP.) - SEE DETAIL (H) (14)
- 4) INSTALL 8" GATE VALVE W/ V.B.&C. - SEE DETAILS (P/D) (15/16)
- 5) INSTALL 10" GATE VALVE W/ V.B.&C. - SEE DETAILS (P/D) (15/16)
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- 7) INSTALL 8" X 8" PVC TEE W/ THRUST BLOCK - SEE DETAILS (O) (15)
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- 13) CONSTRUCT NEW SANITARY SEWER CLEANOUT - SEE DETAIL (M) (15)
- 14) INSTALL TEMPORARY WATER BLOWOFF VALVE - SEE DETAIL (N) (15)
- 15) INSTALL 2" BACKFLOW PREVENTOR W/ CAGE - SEE DETAIL (G) (15)
- 16) INSTALL 14" MIN. DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT EACH END - SEE DETAIL (T) (16)
- 17) INSTALL TYPE "A" DROP SEWER CONNECTION - SEE DETAIL (S) (16)
- 18) INSTALL 8" X 8" PVC CROSS W/ THRUST BLOCK - SEE DETAILS (O) (15)
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- 21) INSTALL 2" WATER SERVICE (TYP.) - SEE DETAILS (F) (14)
- 23) NEW FORCEMAIN PRESSURE CLEANOUT - SEE DETAIL (Y) (16)

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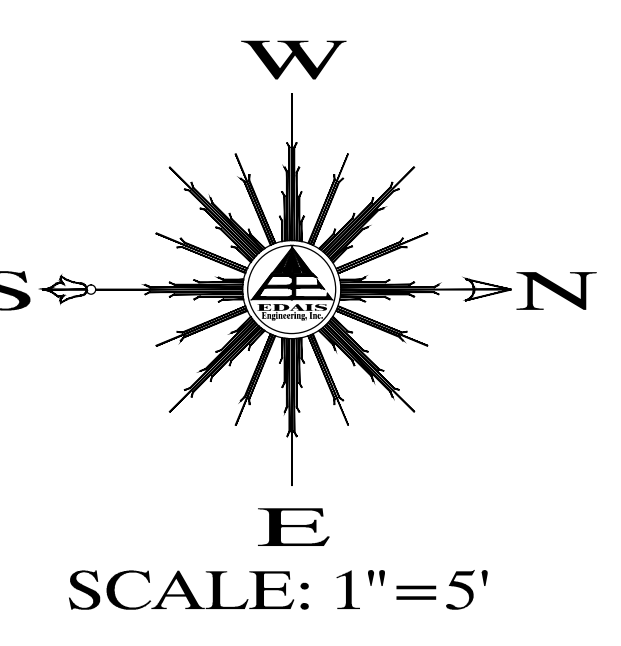
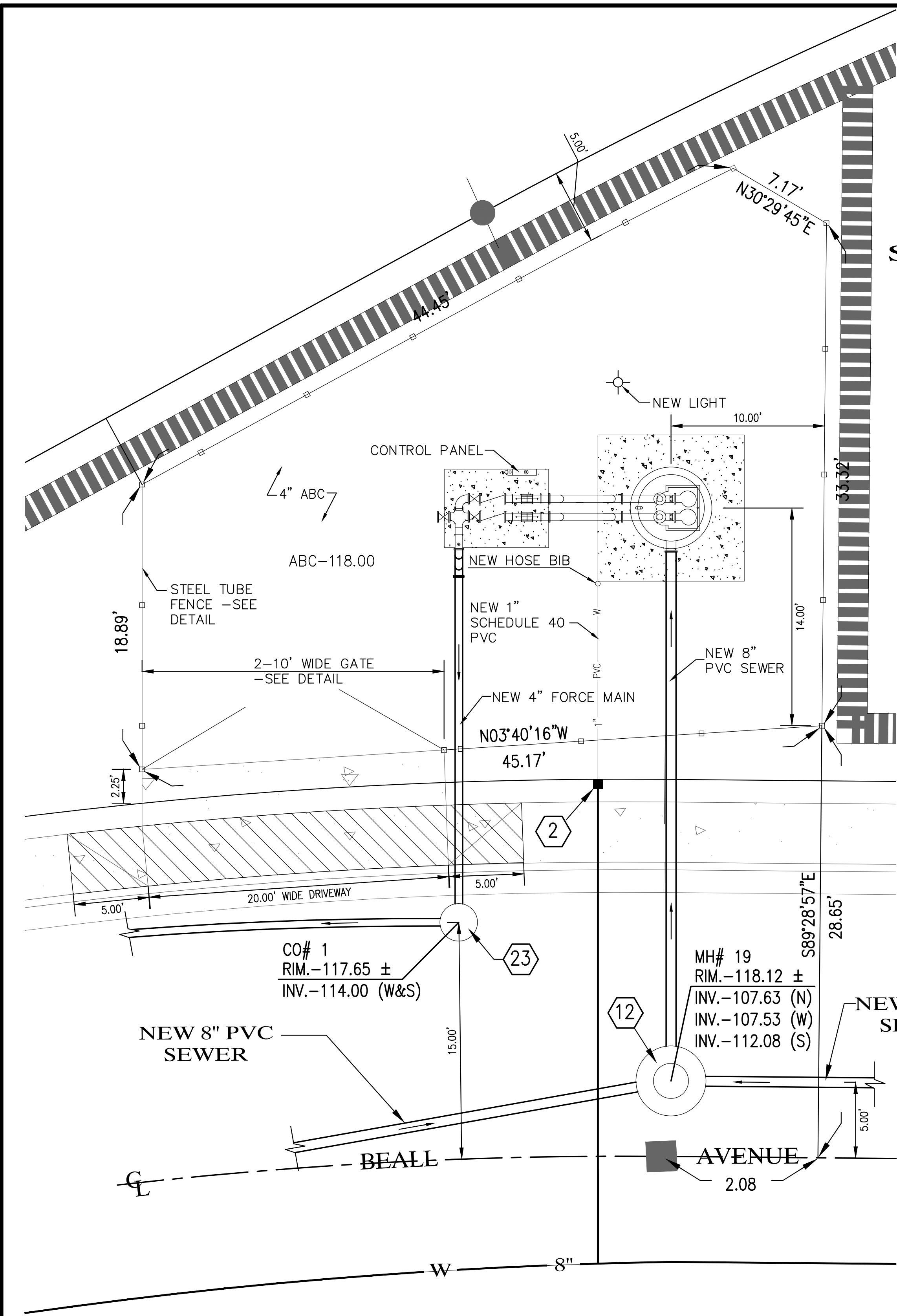
WATER & SEWER PLAN & PROFILES

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DATE: JUL. 16	DRAWN BY: STAFF	JOB No. 14-015

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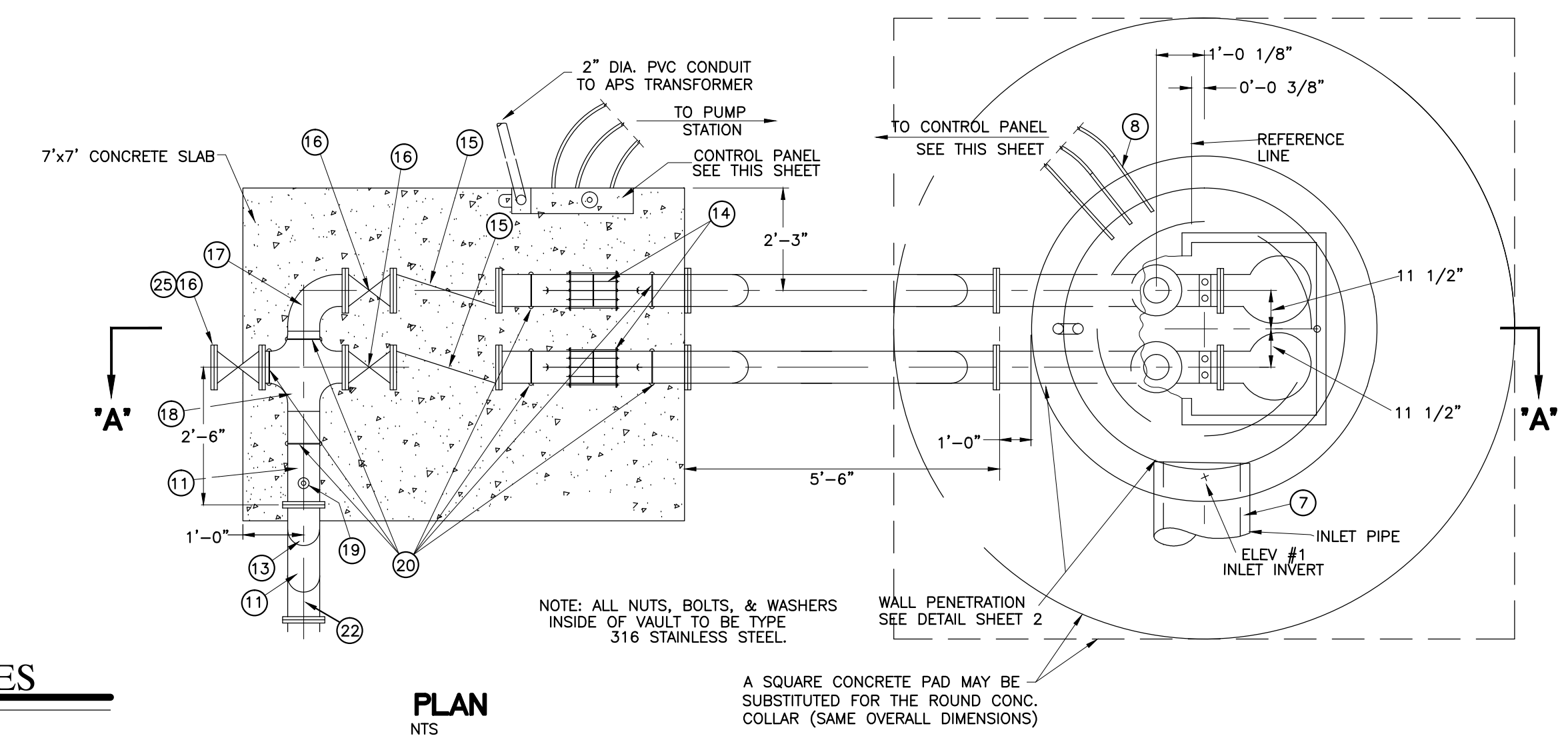
WATER / SEWER CONSTRUCTION KEYNOTES

- 2 INSTALL 1" SINGLE WATER SERVICE (TYP.) - SEE DETAILS (A13), (B13), (L14)
- 12 CONSTRUCT NEW SANITARY SEWER MANHOLE - SEE DETAILS (I15)
- 23 NEW FORCE MAIN PRESSURE CLEANOUT - SEE DETAIL (Y16)

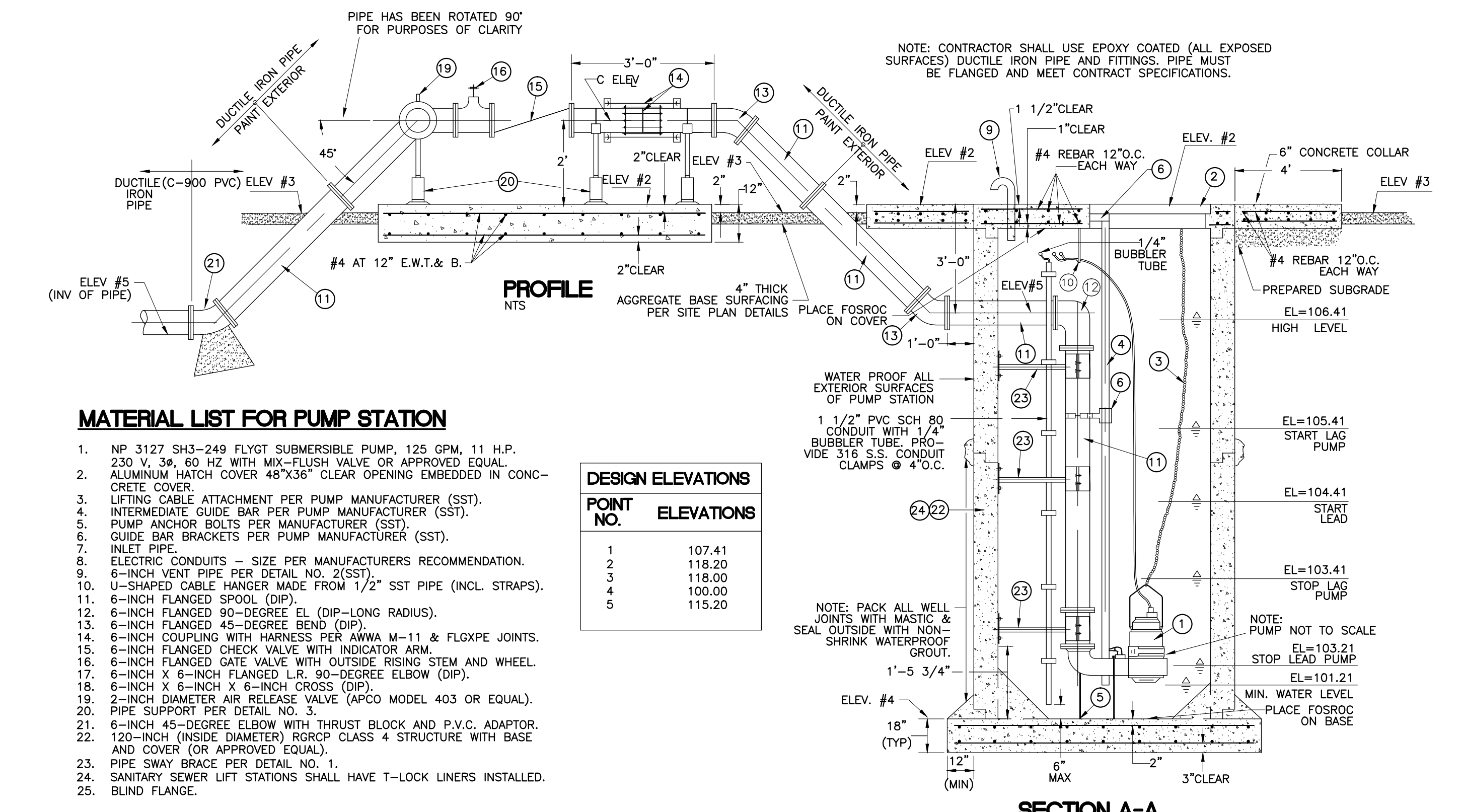
GENERAL NOTES

1. INSTALL 1" WATER SERVICE AND PROVIDE HOSE BIB ADJACENT TO LIFT STATION STRUCTURE.
2. PROVIDE ACCESS FOR LARGE SERVICE VEHICLES.
3. DUSK TO DAWN LIGHTING SHALL BE INSTALLED.
4. AN APPROPRIATE SHADE STRUCTURE SHALL BE CONSTRUCTED OVER THE CONTROL PANEL.
5. PROVIDE 120V GFI PROTECTED CONVENIENCE OUTLET.
6. T-LOCK LINERS SHALL BE INSTALLED INSIDE SANITARY SEWER LIFT STATIONS.
7. PUMP CONTROLLER SHALL BE BY EG PUMP CONTROLS (OR APPROVED EQUAL) WITH PHASE CONTROLLERS, BUBBLER TYPE LEVEL CONTROL AND PUMP ALTERNATING CAPABILITIES.
8. SEAL ALL CONDUIT COMING FROM LIFT STATION TO JUNCTION BOXES/CONTROL PANELS WITH DUCT SEAL TO PREVENT MIGRATION OF GAS.
9. ADJACENT PROPERTIES SHALL DETERMINE THE PLACEMENT OF ACCESS GATES TO THE SITE. GATES WILL BE A MINIMUM 20' WIDE DOUBLE SWING.
10. ANY AND ALL HARDWARE/BRACING INSIDE LIFT STATION SHALL BE MANUFACTURED OF TYPE 316 STAINLESS STEEL.
11. ALL VALVES AND CHECK VALVES SHALL BE INSTALLED ABOVE GROUND.
12. CONTROL PANEL SHALL CONTAIN THE APPROPRIATE ELECTRICAL CONNECTION FOR THE INSTALLATION OF A SECONDARY EMERGENCY GENERATOR.

UTILITY CO.
ARIZONA PUBLIC SERVICE
190 WEST 14TH STREET
YUMA, ARIZONA 85364



PLAN
NTS



PROFILE
NTS

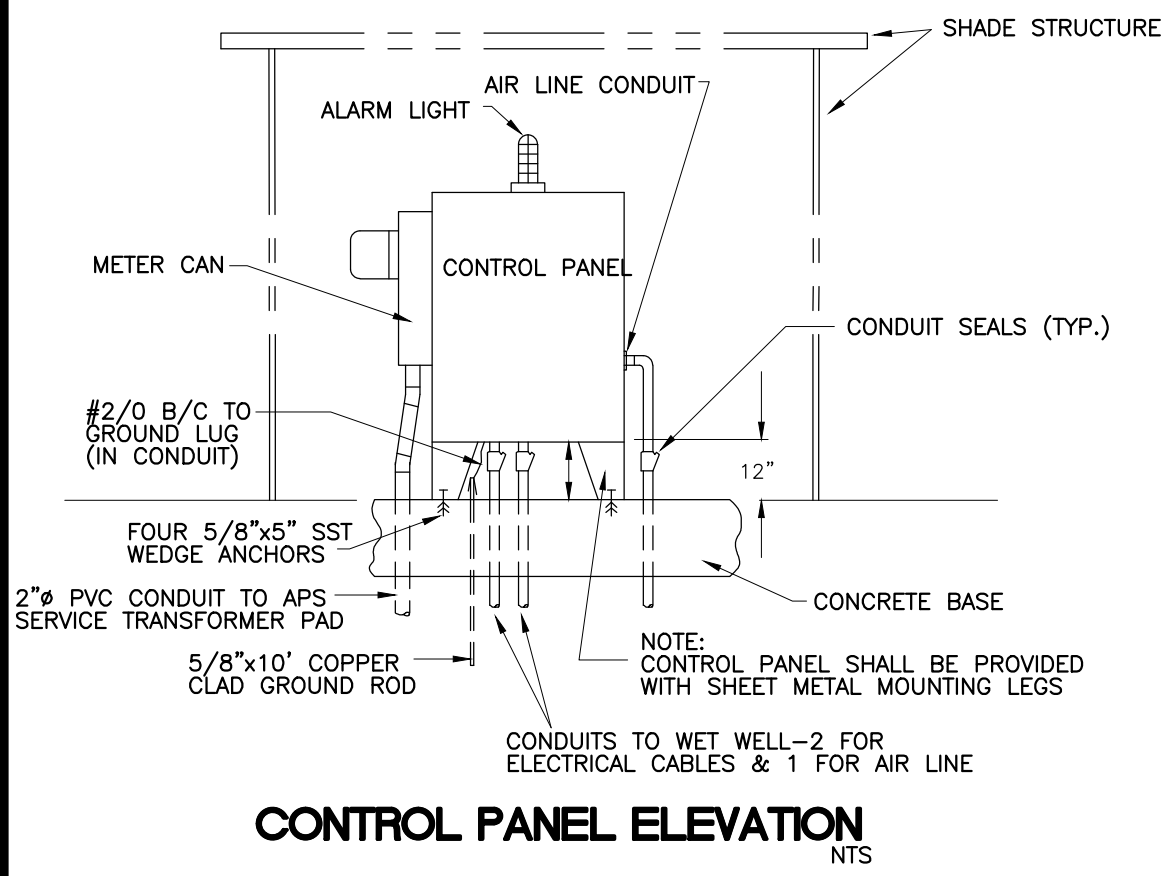
MATERIAL LIST FOR PUMP STATION

1. NP 3127 SH3-249 FLYGT SUBMERSIBLE PUMP, 125 GPM, 11 H.P., 230 V, 3Ø, 60 HZ WITH MIX-FLUSH VALVE OR APPROVED EQUAL.
2. ALUMINUM HATCH COVER 48"x36" CLEAR OPENING EMBEDDED IN CONCRETE COVER.
3. LIFTING CABLE ATTACHMENT PER PUMP MANUFACTURER (SST).
4. INTERMEDIATE GUIDE BAR PER PUMP MANUFACTURER (SST).
5. PUMP ANCHOR BOLTS PER MANUFACTURER (SST).
6. GUIDE BAR BRACKETS PER PUMP MANUFACTURER (SST).
7. INLET PIPE.
8. ELECTRIC CONDUITS - SIZE PER MANUFACTURER'S RECOMMENDATION.
9. 6-INCH VENT PIPE PER DETAIL NO. 2 (SST).
10. U-SHAPED CABLE HANGER MADE FROM 1/2" SST PIPE (INCL. STRAPS).
11. 6-INCH FLANGED SPOOL (DIP).
12. 6-INCH FLANGED 90-DEGREE EL (DIP-LONG RADIUS).
13. 6-INCH FLANGED 45-DEGREE BEND (DIP).
14. 6-INCH COUPLING WITH HARNESS PER ANWA M-11 & FLGXP JOINTS.
15. 6-INCH FLANGED CHECK VALVE WITH INDICATOR ARM.
16. 6-INCH FLANGED GATE VALVE WITH OUTSIDE RISING STEM AND WHEEL.
17. 6-INCH X 6-INCH FLANGED L.R. 90-DEGREE ELBOW (DIP).
18. 6-INCH X 6-INCH X 6-INCH CROSS (DIP).
19. 2-INCH DIAMETER AIR RELEASE VALVE (APCO MODEL 403 OR EQUAL).
20. PIPE SUPPORT PER DETAIL NO. 3.
21. 6-INCH 45-DEGREE ELBOW WITH THRUST BLOCK AND P.V.C. ADAPTOR.
22. 120-INCH (INSIDE DIAMETER) RGRCP CLASS 4 STRUCTURE WITH BASE AND COVER (OR APPROVED EQUAL).
23. PIPE SWAY BRACE PER DETAIL NO. 1.
24. SANITARY SEWER LIFT STATIONS SHALL HAVE T-LOCK LINERS INSTALLED.
25. BLIND FLANGE.

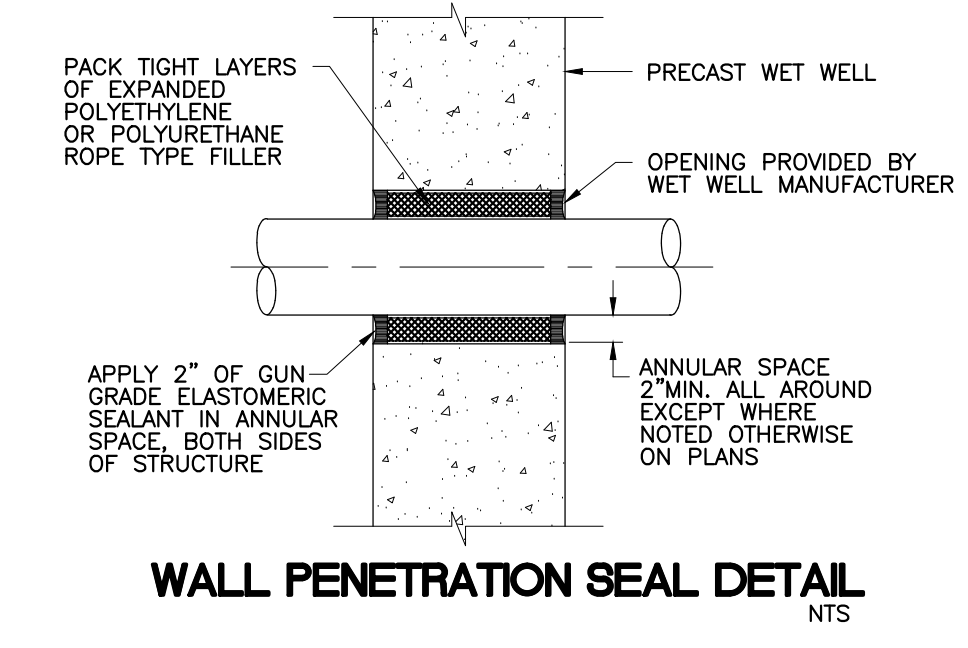
DESIGN ELEVATIONS

POINT NO.	ELEVATIONS
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2	118.20
3	118.00
4	100.00
5	115.20

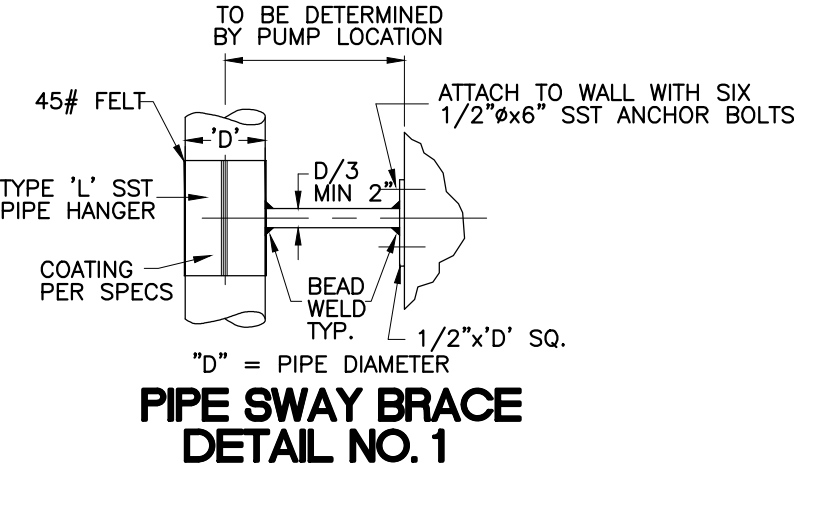
SECTION A-A
NTS



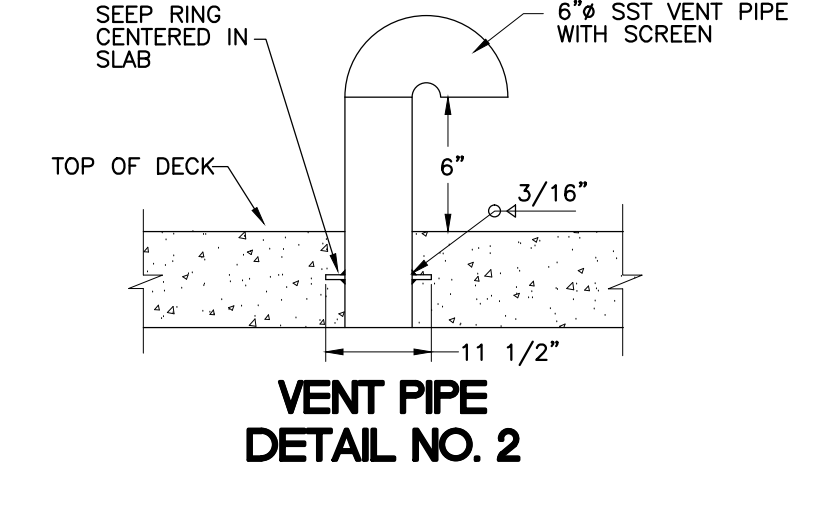
CONTROL PANEL ELEVATION
NTS



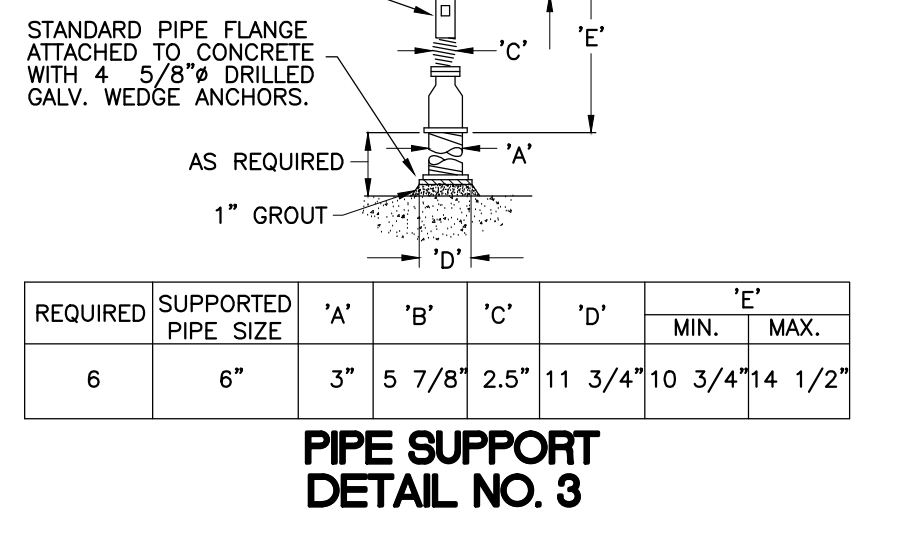
WALL PENETRATION SEAL DETAIL
NTS



PIPE SWAY BRACE DETAIL NO. 1



VENT PIPE DETAIL NO. 2



PIPE SUPPORT DETAIL NO. 3

REQUIRED	SUPPORTED	'A'	'B'	'C'	'D'	'E'
PIPE SIZE	PIPE SIZE				MIN.	MAX.
6	6"	3"	5 7/8"	2.5"	11 3/4"	10 3/4" 14 1/2"

Nahef Edais
28844
NAJEH K. EDAIS
REGISTERED PROFESSIONAL ENGINEER
ARIZONA, U.S.A.
EXPIRES 3/31/17

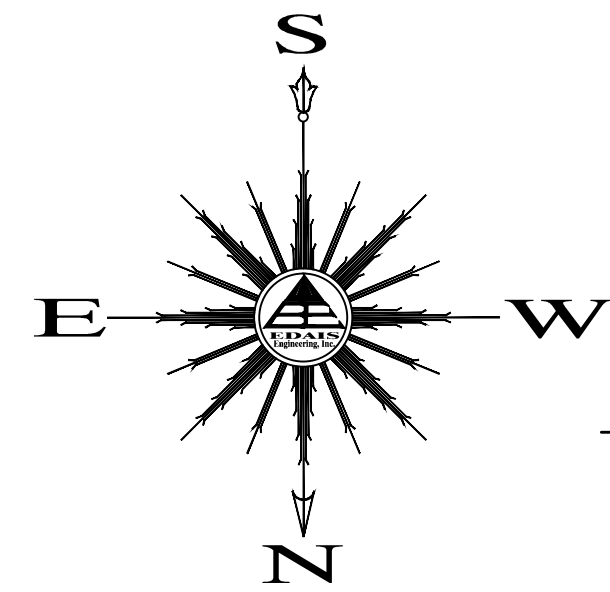
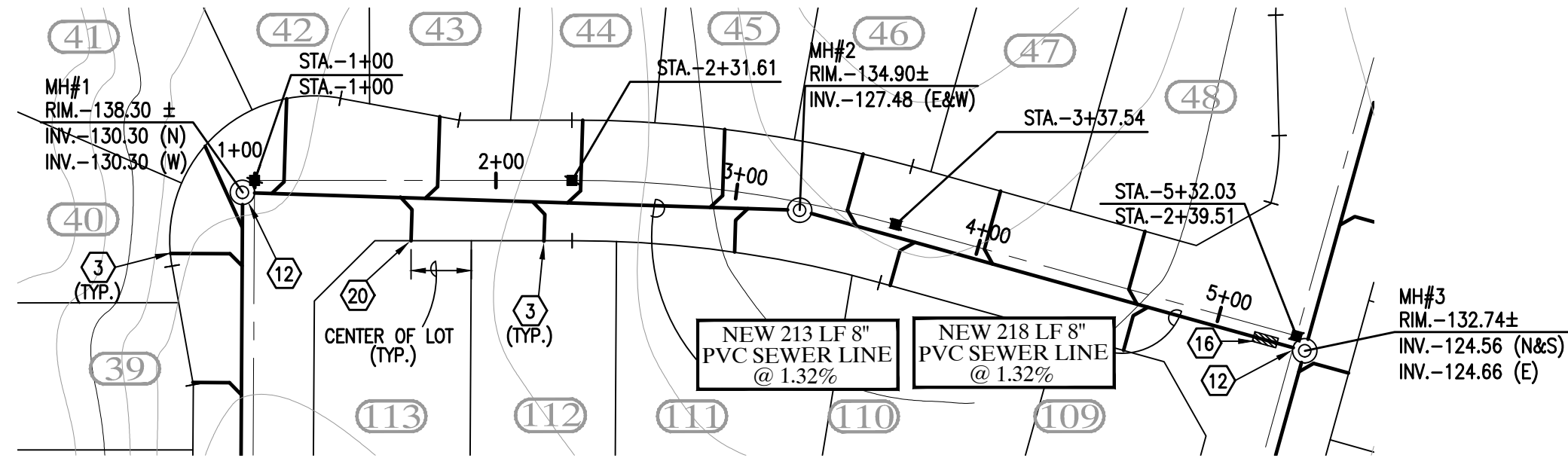
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LAS QUINTAS DE SAN LUIS 2 SUBDIVISION
LIFT STATION SITE PLAN & DETAILS

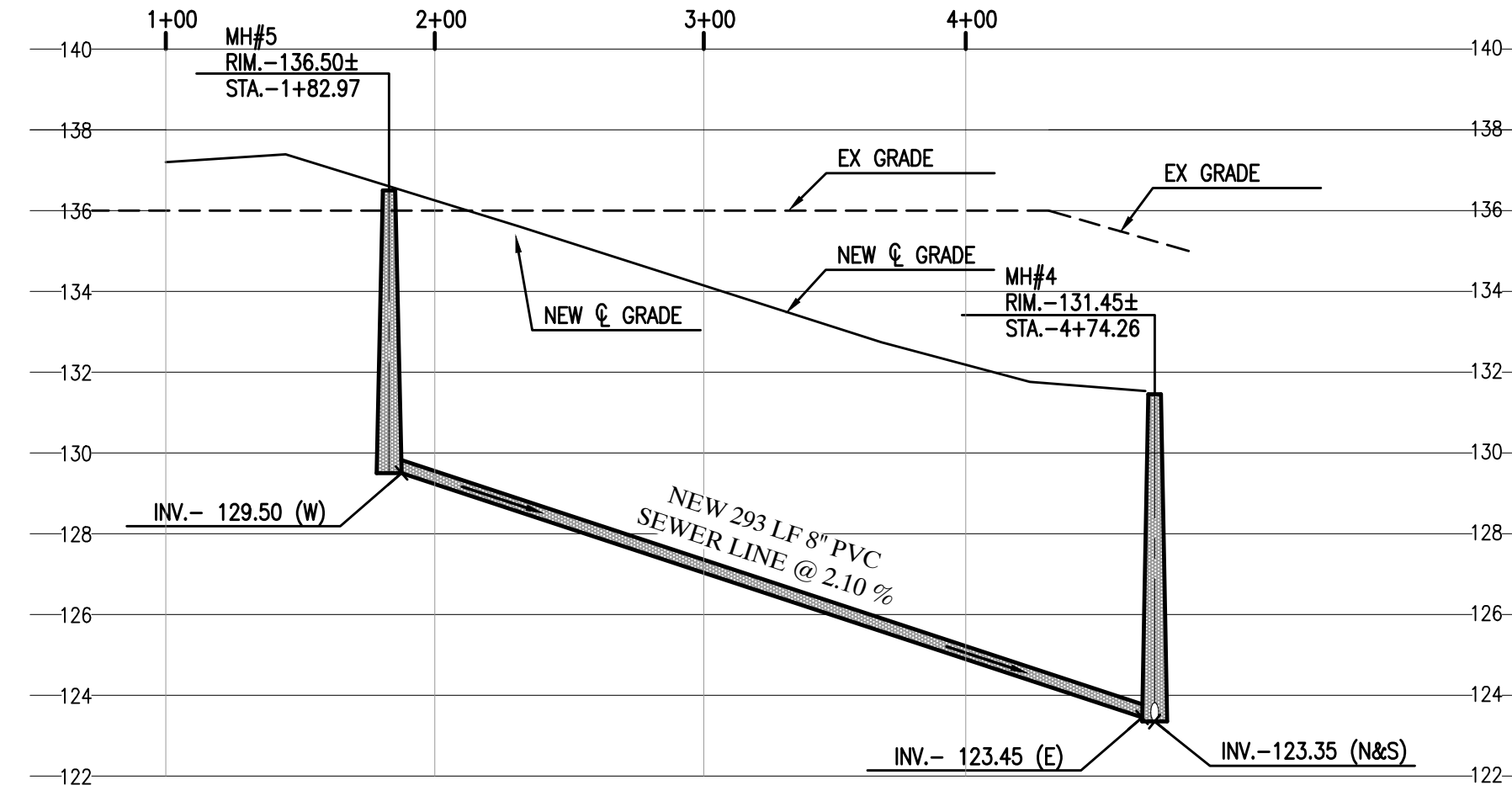
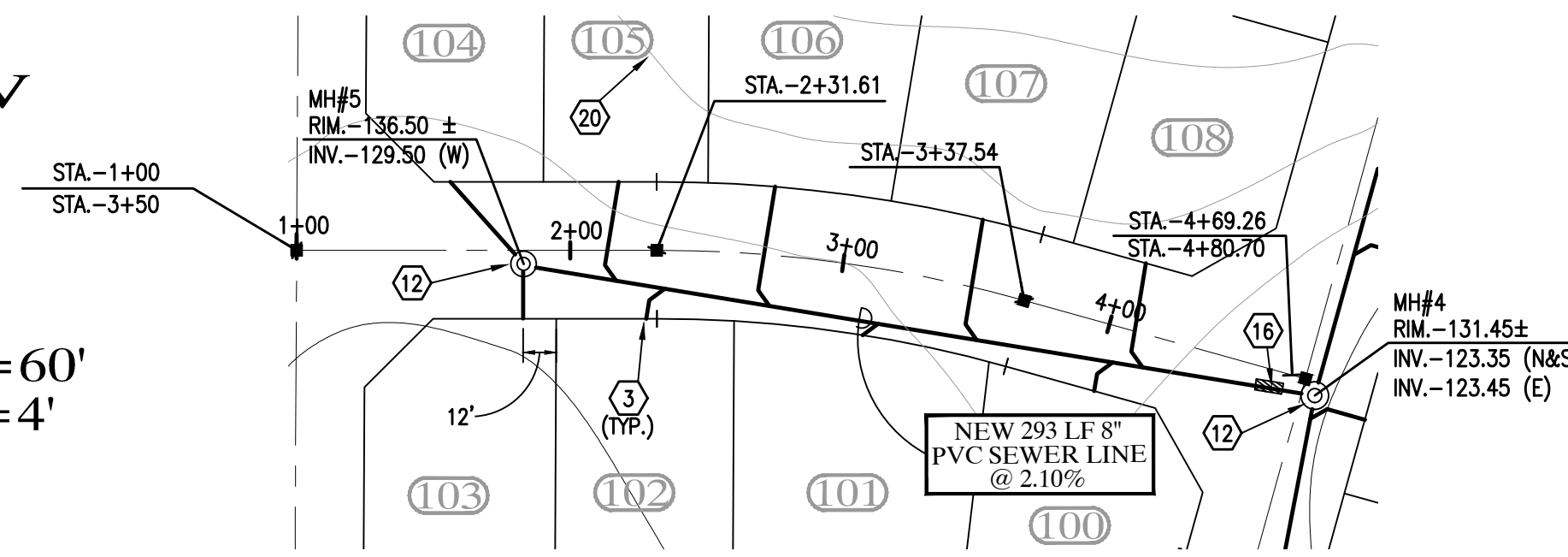
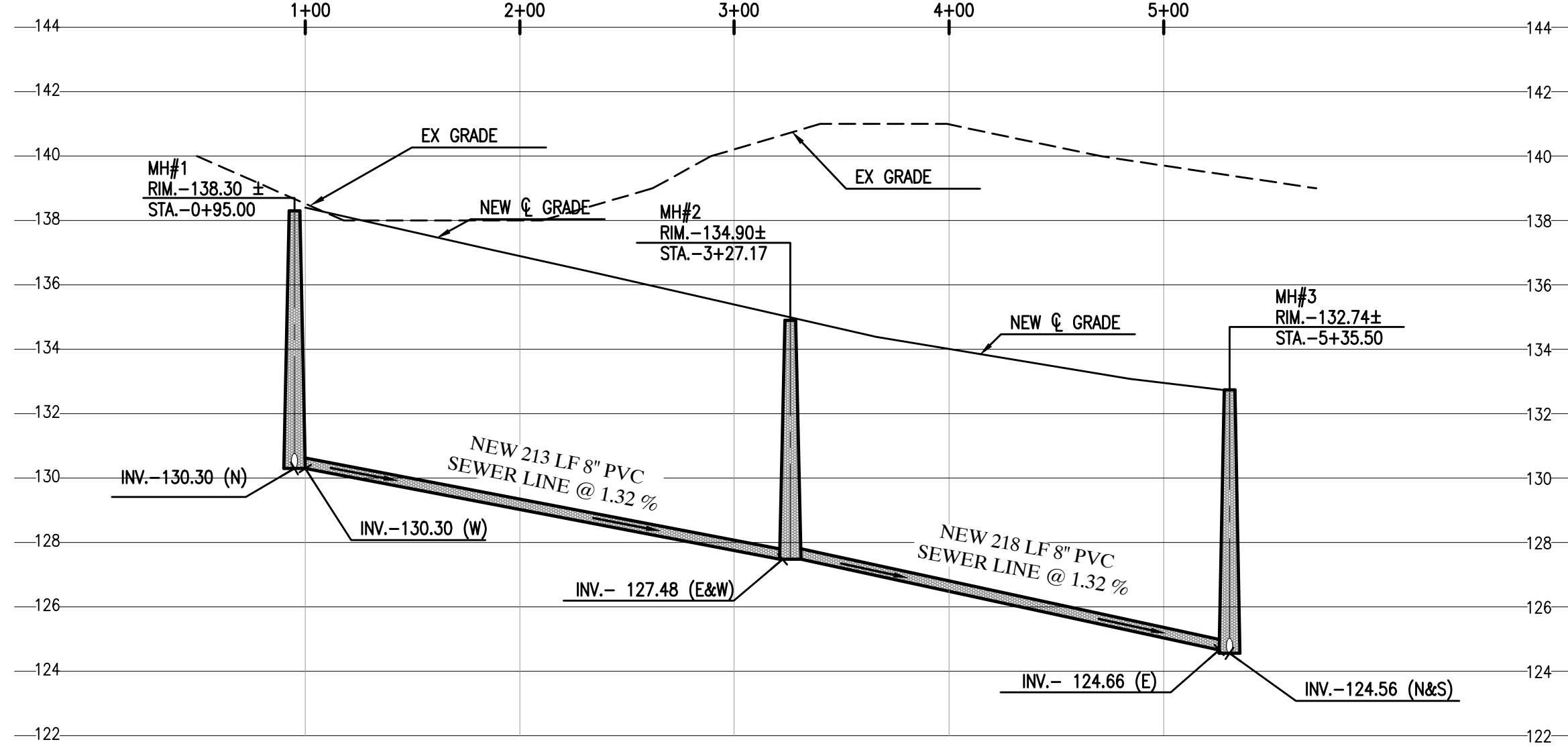
SCALE: AS SHOWN DESIGNED BY: NKE CHECKED BY: NKE
DATE: JUL 16 DRAWN BY: STAFF JOB No. 14-015

EDAIS Engineering, Inc.
3075 S. AVE. 4E Yuma, Arizona 85365
(928) 344-3566 FAX (928) 341-1075
EMAIL: najeh@edaigroup.com

SHEET 9C



SCALE HORIZ: 1"=60'
SCALE VERT: 1"=4'

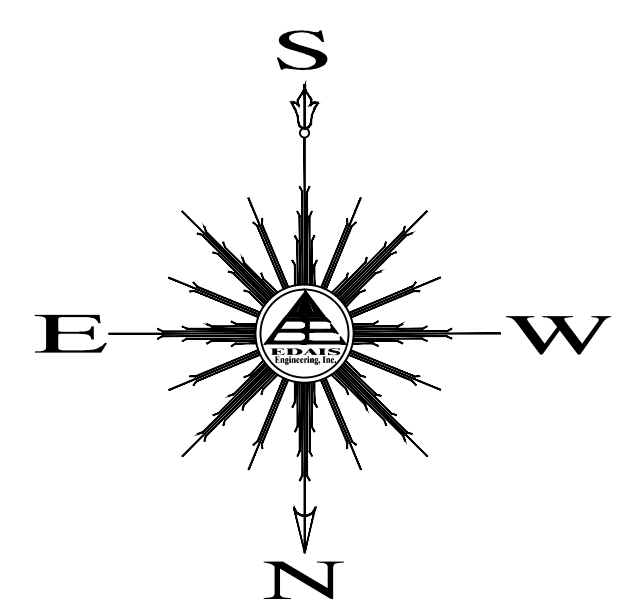
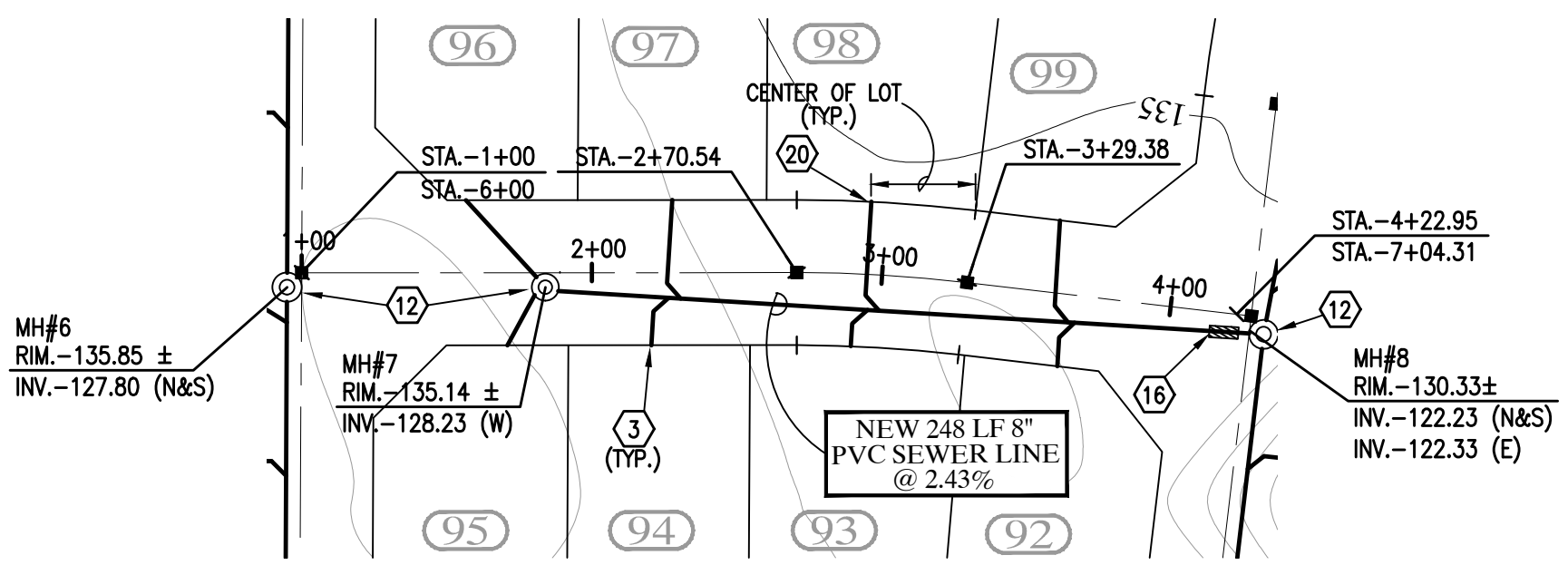


SEWER CONSTRUCTION KEYNOTES

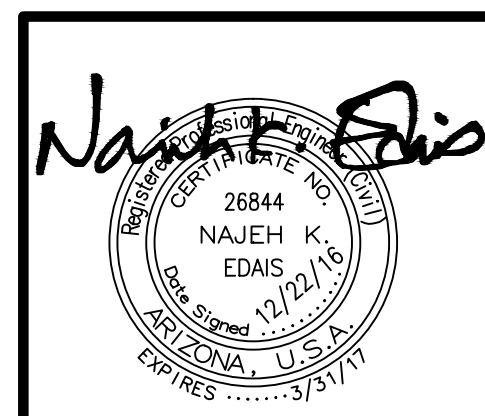
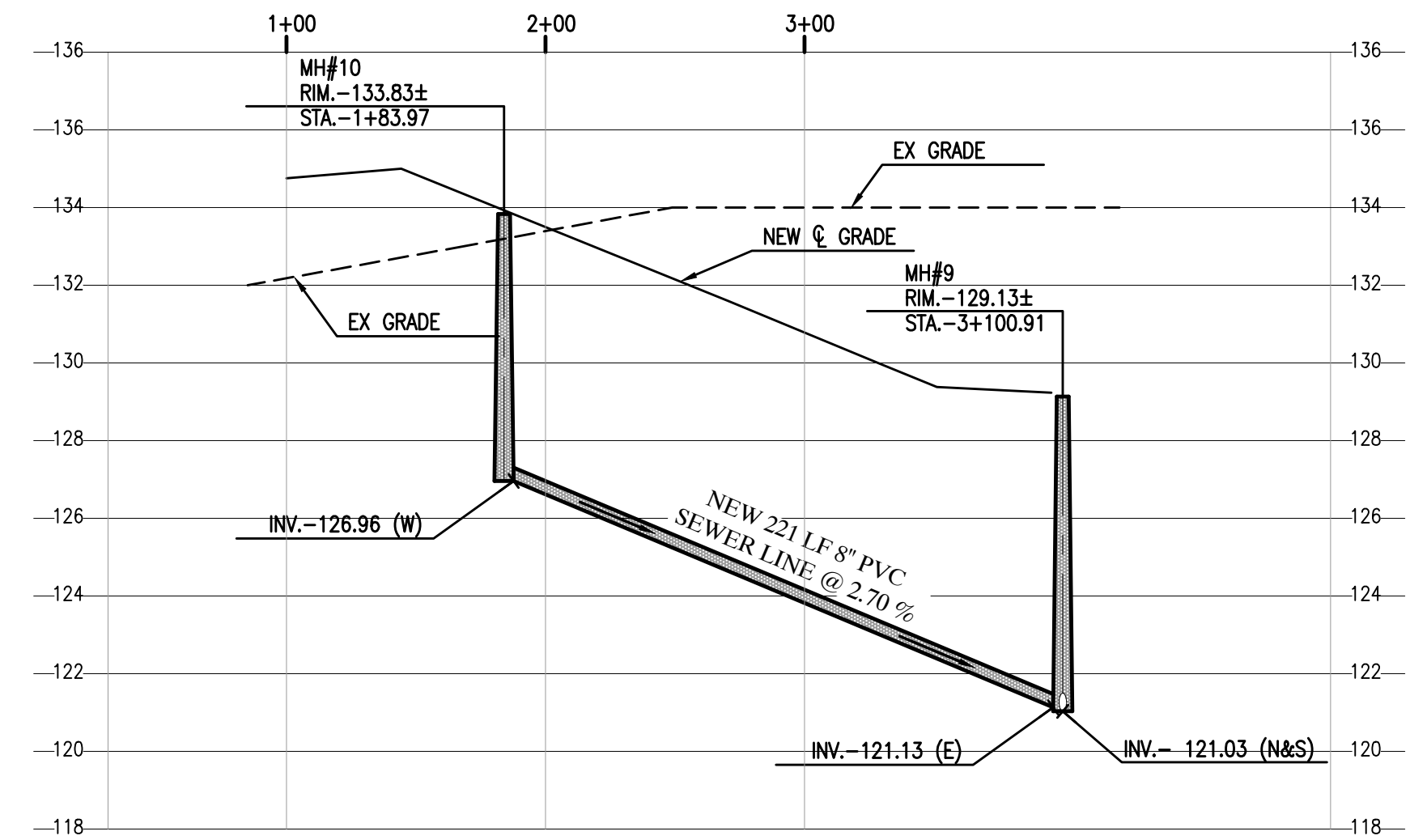
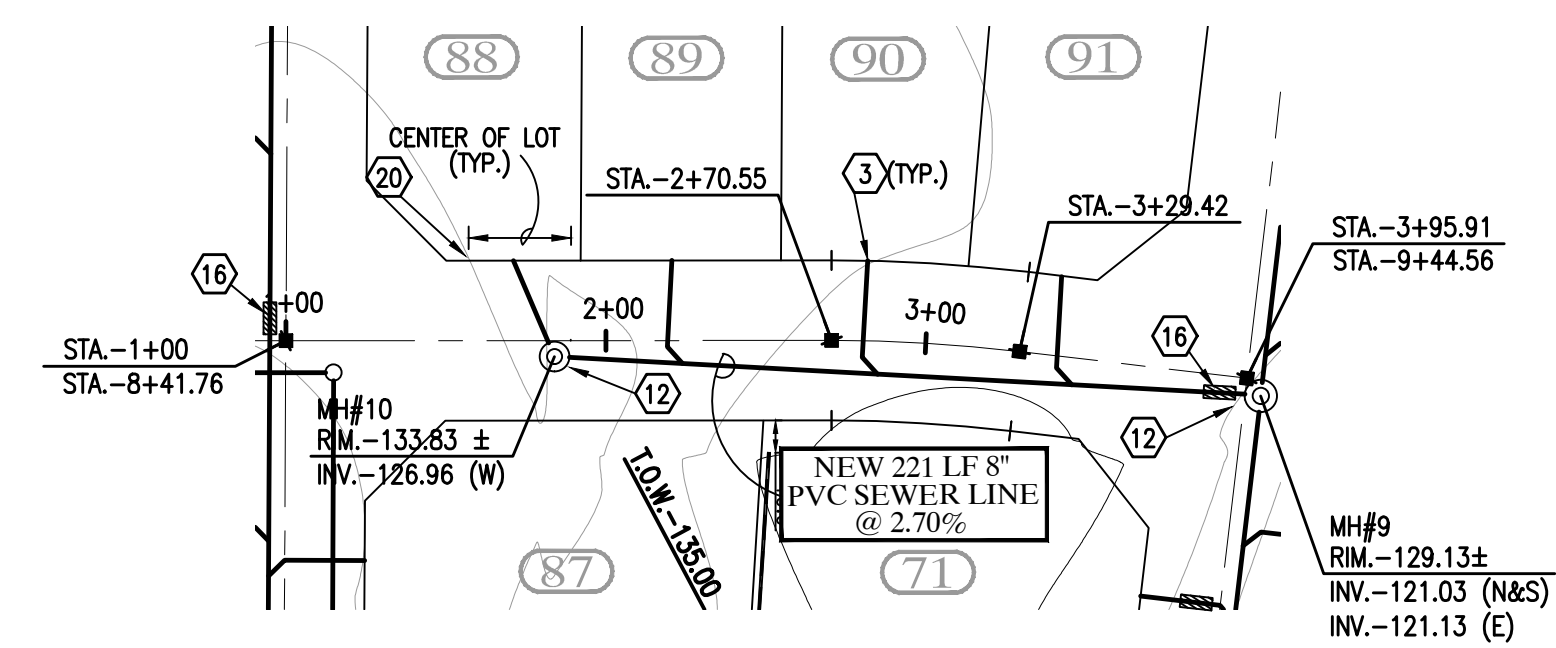
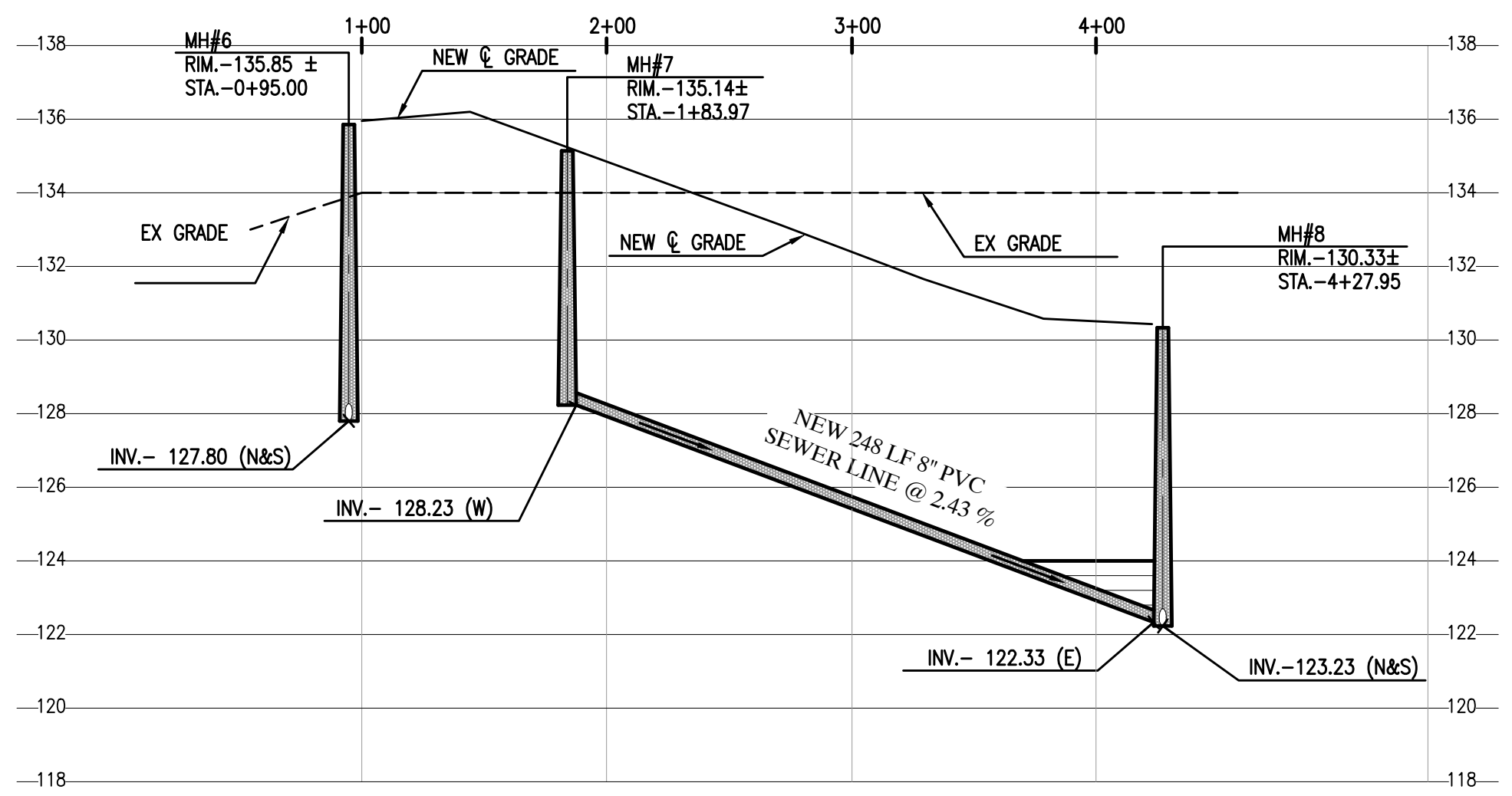
- ③ INSTALL 4" SEWER SERVICE (TYP.) - SEE DETAIL (H14)
- ⑫ CONSTRUCT NEW SANITARY SEWER MANHOLE - SEE DETAILS (J15)
- ⑬ CONSTRUCT NEW SANITARY SEWER CLEANOUT - SEE DETAIL (M15)
- ⑯ INSTALL 14" MIN. DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT EACH END - SEE DETAIL (L16)
- ⑰ CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT UNLESS NOTED OTHERWISE

LEGEND

- CENTERLINE
- PROPERTY LINE
- BOUNDARY LINE
- W — NEW PVC WATER MAIN
- S — NEW PVC SEWER LINE
- ②⑩ — NEW LOT NUMBER
- ①⑧⑧ — FUTURE LOT NUMBER
- NEW SEWER SERVICE
- NEW SINGLE WATER SERVICE
- NEW DUAL WATER SERVICE
- NEW 2" BACKFLOW PREVENTOR
- NEW THRUST BLOCK
- NEW WATER VALVE
- NEW MANHOLE
- NEW TEMPORARY BLOWOFF VALVE
- NEW FIRE HYDRANT
- MH — NEW MANHOLE
- RIM — NEW RIM ELEVATION
- INV. — NEW INVERT ELEVATION
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
- ⊗ — EXISTING WATER VALVE



SCALE HORIZ: 1"=60'
SCALE VERT: 1"=4'



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LAS QUINTAS DE SAN LUIS 2
SUBDIVISION

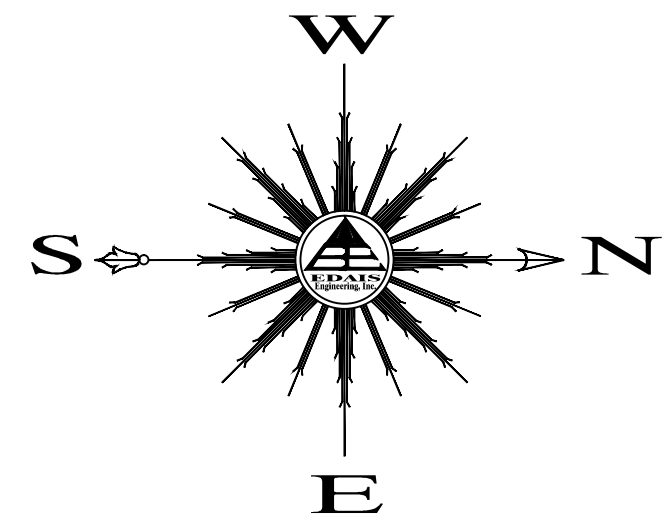
SEWER PLAN & PROFILES

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: DEC. 16	DRAWN BY: LPR	JOB No. 14-015

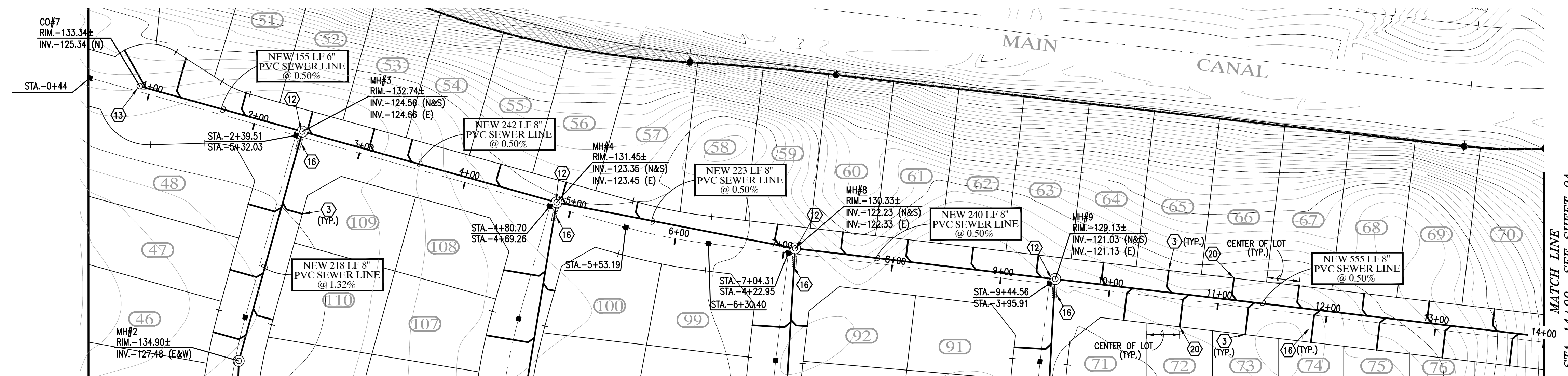
Edais Engineering, Inc.

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(928) 344-3566 FAX (928) 341-1075
EMAIL: najeh@edaisgroup.com

SHEET
10



SCALE HORIZ: 1"=60'
SCALE VERT: 1"=4'

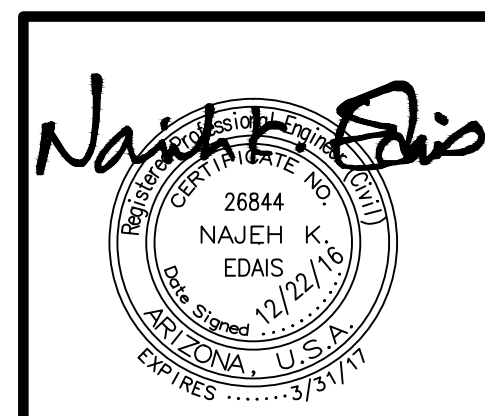
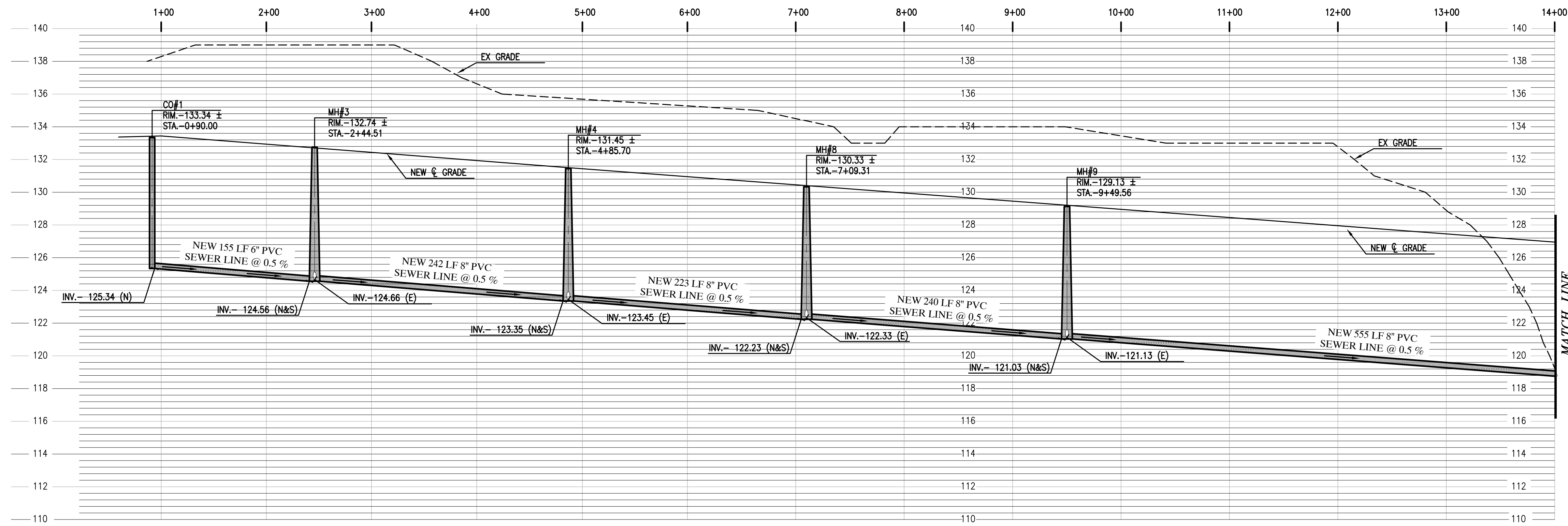


SEWER CONSTRUCTION KEYNOTES

- (3) INSTALL 4" SEWER SERVICE (TYP.) - SEE DETAIL (H 14)
- (12) CONSTRUCT NEW SANITARY SEWER MANHOLE - SEE DETAILS (M 15)
- (13) CONSTRUCT NEW SANITARY SEWER CLEANOUT - SEE DETAIL (M 15)
- (16) INSTALL 14" MIN. DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT EACH END - SEE DETAIL (T 16)
- (20) CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT UNLESS NOTED OTHERWISE

LEGEND

- CENTERLINE
- PROPERTY LINE
- BOUNDARY LINE
- W NEW PVC WATER MAIN
- S NEW PVC SEWER LINE
- NEW LOT NUMBER
- (188) FUTURE LOT NUMBER
- NEW SEWER SERVICE
- NEW SINGLE WATER SERVICE
- NEW DUAL WATER SERVICE
- NEW 2" BACKFLOW PREVENTOR
- NEW THRUST BLOCK
- NEW WATER VALVE
- NEW MANHOLE
- NEW TEMPORARY BLOWOFF VALVE
- NEW FIRE HYDRANT
- MH NEW MANHOLE
- RM NEW RIM ELEVATION
- INV. NEW INVERT ELEVATION
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
- ⊗ EXISTING WATER VALVE



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**LAS QUINTAS DE SAN LUIS 2
SUBDIVISION**

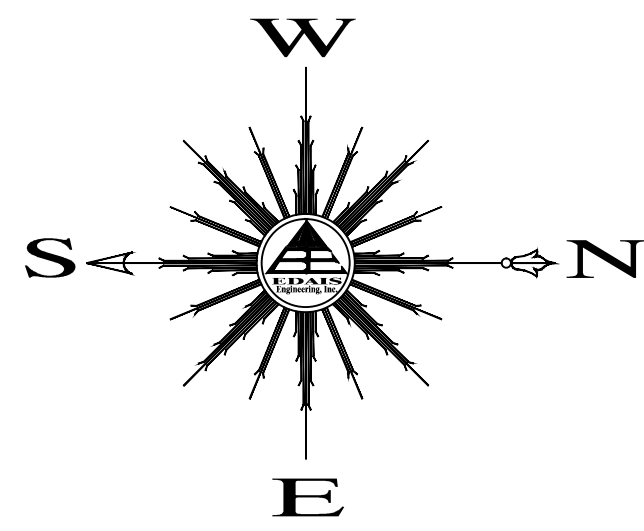
SEWER PLAN & PROFILES

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: DEC. '16	DRAWN BY: LPR	JOB No. 14-015

Edais Engineering, Inc.

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(928) 344-3566 FAX (928) 341-1075
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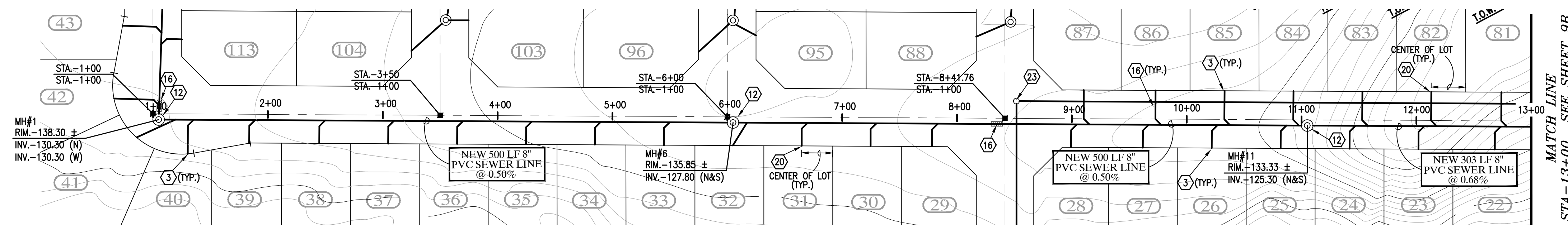
SHEET
11



SCALE HORIZ: 1"=60'
SCALE VERT: 1"=4'

SEWER CONSTRUCTION KEYNOTES

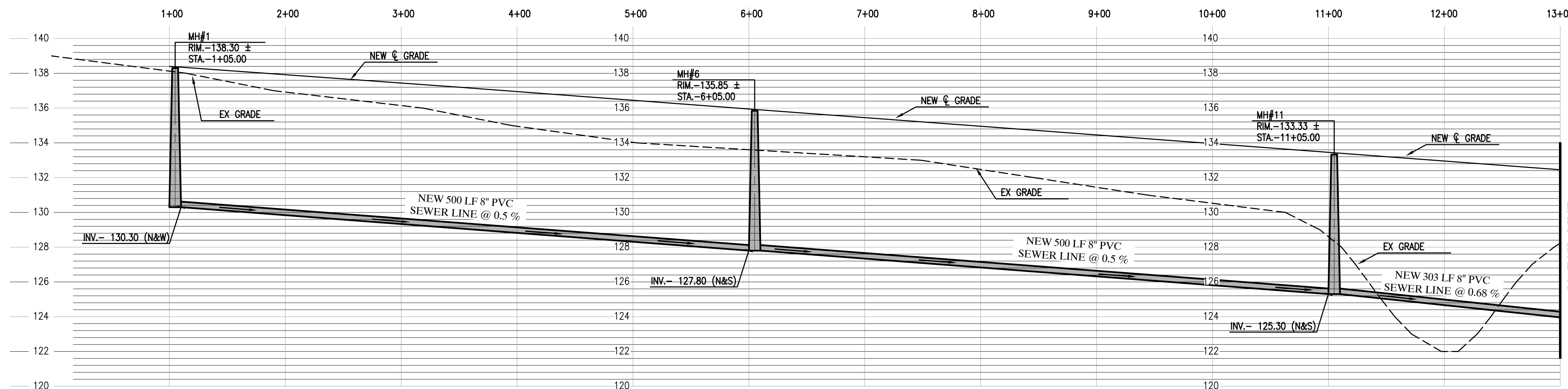
- ③ INSTALL 4" SEWER SERVICE (TYP.) - SEE DETAIL 11/14
- ⑫ CONSTRUCT NEW SANITARY SEWER MANHOLE - SEE DETAILS 1/15
- ⑬ CONSTRUCT NEW SANITARY SEWER CLEANOUT - SEE DETAIL 1/15
- ⑯ INSTALL 14" MIN. DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT EACH END - SEE DETAIL 1/16
- ⑳ CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT UNLESS NOTED OTHERWISE
- ㉓ NEW FORCEMAIN PRESSURE CLEANOUT - SEE DETAIL 1/16



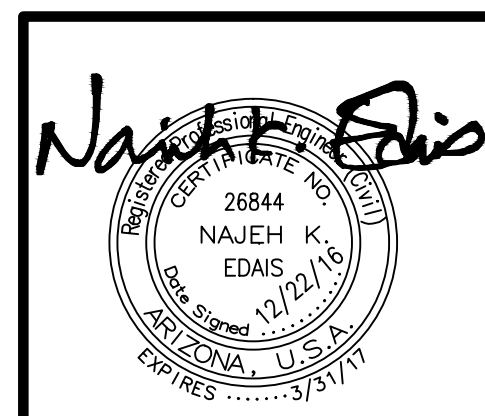
MATCH LINE
STA-13+00 SEE SHEET 9B

LEGEND

- CENTERLINE
- PROPERTY LINE
- BOUNDARY LINE
- w— NEW PVC WATER MAIN
- s— NEW PVC SEWER LINE
- ②① NEW LOT NUMBER
- ①⑤⑤ FUTURE LOT NUMBER
- NEW SEWER SERVICE
- NEW SINGLE WATER SERVICE
- NEW DUAL WATER SERVICE
- NEW 2" BACKFLOW PREVENTOR
- NEW THRUST BLOCK
- NEW WATER VALVE
- NEW MANHOLE
- NEW TEMPORARY BLOWOFF VALVE
- NEW FIRE HYDRANT
- MH NEW MANHOLE
- RIM. NEW RIM ELEVATION
- INV. NEW INVERT ELEVATION
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
- EXISTING WATER VALVE



MATCH LINE
STA-13+00 SEE SHEET 9A



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**LAS QUINTAS DE SAN LUIS 2
SUBDIVISION**

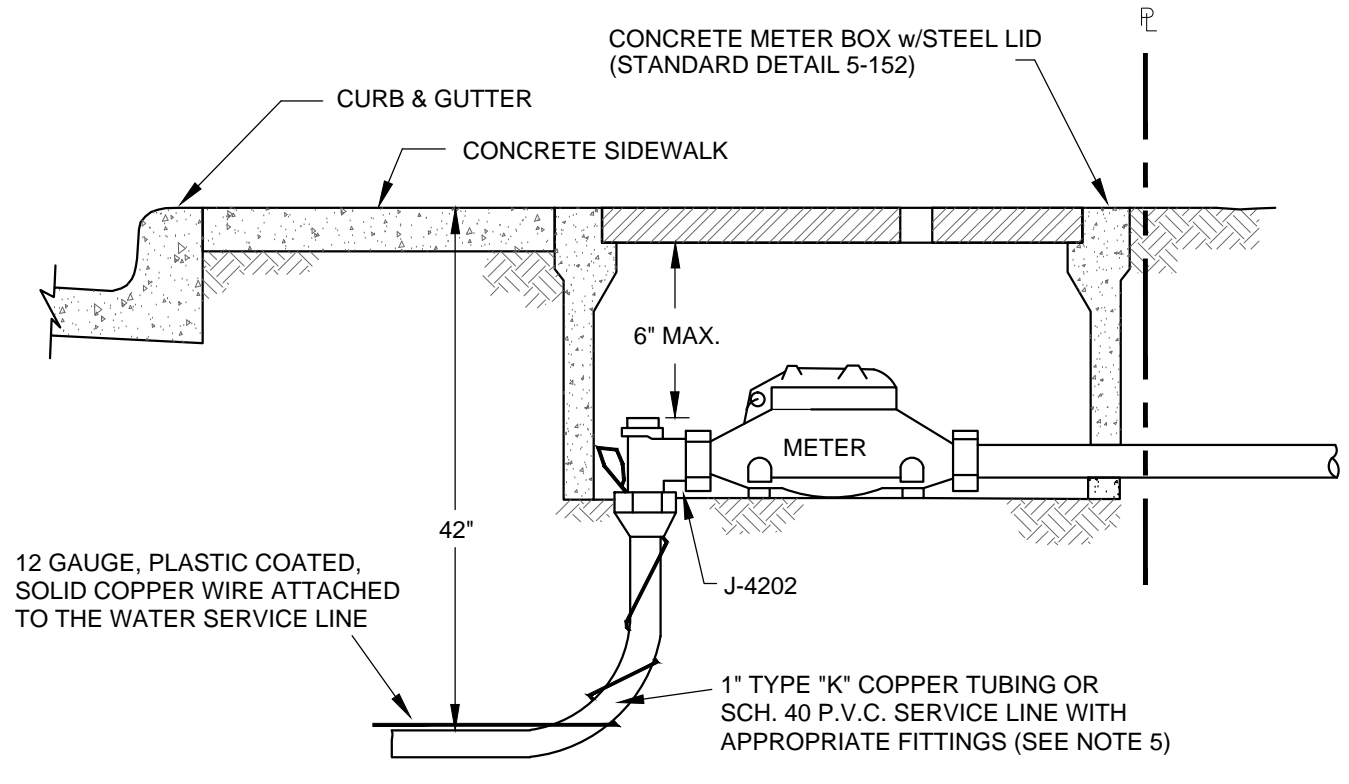
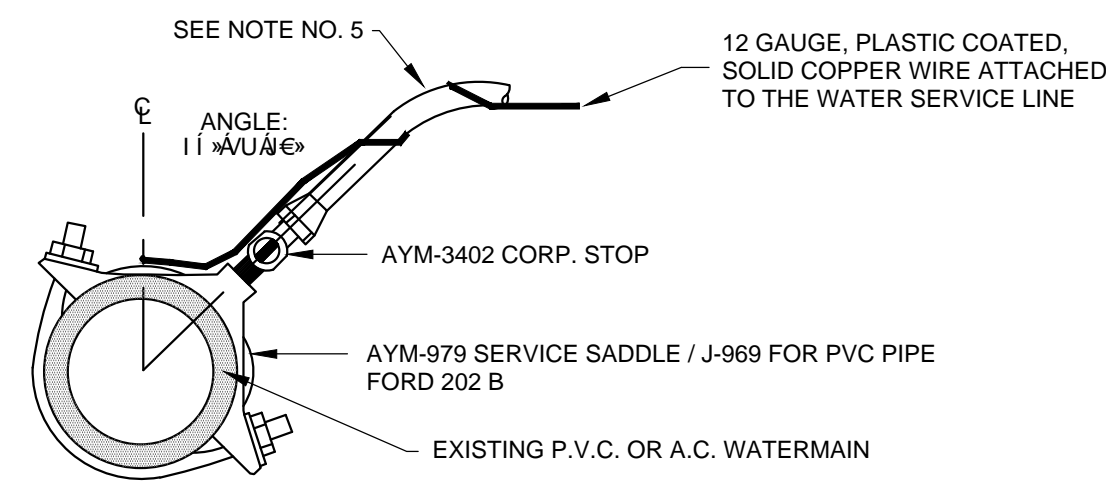
SEWER PLAN & PROFILES

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: DEC. '16	DRAWN BY: LPR	JOB No. 14-015

**Edais
Engineering, Inc.**

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Yuma, Arizona 85365
(928) 344-3566 FAX (928) 341-1075
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12



NOTE

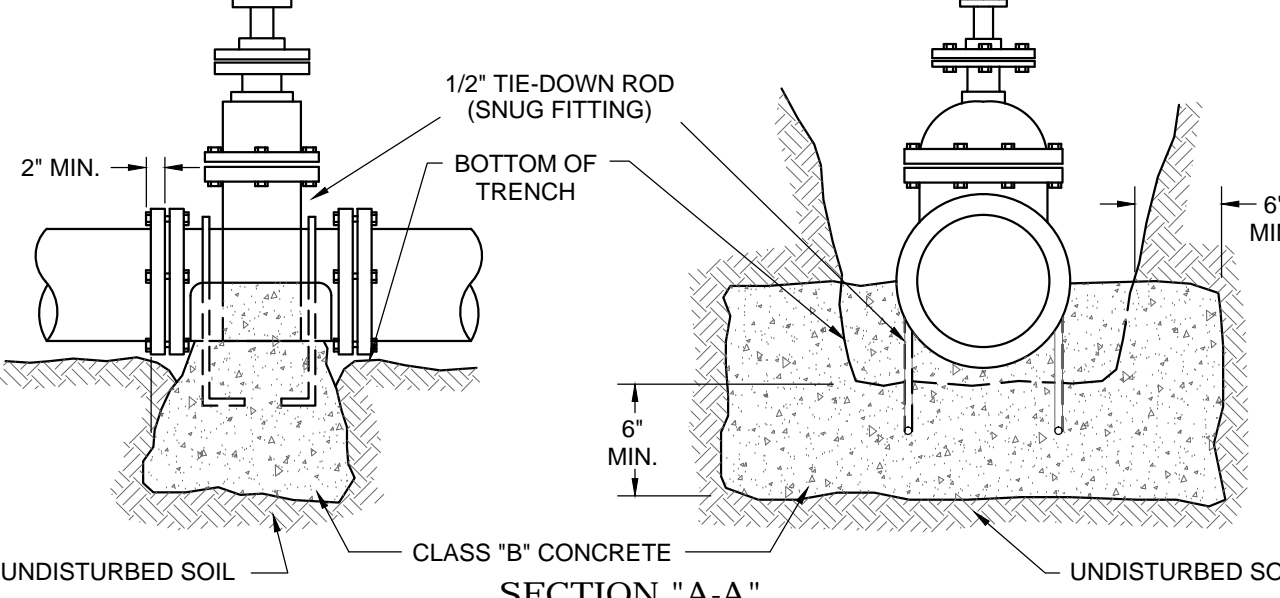
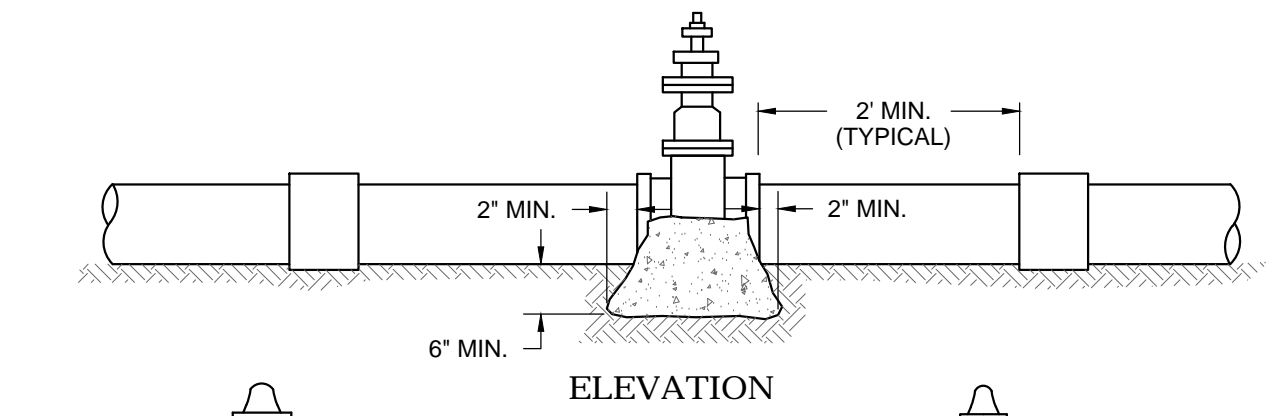
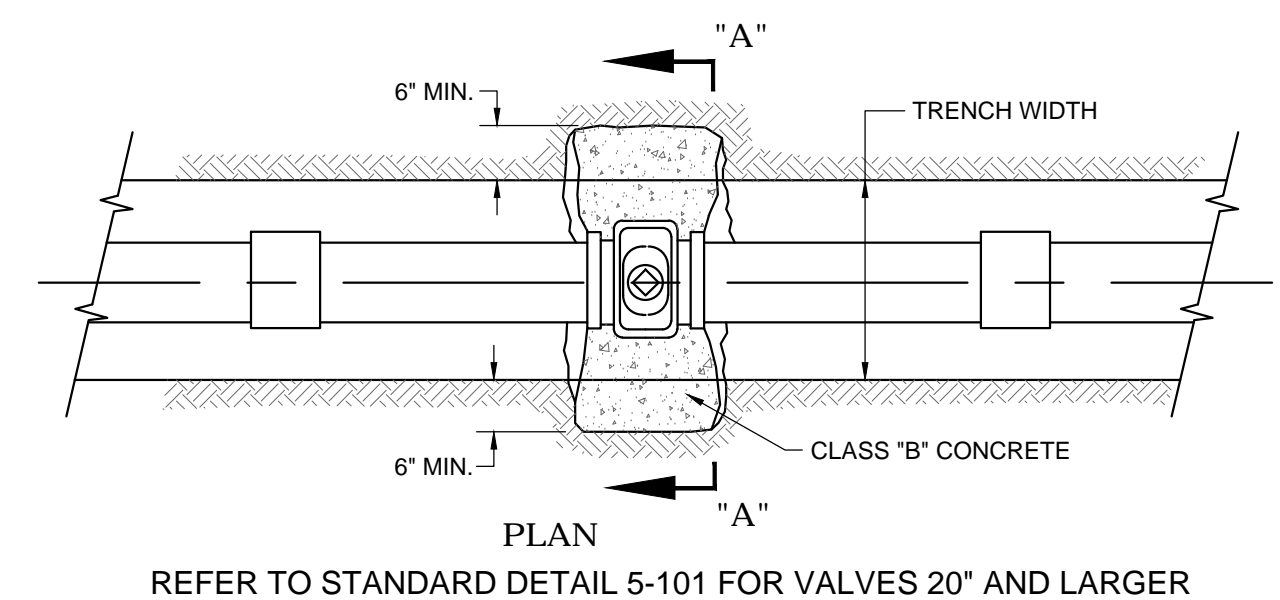
- Tracer wire shall be required on all service lines between watermain and meter.
- Meter box to be set adjacent to the public right-of-way line.
- Water meter boxes that are subject to vehicular traffic must include a traffic rated cast iron lid.
- Meter boxes are not to be located inside sidewalks.
- When using 1" water service line only one 1" meter can be used or 2-5/8" or 3/4" meters per service line, two 1" water meters on a 1" water service is not allowed to prevent low water pressure/reduced capacity.
- All new water service requests 2" and smaller off of an existing water main will be installed by City of Yuma utilities personnel.

**WATER METER INSTALLATION
1" AND SMALLER**

C.O.Y. STD. NO. 5-149 NTS **A** 14

NOTES:

- SEWER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SITE AND SOIL CONDITION AND SHALL NOTIFY ALL UTILITY AGENCIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONDITIONS REQUIRING CHANGE TO THE PLANS.
- CONTRACTOR SHALL NOTIFY FARWEST WATER & SEWER, INC. PRIOR TO START OF CONSTRUCTION.
- STANDARD SPECIFICATIONS AND ARIZONA STATE HEALTH DEPARTMENT BUL. NO. 11 SHALL APPLY TO THIS PROJECT.
- A MINIMUM OF 7" SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SEWER LINES AND WATER AND SEWER MAINS.
- SEWER MAINS AND SERVICES SHALL BE CONSTRUCTED OF C909 PVC PIPE FOR A DISTANCE OF 7' IN BOTH DIRECTIONS FROM A WATERMAIN OR SERVICE WHEN,
 - SEWER MAIN OR SERVICE CROSSES LESS THEN 2' BELOW A WATER MAIN
 - WATER MAIN OR SERVICE CROSSES BELOW A SEWER MAIN OR SERVICE (A MINIMUM OF 24" SEPARATION SHALL BE MAINTAINED VERTICALLY BETWEEN WATER AND SEWER MAINS AND SERVICES).
- NO STREET, WATER AND SEWER IMPROVEMENTS WILL BE ACCEPTED BY FARWEST WATER & SEWER, INC. FOR MAINTENANCE UNTIL "AS BUILT" CERTIFIED PLANS ARE FILED WITH AND ACCEPTED BY FARWEST WATER & SEWER, INC.
- SEWER PIPE SHALL BE PVC, HAVE N.S.F. SEAL OF APPROVAL, AND MEET ASTM D-3034, SDR 35.
- SEWER MAINS SHALL BE PRESSURE AND LEAKAGE TESTED WITH 4 FEET OF HEAD UPSTREAM. ALLOWABLE LEAKAGE NOT TO EXCEED 200 GAL./IN. DIA./MILE OF PIPE/DAY.
- EXFILTRATION FROM MANHOLES SHALL BE LIMITED TO 0.1 GALS./HR./VERTICAL FOOT.
- DEFLECTION TEST OF AT LEAST 20% OF PLASTIC SEWER PIPE SHALL BE PERFORMED. SHORT TERM DEFLECTION IN EXCESS OF 5% SHALL BE CONSIDERED UNSERVICEABLE AND SHALL BE REPAIRED AND RETESTED.
- IN AREAS WHERE THE GROUNDWATER IS AT PIPE SPRING LINE OR ABOVE INFILTRATION TESTS SHALL BE PERFORMED. ALLOWABLE INFILTRATION FOR SEWER MAINS NOT TO EXCEED 200 GAL./IN. DIA./MILE OF PIPE/DAY. ALLOWABLE INFILTRATION FOR MANHOLES SHALL BE LIMITED TO 0.1 GALS./HR./VERTICAL FOOT.

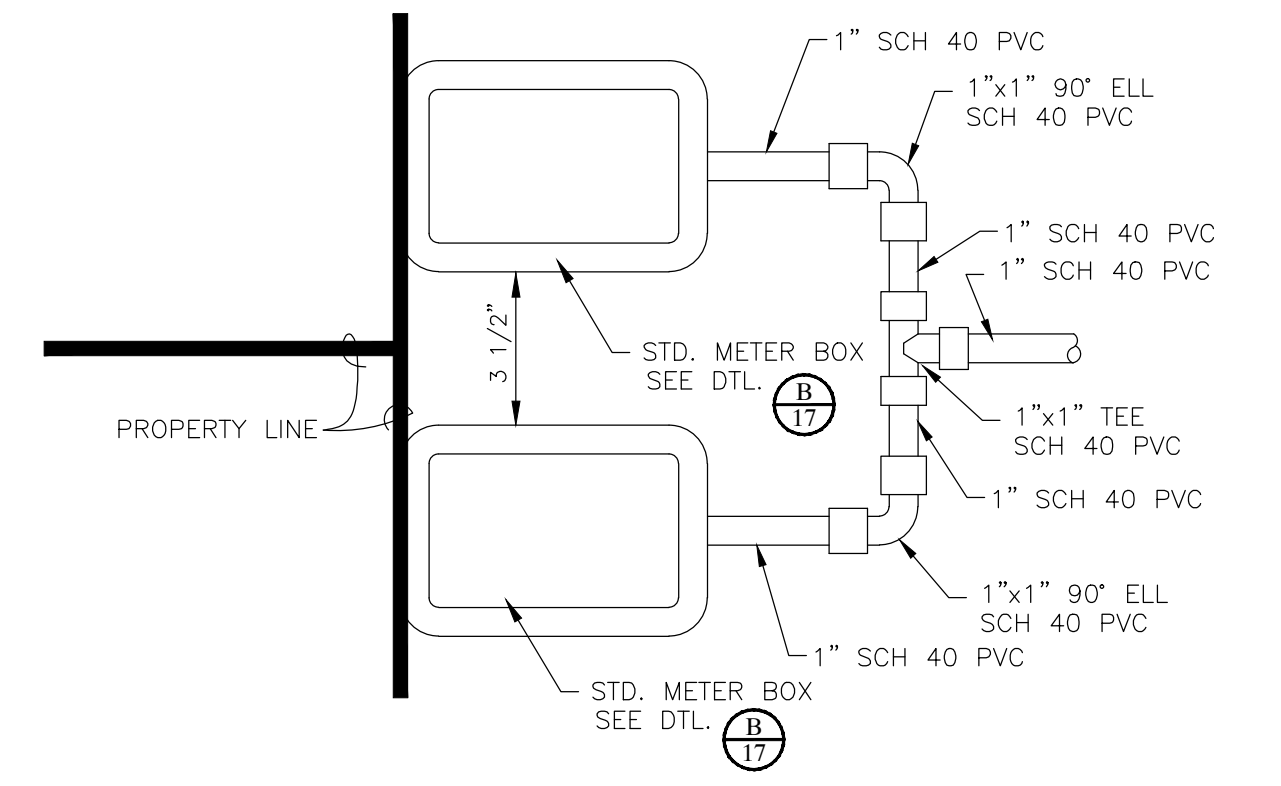


NOTES

- This detail covers water valves 4" or larger.
- All buried iron and ferrous fittings shall receive a 10mil (minimum) polyethylene plastic wrap to prevent direct contact with soil.
- Tie-down rods required for pipes larger than 8".
- Concrete shall not come into contact with water pipe.
- Refer to Standard Detail 5-101 for valves twenty inch (20") and larger.

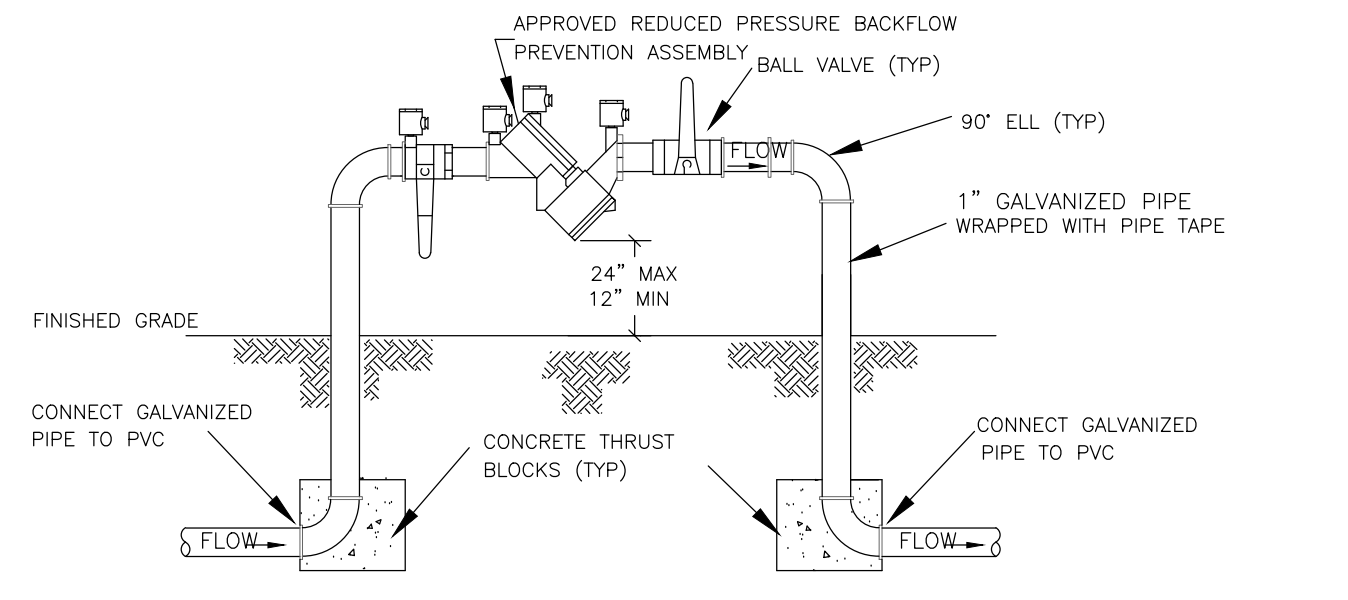
VALVE ANCHORS

C.O.Y. STD. NO. 5-110 NTS **D** 14



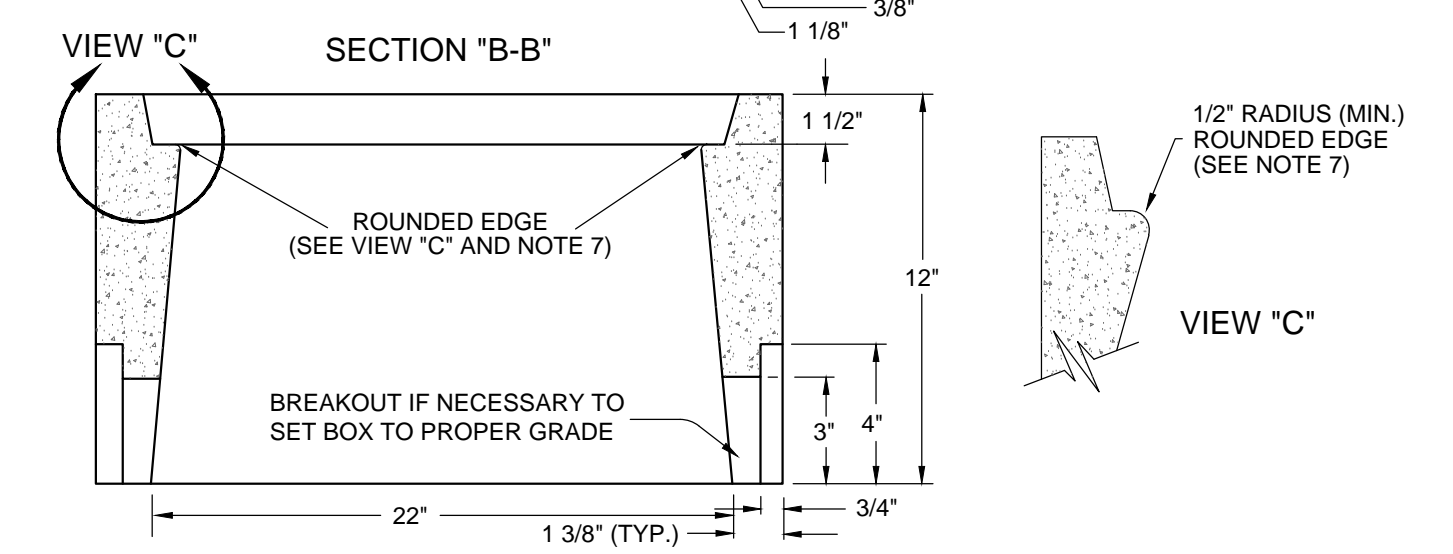
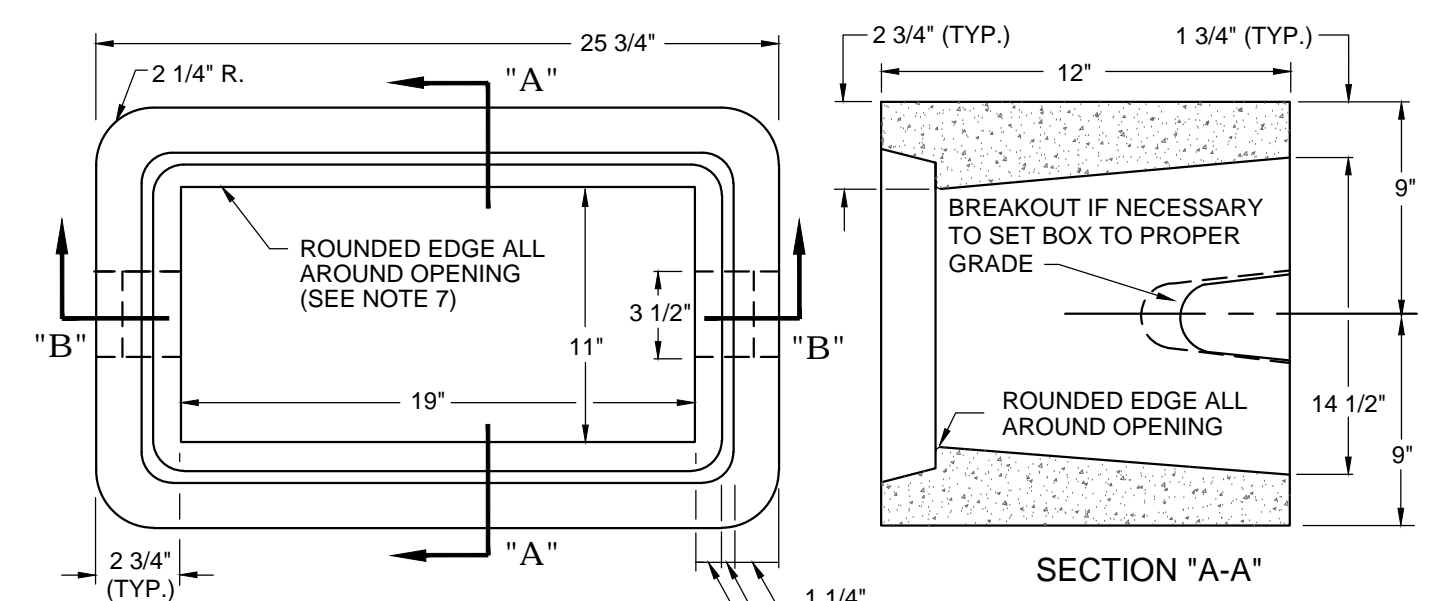
**TYPICAL DUAL MANIFOLD
STUB SERVICE**

NTS **F** 14



**REDUCED PRESSURE
BACKFLOW ASSEMBLY**

NTS **G** 14

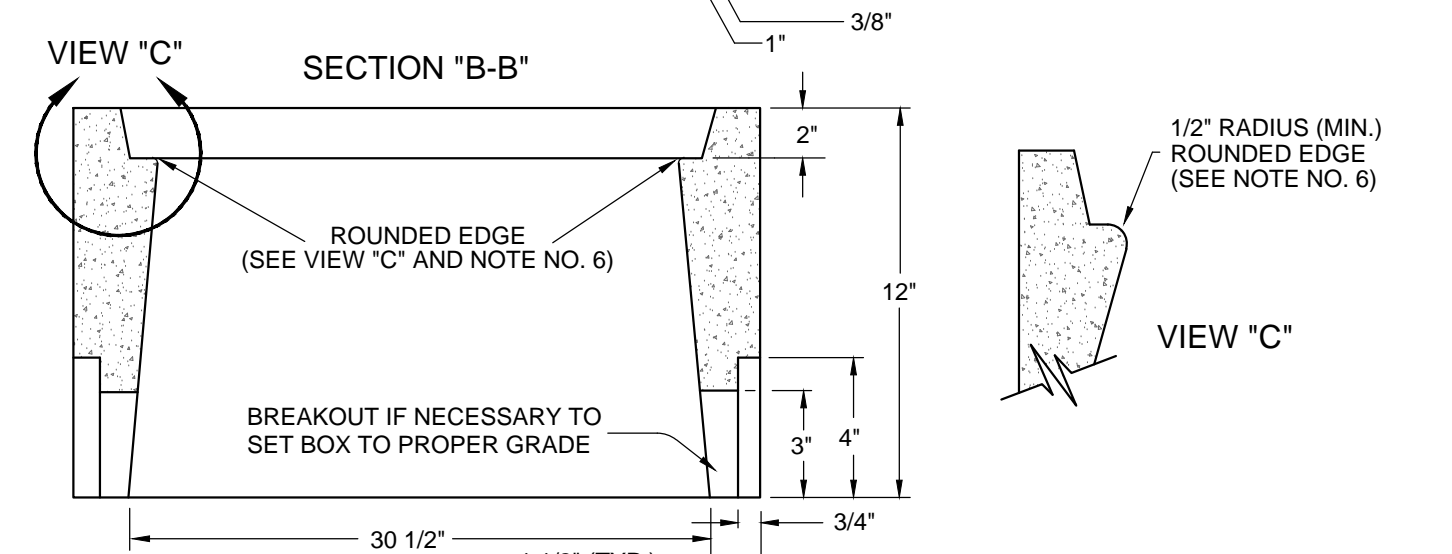
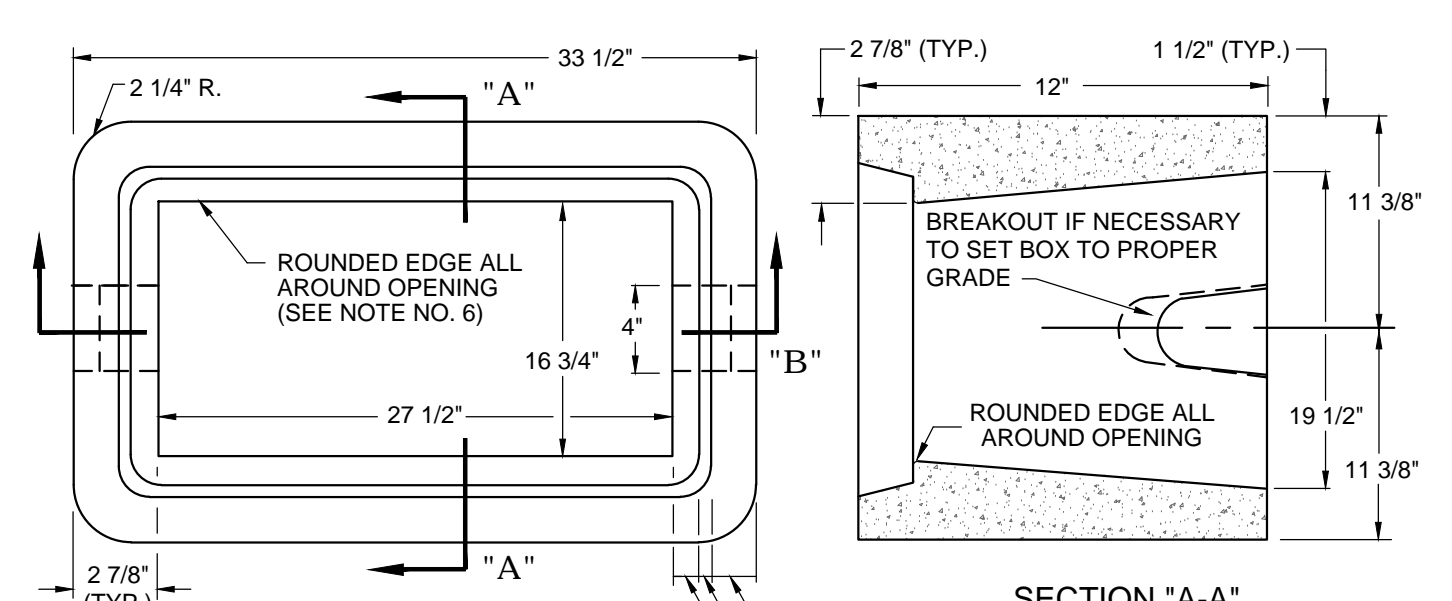


NOTES

- The meter boxes shall conform to the dimensions of the above drawing and shall be made of Portland cement concrete poured and tamped (or vibrated) in true form.
- The Portland cement concrete shall be batched in the proper proportions by weight, water, cement, fine aggregate (A.S.T.M. C-33), and coarse aggregate (3/8" rock). This mix shall be designed to obtain a minimum of 4,000psi at 28 days when tested in accordance with A.S.T.M. C-39. This mix shall be poured at a slump not in excess of six inches (6").
- Upon the removal of the forms, the meter boxes shall be water cured for seven (7) days or sprayed with a membrane curing compound such as "Hunts Process" or approved equal.
- The method of sampling and testing of these boxes shall conform to A.S.T.M. C-129 and C-140, except that the minimum required strength shall be 4,000psi at 28 days.
- Meter box lids shall be cast iron and fit flush with top of box and have adequate bearing on seat. When water meter boxes are used in paved areas, subject to vehicular traffic, a traffic rated lid will be used. The lids are to be precut with 1.75" to 2" diameter holes to install automatic meter reading devices.
- The San Diego Precast Concrete, Inc. model P 4 1/2 water meter box with cast iron lid or equal is an approved model.
- Apply 1/2" radius (minimum) to edges of box opening in order to prevent worker injury when handling and installing boxes.
- Use composite meter boxes in residential subdivisions/mobile home parks. The lids are to be precut with 1.75" to 2" diameter holes to install automatic meter reading devices.
- Meter boxes should not be installed in sidewalk unless directed by City Engineer.

**CONCRETE WATER METER BOX
FOR 1" METERS & SMALLER**

C.O.Y. NO. 5-152 NTS **B** 14

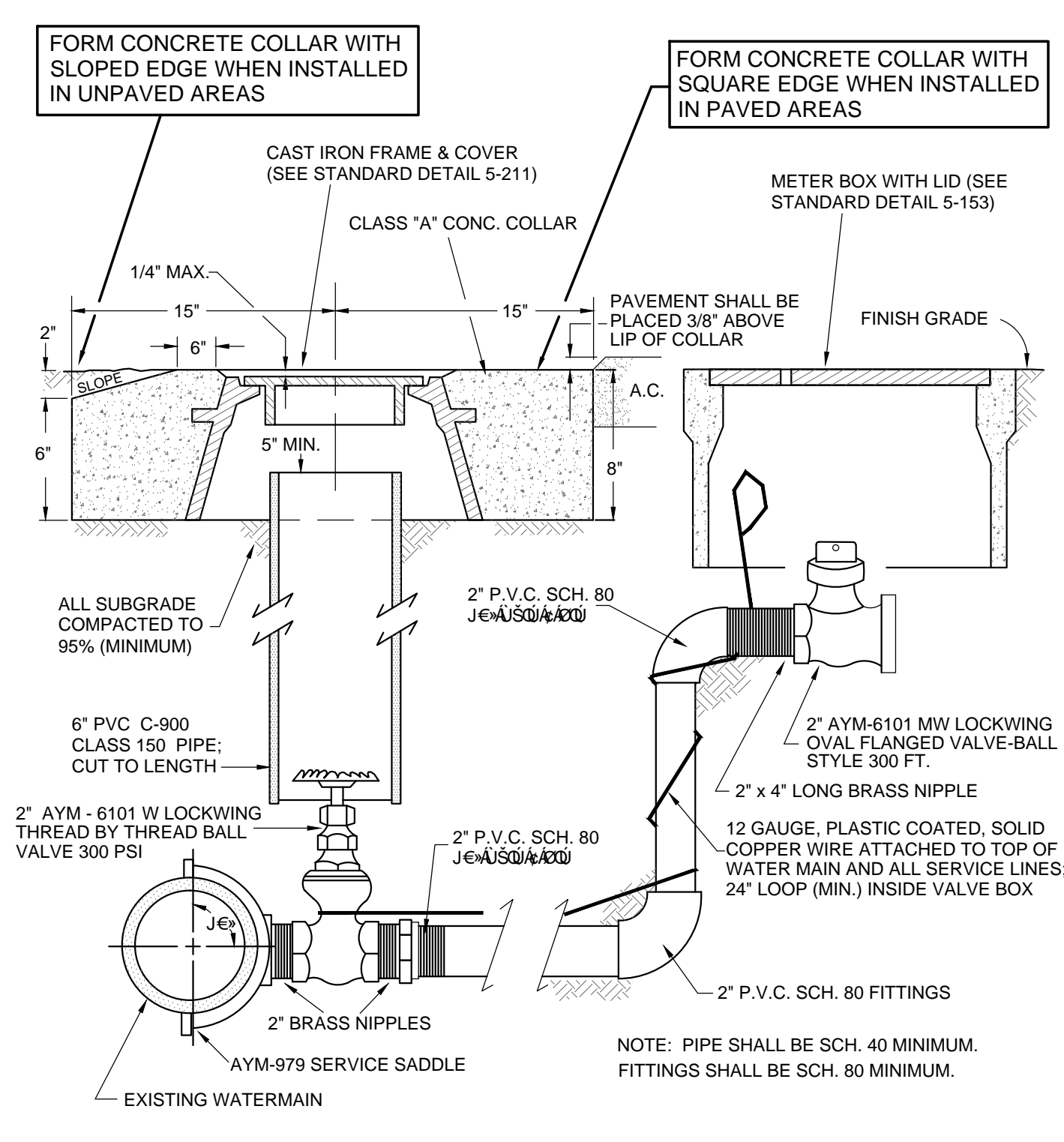


NOTES

- The meter boxes shall conform to the dimensions of the above drawing and shall be made of Portland cement concrete poured and tamped (or vibrated) in true form.
- The Portland cement concrete shall be batched in the proper proportions by weight, water, cement, fine aggregate (A.S.T.M. C-33), and coarse aggregate (3/8" rock). This mix shall be designed to obtain a minimum of 4,000psi at 28 days when tested in accordance with A.S.T.M. C-39. This mix shall be poured at a slump not in excess of six inches (6").
- Upon the removal of the forms, the meter boxes shall be water cured for seven (7) days or sprayed with a membrane curing compound such as "Hunts Process" or approved equal.
- The method of sampling and testing of these boxes shall conform to A.S.T.M. C-129 and C-140, except that the minimum required strength shall be 4,000psi at 28 days.
- Meter box lids shall be cast iron and fit flush with top of box and have adequate bearing on seat. When water meter boxes are used in paved areas, subject to vehicular traffic, a traffic rated lid will be used.
- The San Diego Precast Concrete, Inc. model P 4 1/2 water meter box with cast iron lid or equal is an approved model.
- Apply 1/2" radius (minimum) to edges of box opening in order to prevent worker injury when handling and installing boxes.
- Use composite meter boxes in residential subdivisions/mobile home parks. The lids are to be precut with 1.75" to 2" diameter holes to install automatic meter reading devices.
- Meter boxes should not be installed in sidewalk unless directed by City Engineer.

**CONCRETE WATER METER BOX
1 1/2" & 2" METERS AND
3" TURBINE METERS**

C.O.Y. NO. 5-153 NTS **C** 14

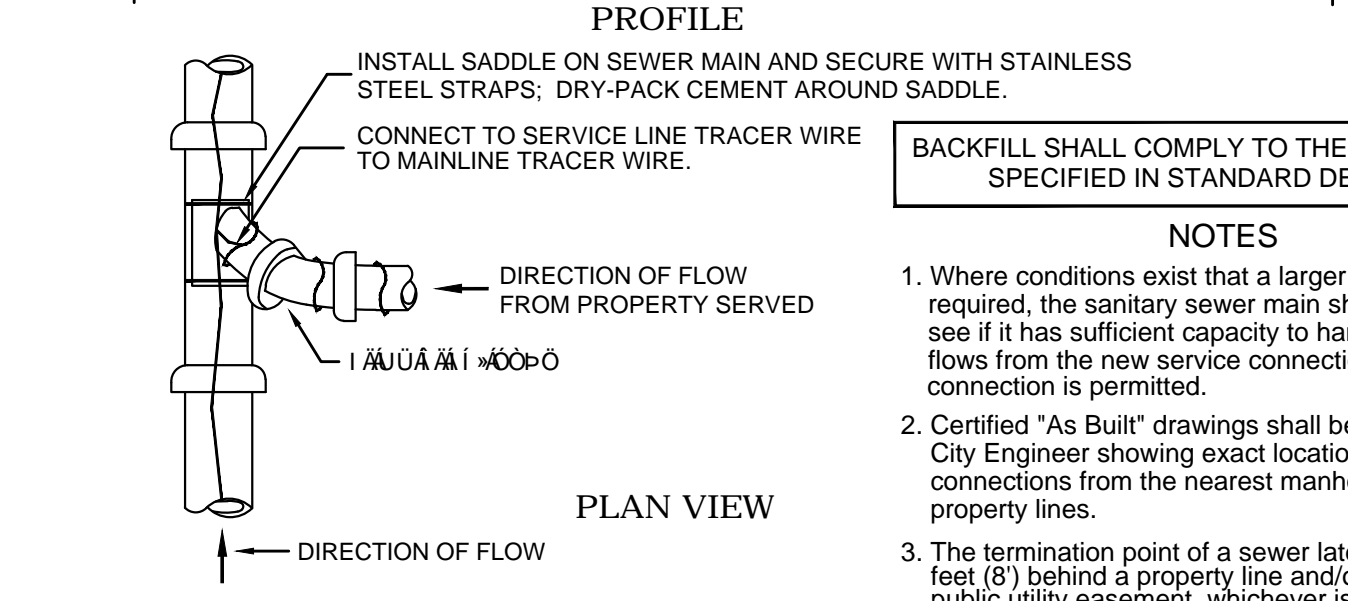
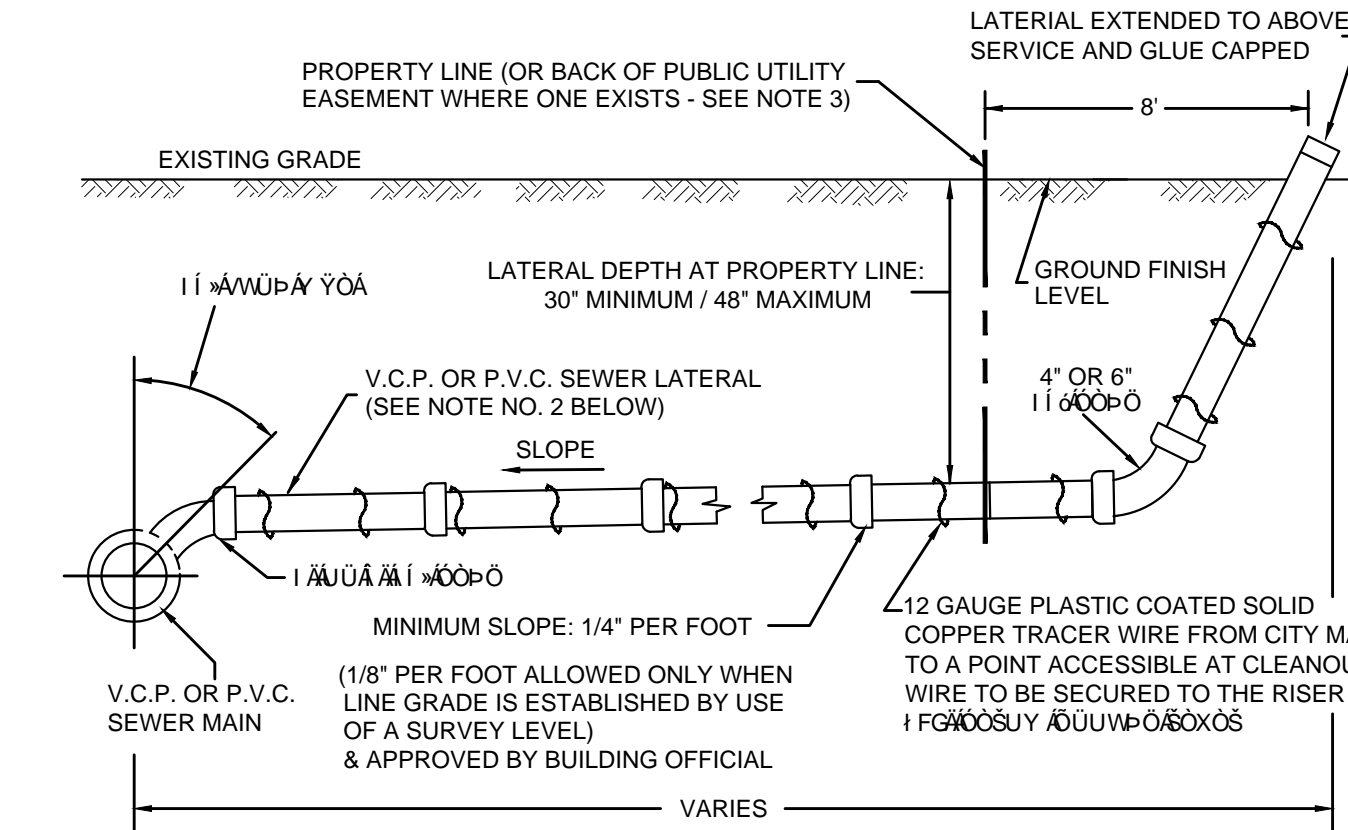


NOTE

- Tracer wire shall be required on all service lines between watermain and meter.
- Meter box to be set adjacent to the public right-of-way line.
- Water meter boxes that are subject to vehicular traffic must include a traffic rated cast iron lid.
- Meter boxes are not to be located inside sidewalks.
- On multiple 2" services, saddles shall be at least 24" clear (minimum).
- All new water service requests 2" and smaller off of an existing water main will be done by City of Yuma utilities personnel.

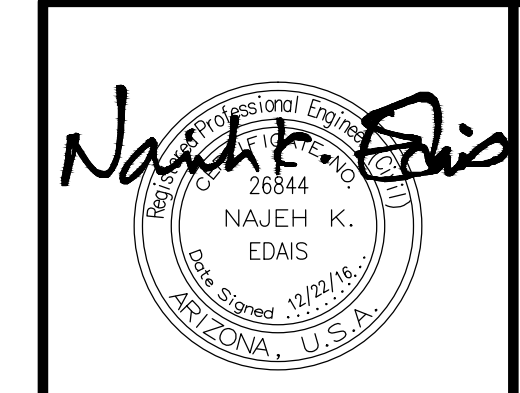
2" WATER SERVICE

C.O.Y. NO. 5-150 NTS **E** 14



**LATERAL CONNECTION TO WASTEWATER
SYSTEM WITH 45° BEND**

C.O.Y. STD. NO. 5-020 NTS **H** 14



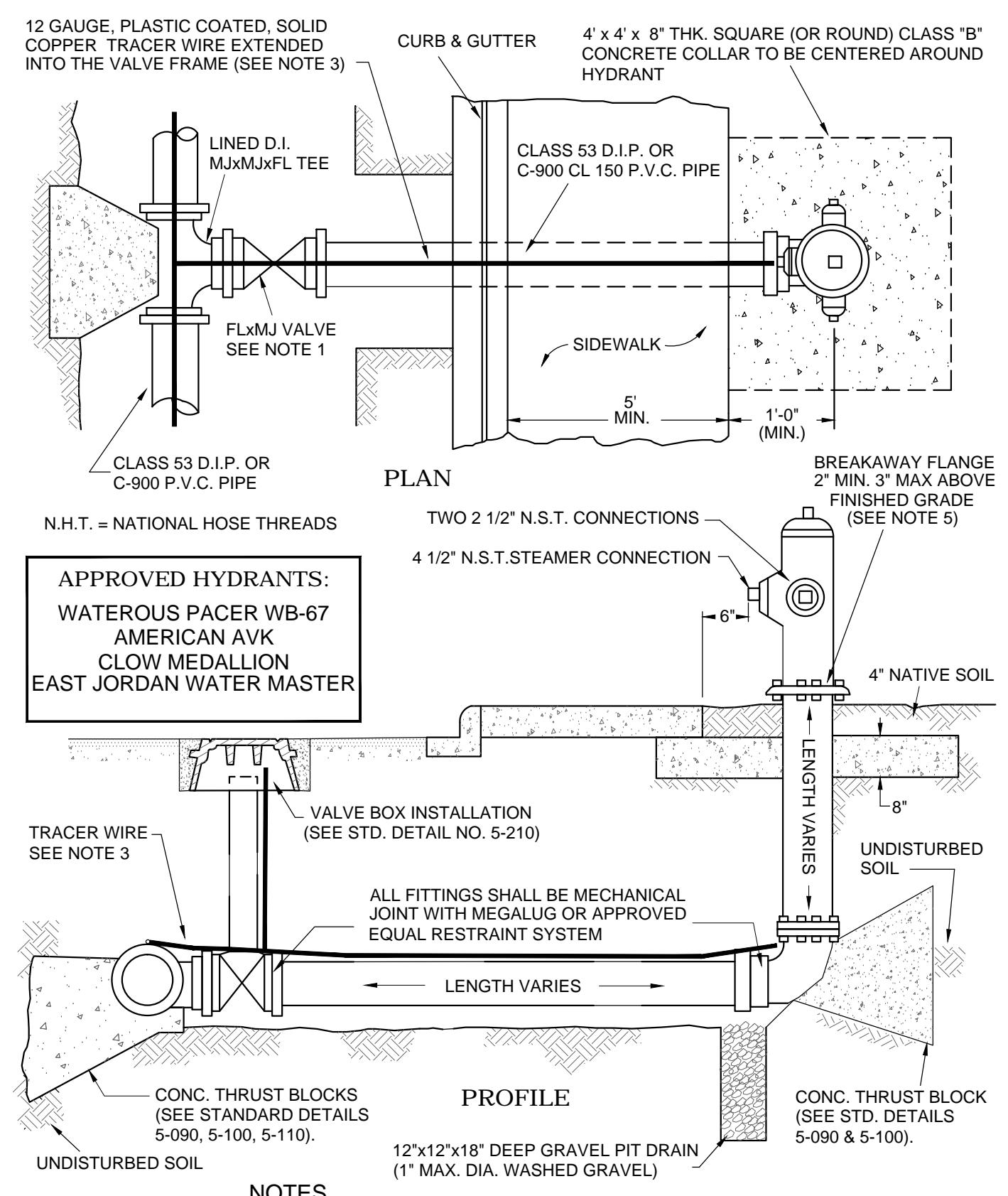
**LAS QUINTAS DE SAN LUIS 2
SUBDIVISION**

WATER & SEWER DETAILS

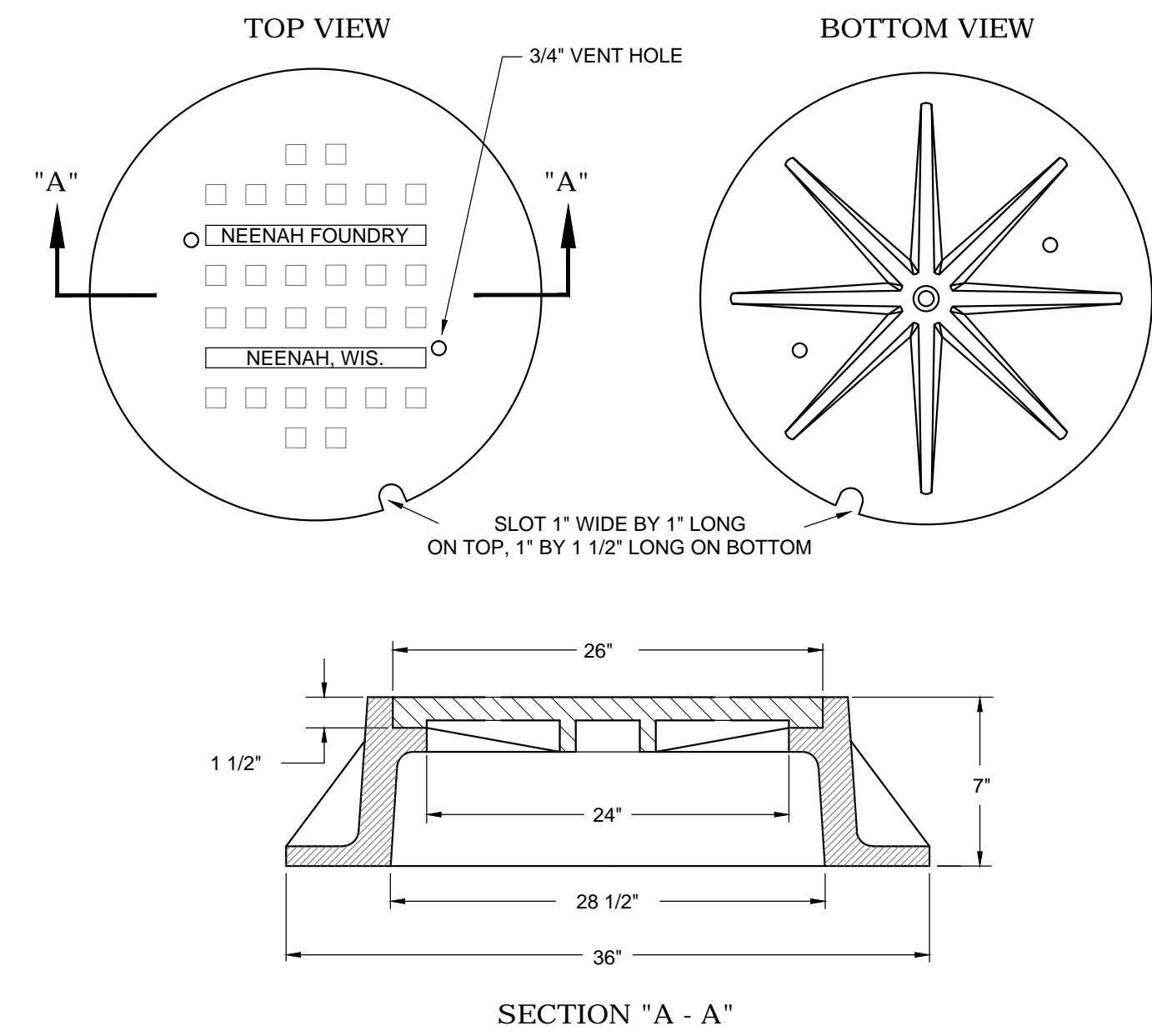
SCALE: AS SHOWN DESIGNED BY: N.K.E. CHECKED BY: N.K.E.
DATE: JUL. 16 DRAWN BY: STAFF JOB No. 14-015

**EDAIS
Engineering, Inc.**

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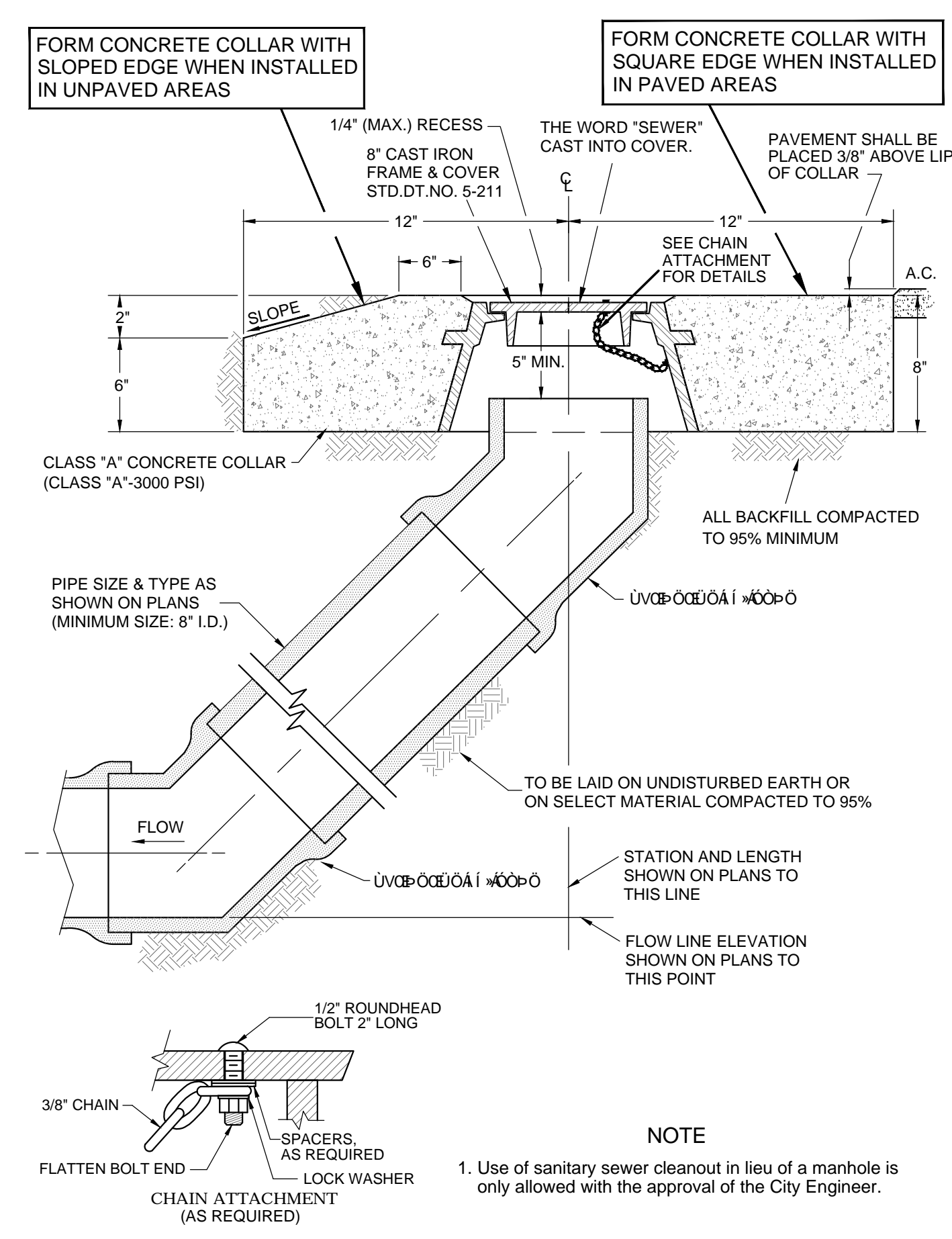


- APPROVED HYDRANTS:**
 WATEROUS PACER WB-67
 AMERICAN AVK
 CLOW MEDALLION
 EAST JORDAN WATER MASTER
- NOTES**
- 4" through 12" gate valves shall be American Darling resilient wedge 80 CSR, Waterous Series 500 resilient wedge, American AVK resilient wedge or Clow resilient wedge.
 - All buried ductile iron pipe must be wrapped with 10mil (minimum) polyethylene plastic wrap.
 - Tracer wire required on line from water main to hydrant.
 - No break-away flange bolts may make contact with soil.
 - Utilize a MJ Gradelock or offset to obtain measurement.

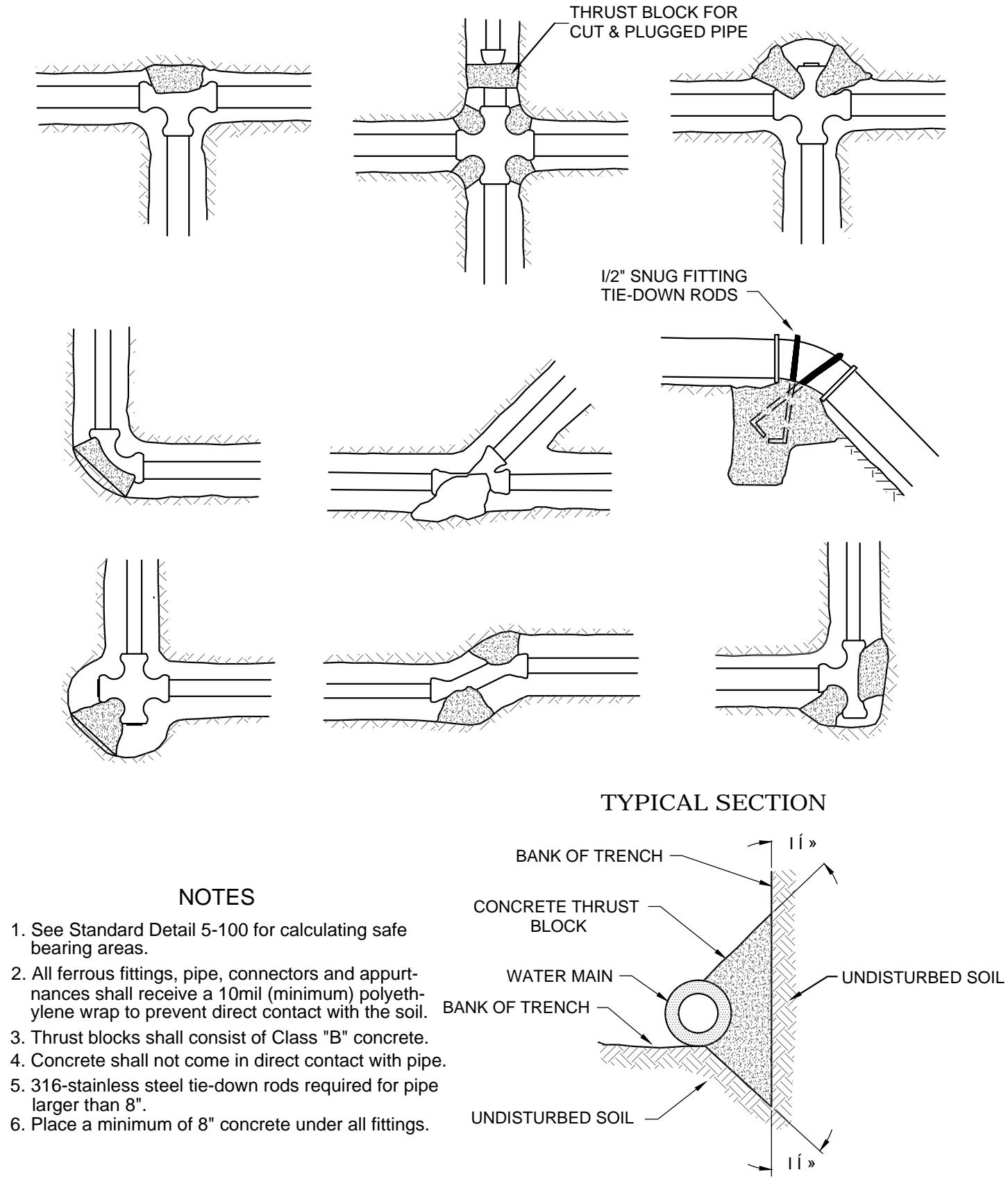


- NOTES**
- The top of the cover and frame shall be flush and there shall be 1/8" horizontal clearance all around the frame and cover.
 - All covers shall have the letter "S" cast into it. The letter shall be raised 5/16" and be no less than 2 1/2" high.
 - Covers shall have a minimum of two 3/4" vent holes. Should a manhole be located within 500 feet of an interceptor sewer the vent holes are to be eliminated.
 - Standard manhole covers are the Neenah R-1595, R-1642 or approved equal.

STANDARD MANHOLE FRAME AND COVER **K**
 MOD. C.O.Y. STD. NO. 5-040 NTS **15**

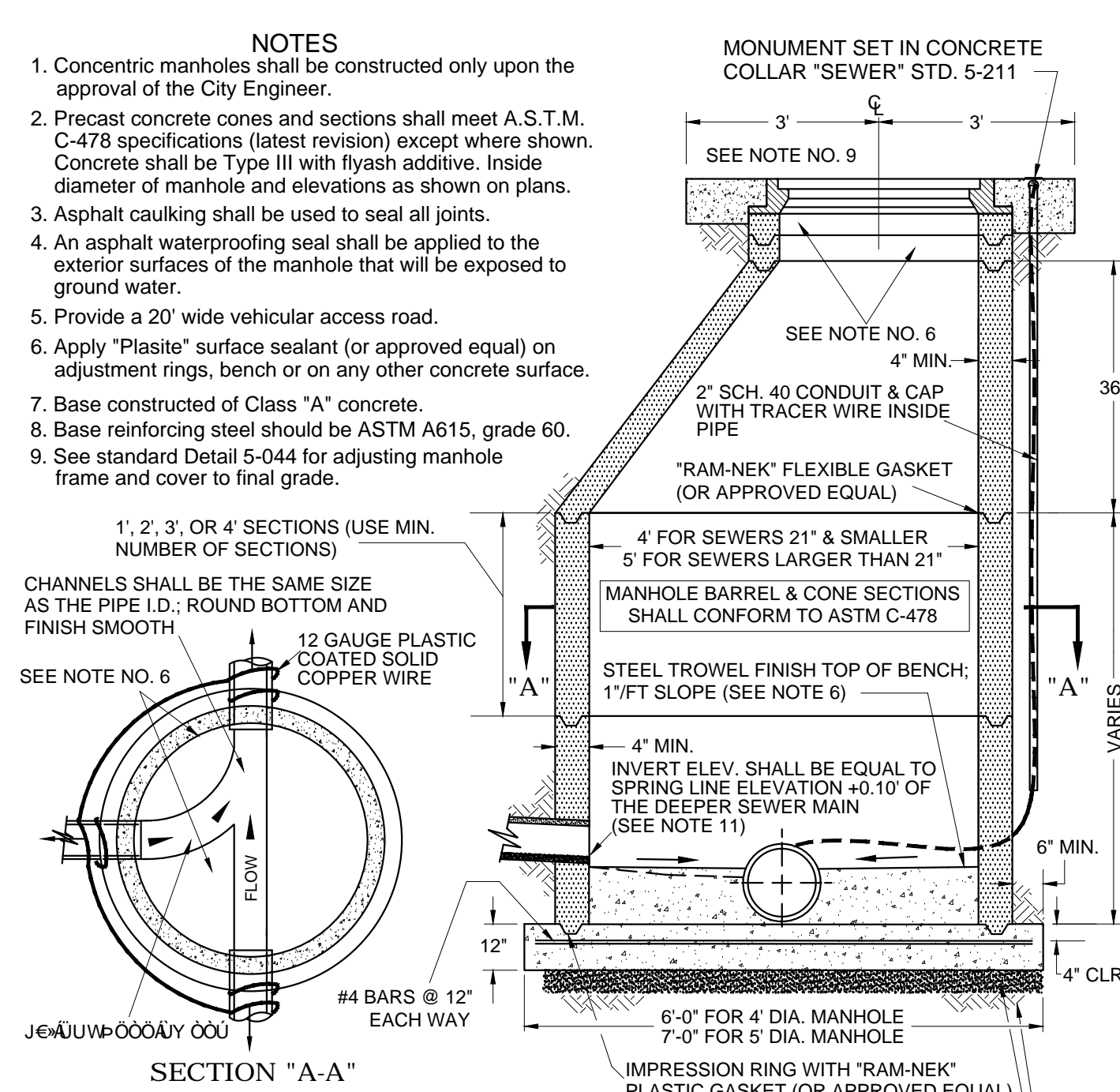


SANITARY SEWER CLEANOUT **M**
 MOD. C.O.Y. STD. NO. 5-010 NTS **15**



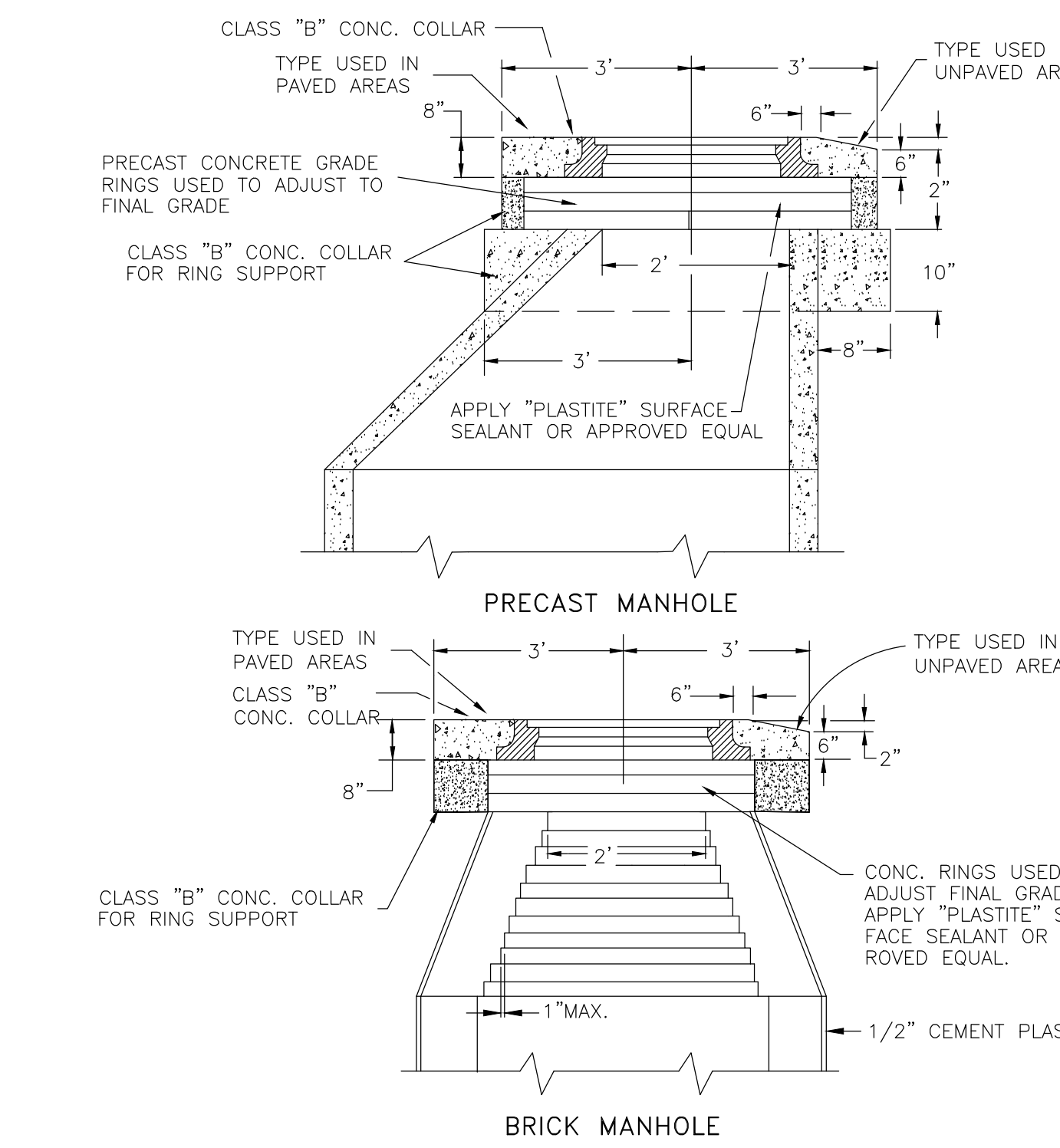
TYPICAL THRUST BLOCK INSTALLATION **O**
 MOD. C.O.Y. STD. NO. 5-100 NTS **15**

UTILITY LOCATIONS FOR PRINCIPAL ARTERIAL STREETS FIRE HYDRANTS **I**
 C.O.Y. STD. NO. 5-120 NTS **15**

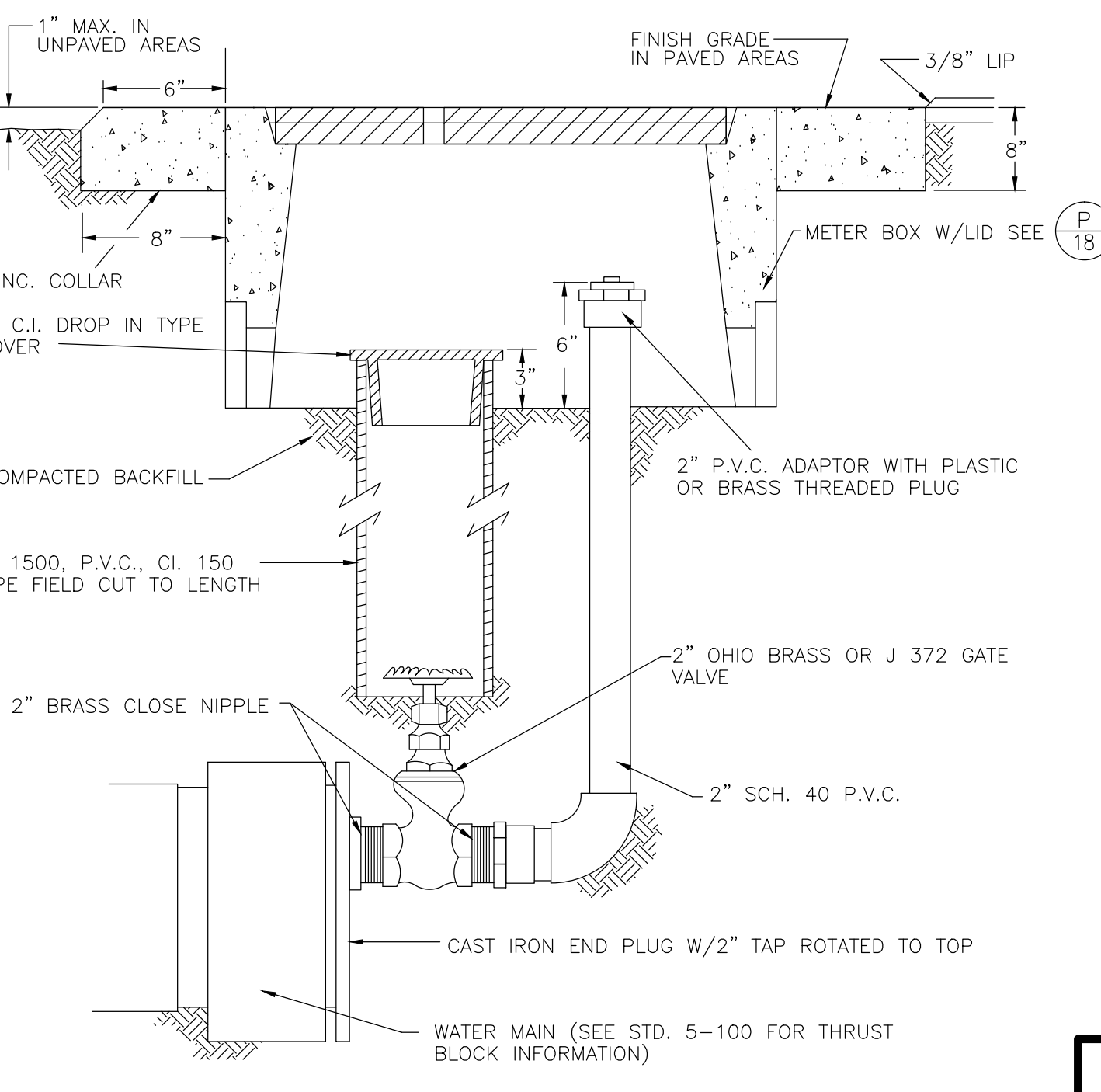


- NOTES**
- Concentric manholes shall be constructed only upon the approval of the City Engineer.
 - Precast concrete cones and sections shall meet A.S.T.M. C-478 specifications (latest revision) except where shown. Concrete shall be Type III with flyash additive. Inside diameter of manhole and elevations as shown on plans.
 - Asphalt caulking shall be used to seal all joints.
 - An asphalt waterproofing seal shall be applied to the exterior surfaces of the manhole that will be exposed to ground water.
 - Provide a 20' wide vehicular access road.
 - Apply "Plastite" surface sealant (or approved equal) on adjustment rings, bench or on any other concrete surface.
 - Base constructed of Class "A" concrete.
 - Base reinforcing steel should be ASTM A615, grade 60.
 - See standard detail 5-044 for adjusting manhole frame and cover to final grade.
 - 1, 2, 3, or 4 SECTIONS (USE MIN. NUMBER OF SECTIONS)
 - CHANNELS SHALL BE THE SAME SIZE AS THE PIPE I.D.; ROUND BOTTOM AND FINISH SMOOTH
 - 12 GAUGE PLASTIC COATED SOLID COPPER WIRE
 - SEE NOTE NO. 6
 - MANHOLE BARREL & CONE SECTIONS SHALL CONFORM TO ASTM C-478
 - "RAM-NEK" FLEXIBLE GASKET (OR APPROVED EQUAL)
 - STEEL TROWEL FINISH TOP OF BENCH; 1 1/2" FT SLOPE (SEE NOTE 6)
 - 4" MIN.
 - INVERT ELEV. SHALL BE EQUAL TO SPRING LINE ELEVATION +0.10' OF THE DEEPER SEWER MAIN (SEE NOTE 11)
 - 6" MIN.
 - 6" (MIN.) A.B.C. COMPACTED TO 95% (MIN.) SUBGRADE COMPACTED TO 95% (MIN.)
 - Special details shall be required for: Manholes greater than 40' in depth; at deflection manholes; for multiple pipe penetrations with at least one pipe greater than 24"; or if sewer main is larger than 48" in diameter. Calculations shall be signed/sealed by a registered professional engineer (A.Z. license) and submitted to the City Engineer for review & acceptance.
 - The PVC pipe needs to be installed inside the manhole. The top 1/3-1/2 portion of the pipe must be cut off a minimum length of 30" to allow CCT camera access, and to accept flow from lateral piping.

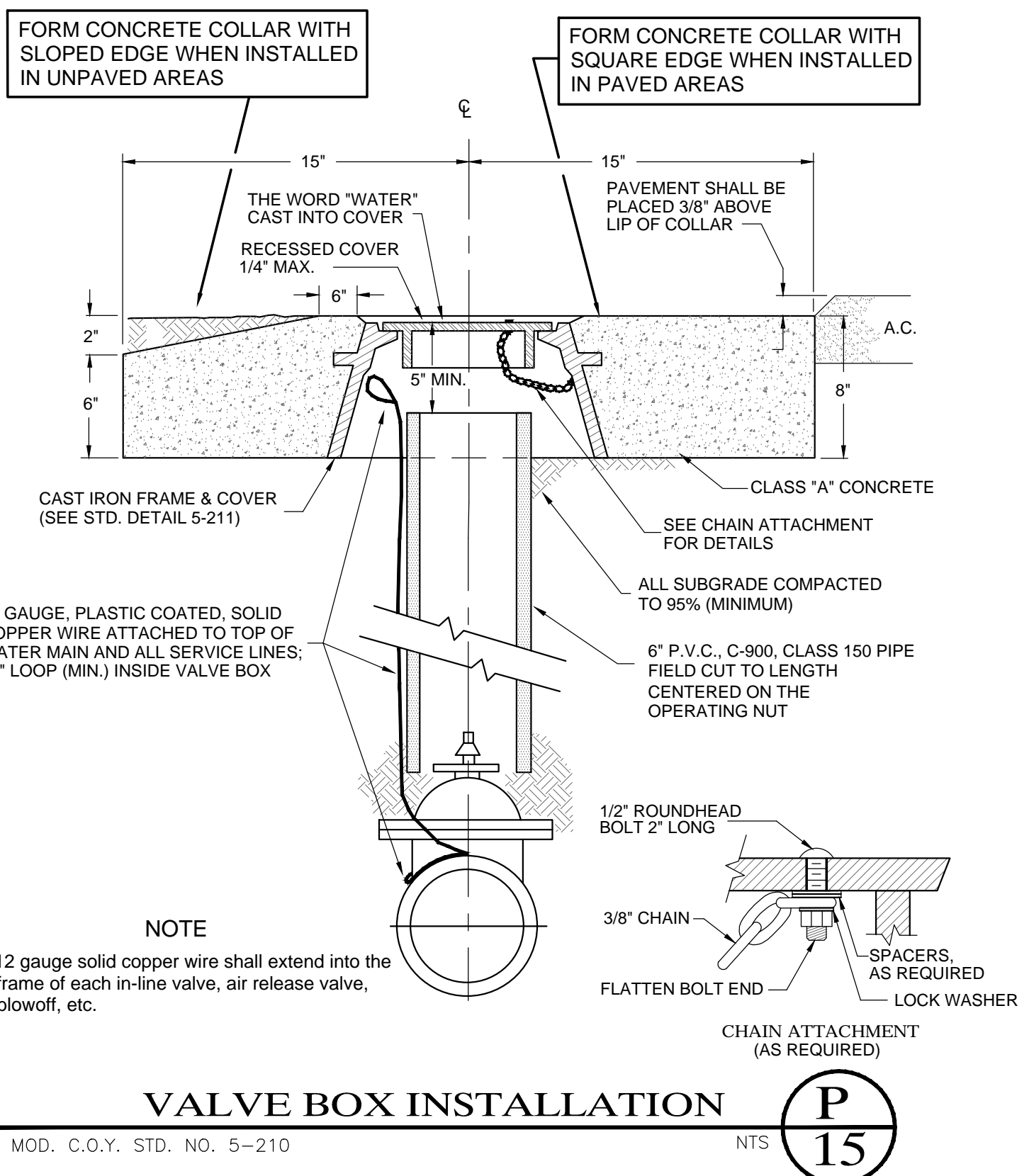
15'-40\"/>



ADJUST MANHOLE TO FINAL GRADE **L**
 NTS **15**



TEMPORARY BLOWOFF **N**
 NTS **15**



VALVE BOX INSTALLATION **P**
 MOD. C.O.Y. STD. NO. 5-210 NTS **15**

Las Quintas de San Luis 2 SUBDIVISION
WATER & SEWER DETAILS

SCALE: AS SHOWN DESIGNED BY: N.K.E. CHECKED BY: N.K.E.
 DATE: JUL. 16 DRAWN BY: STAFF JOB No. 14-015

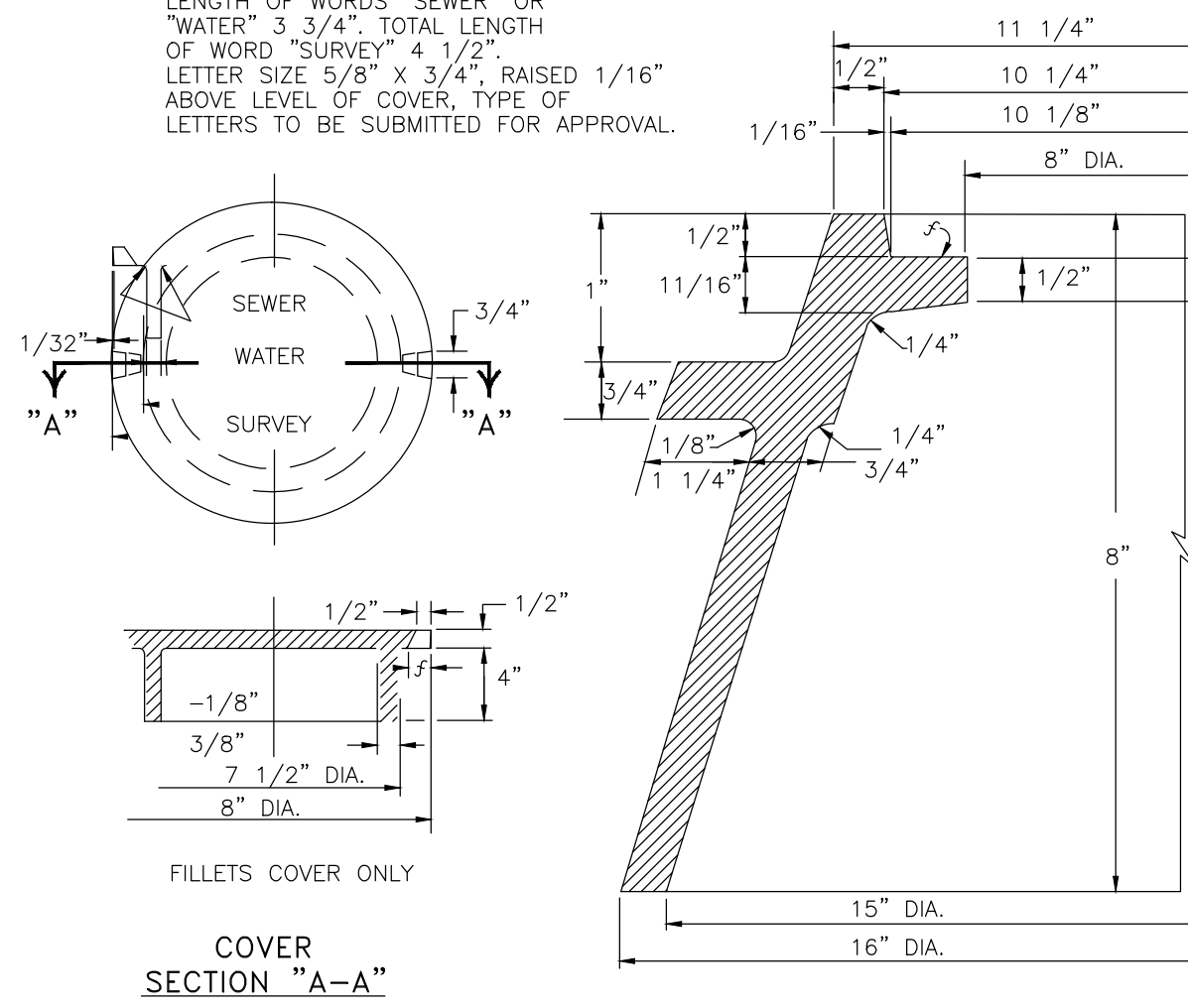
EDAIS Engineering, Inc.
 3075 S. Ave., 4E Yuma, Arizona 85385
 (928) 344-3566 FAX (928) 341-1075
 EMAIL: EE@Edaisengineering.com

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED.

SHEET **15**

NOTE:

THE WORDS "SEWER", "WATER", OR "SURVEY" ON COVER, THE TOTAL LENGTH OF WORDS "SEWER" OR "WATER" 3 3/4", TOTAL LENGTH OF WORD "SURVEY" 4 1/2". LETTER SIZE 5/8" X 3/4", RAISED 1/16" ABOVE LEVEL OF COVER. TYPE OF LETTERS TO BE SUBMITTED FOR APPROVAL.

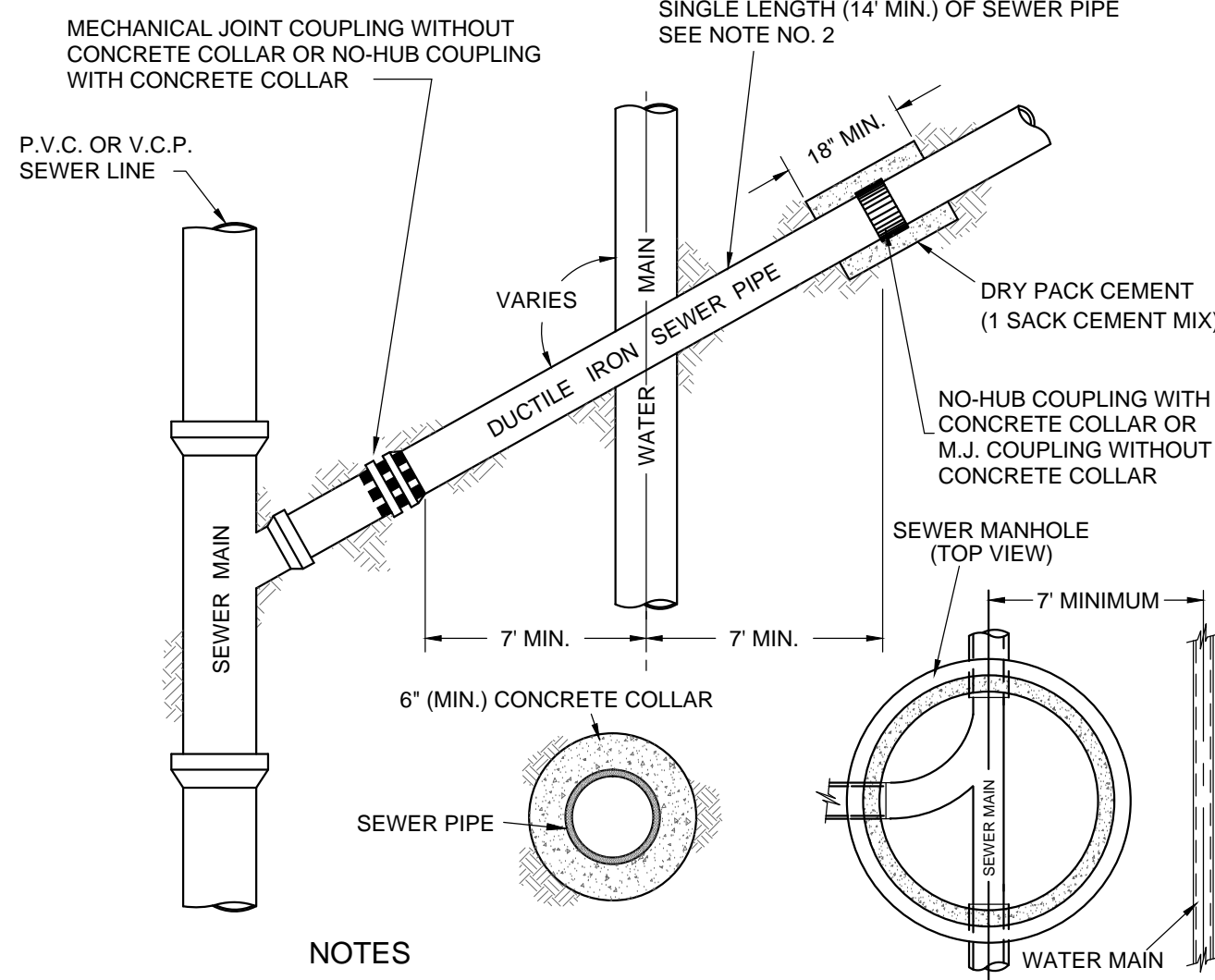


8" C.I. FRAME AND COVER

Q 16

MINIMUM WEIGHT 63 LBS.

TOLERANCE FOR MACHINE FINISH ± 1/64" ± INDICATES ORDINARY MACHINING

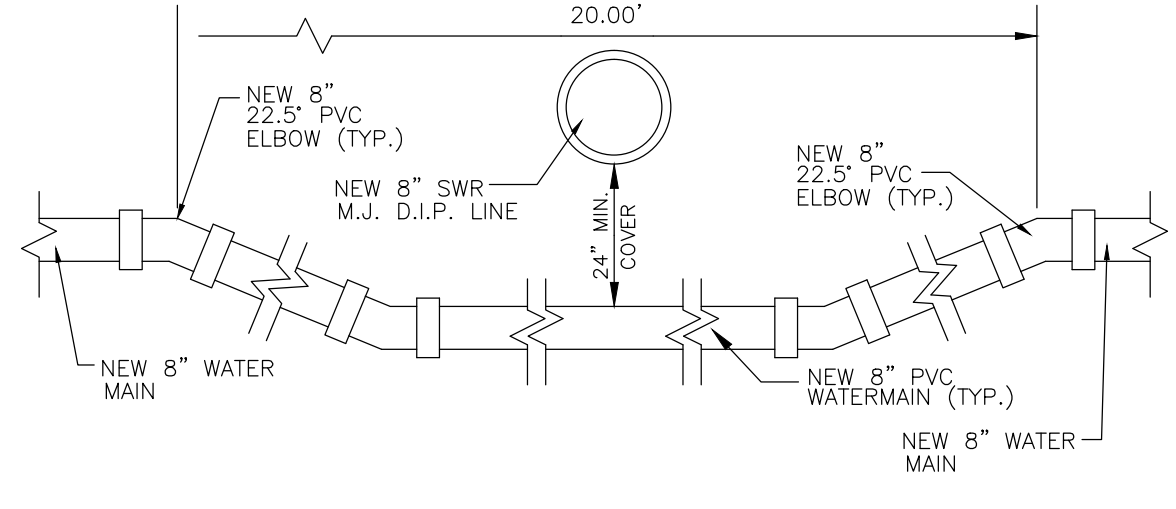


- NOTES
- In order to protect the public water systems from possible contamination, a water main and/or water service line shall not:
 - A. Infringe upon an area which is seven (7) feet of either side of a sewer manhole, sewer main or sewer service and shall be below, at the same level as or less than two (2) feet above the top of the sewer line unless extra protection is provided. Extra protection shall consist of constructing the sewer main with mechanical joint ductile iron pipe or with approved no-hub joints encased in a minimum of 6" thick and 18" long concrete collar centered on the joint.
 - B. Under any circumstances, infringe upon an area which is two (2) feet of either side or two feet below the sewer line.
 - All new ductile iron pipe shall be no lighter than Class 51 "Sewer Coat" or Pacific States "Protecto 401". Any other brand of D.I.P. shall have an interior coating of fusion bonded epoxy (60 mils thick minimum) and pipe must be approved by the City Engineer before use.
 - All ferrous fittings, pipe, connectors and appurtenances shall receive a 10mil (minimum) polyethylene wrap to prevent direct contact with soil.

TYPICAL WATER & SEWER CROSSINGS

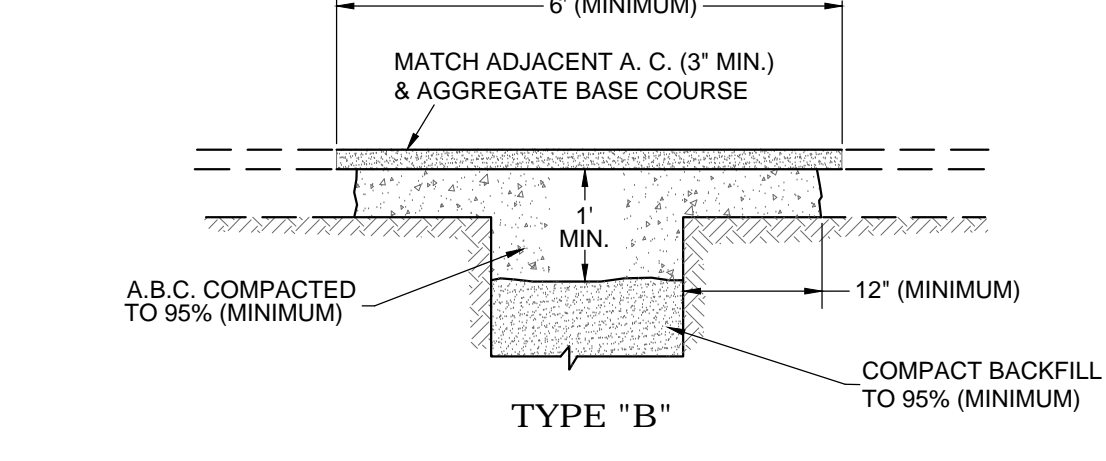
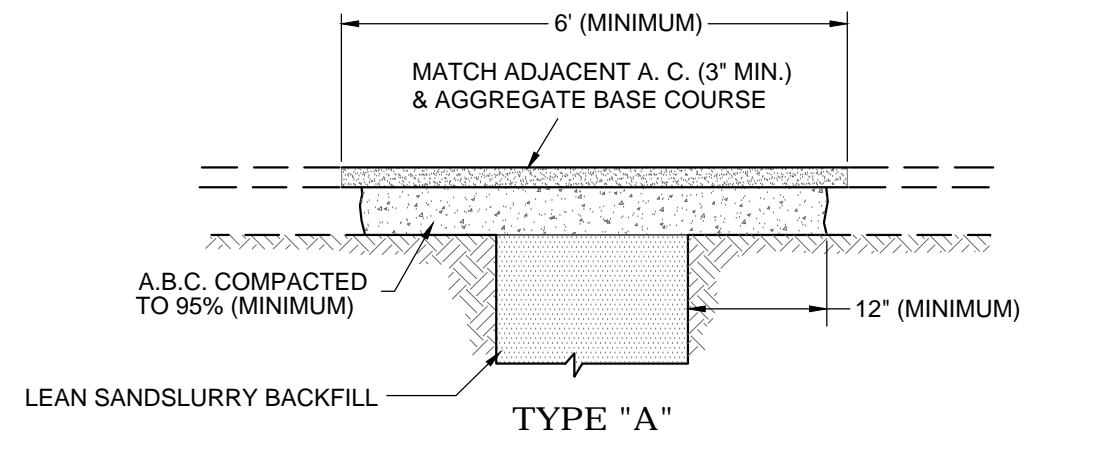
C.O.Y. STD. NO. 5-060

T 16



LOWERING DETAIL OF EXISTING WATER MAIN

X 16

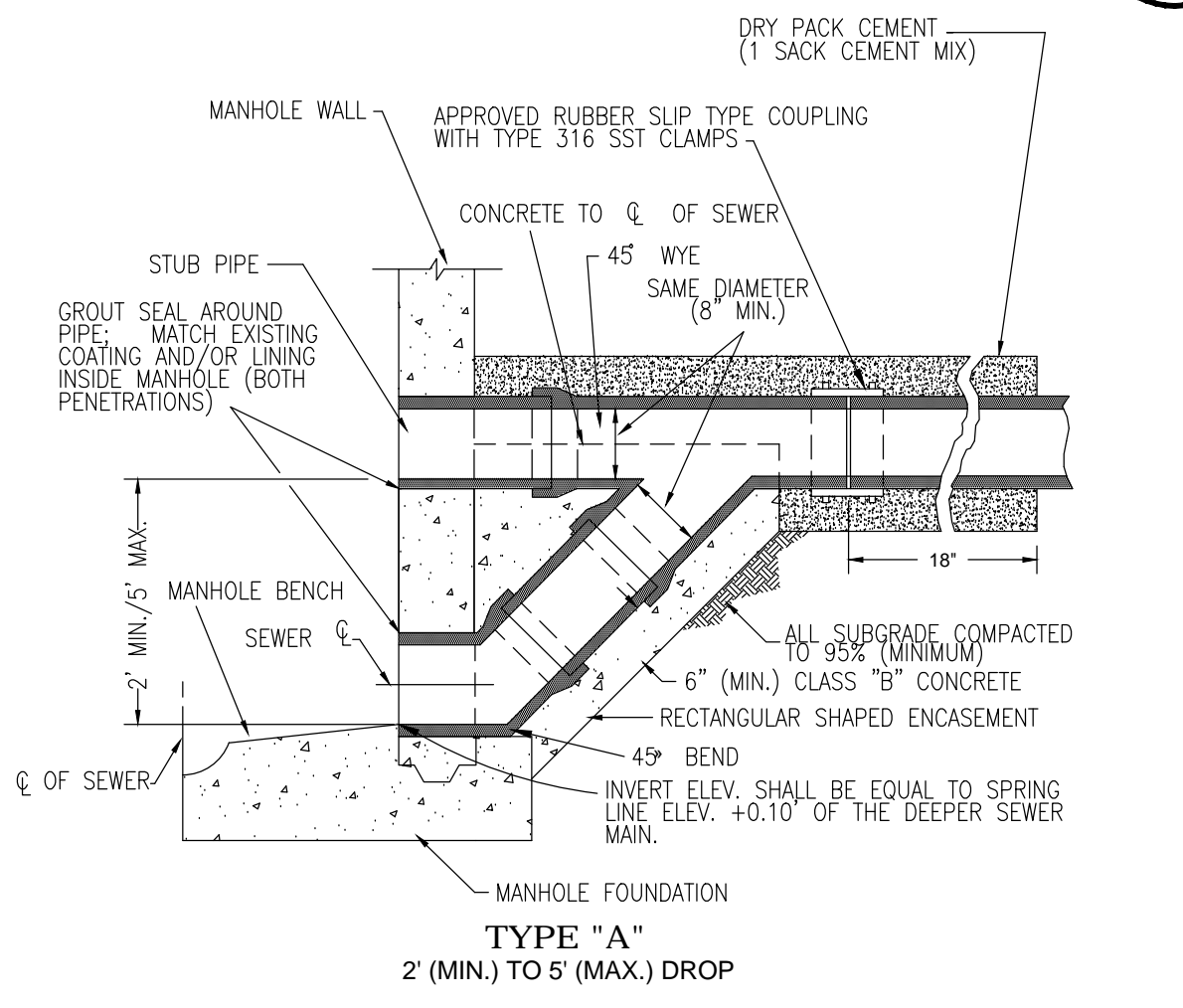


- NOTES
- This detail is to be used for trench backfill and pavement replacement.
 - All cut edges shall be sawcut to a true regular line and free of all foreign matter.
 - Edges of asphalt pavement shall be painted with emulsified asphalt or hot asphalt before permanent repair.
 - Type "B" repairs will not be permitted without prior approval of the City Engineer.
 - Asphaltic concrete for pavement repairs shall meet or be equivalent to requirements of the latest Standard Specification published by the City of Yuma.
 - Pavement replacement in State highways or County highways shall be in accordance with ADOT and/or Yuma County requirements.
 - Lean sand slurry shall consist of one sack of cement per cubic yard of clean sand.
 - All trenches shall be cold-patched if left open to traffic prior to hot-mix paving. All trenches shall be hot-mix paved within two (2) weeks from its excavation.

PAVEMENT REPLACEMENT

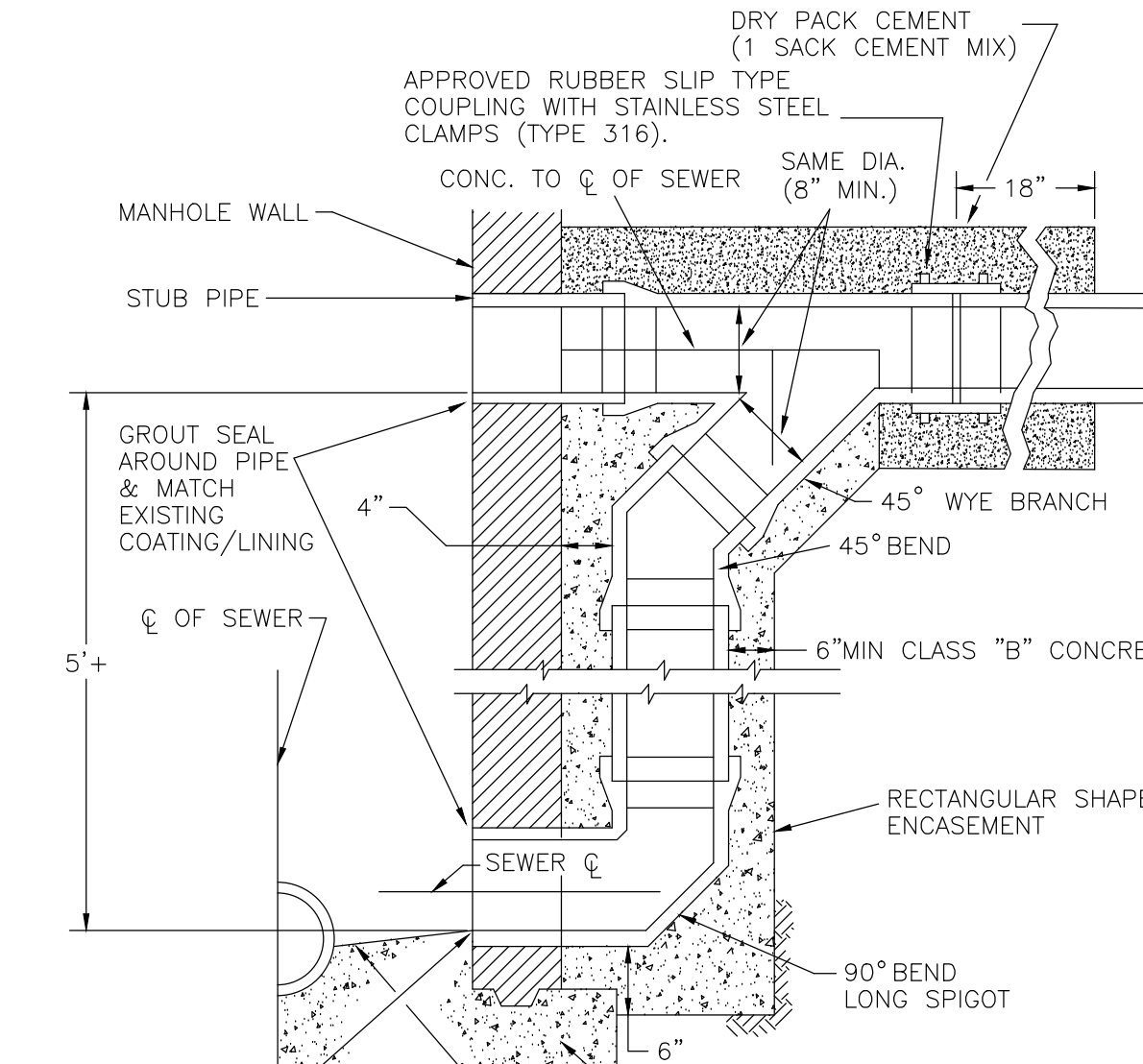
MOD. C.O.Y. STD. NO. 5-070

Z 16



TYPE "A" DROP SEWER CONNECTION

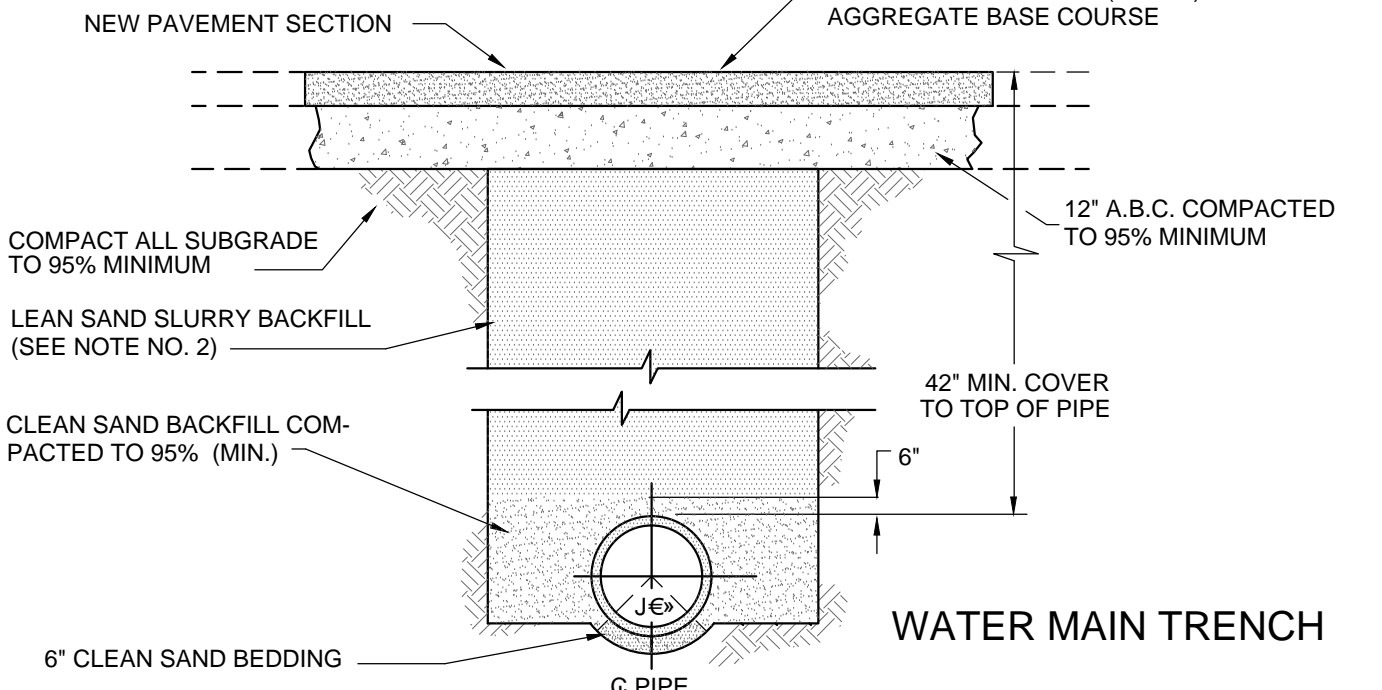
R 16



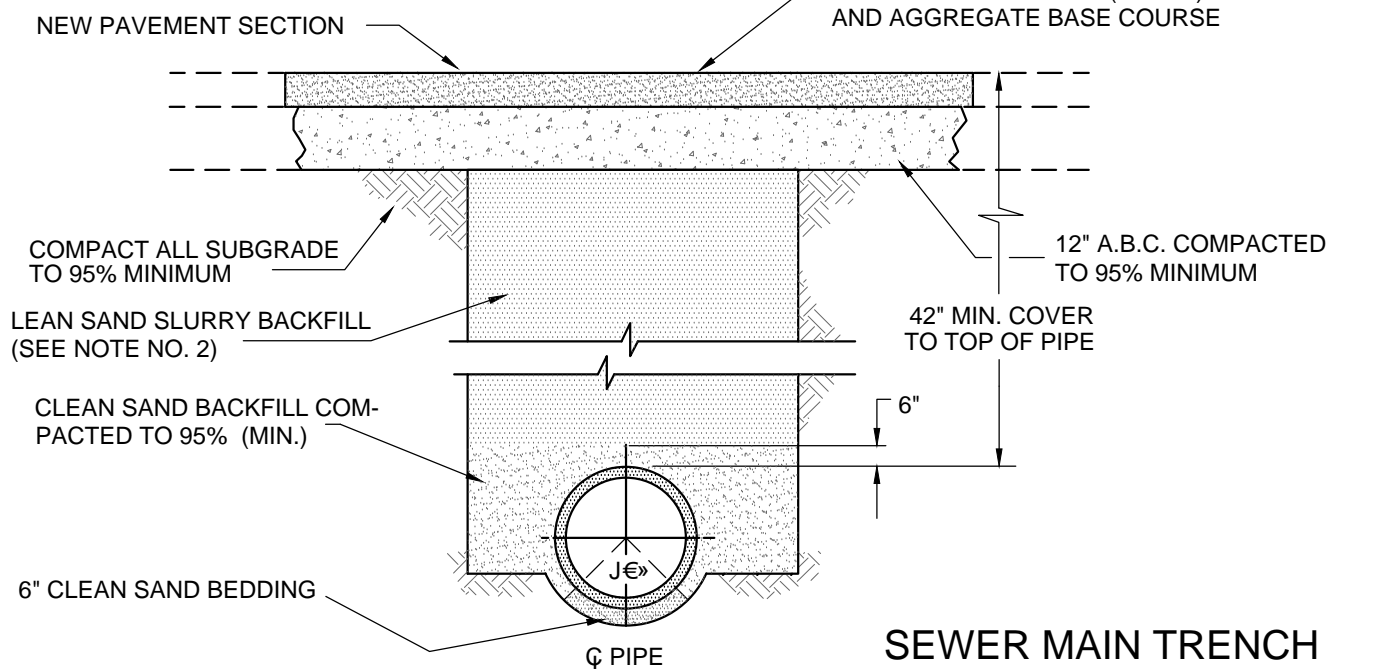
TYPE "B" DROP SEWER CONNECTION

S 16

INVERT ELEV. SHALL BE EQUAL TO SPRING LINE ELEV. +0.10' OF THE DEEPER SEWER MAIN.



WATER MAIN TRENCH



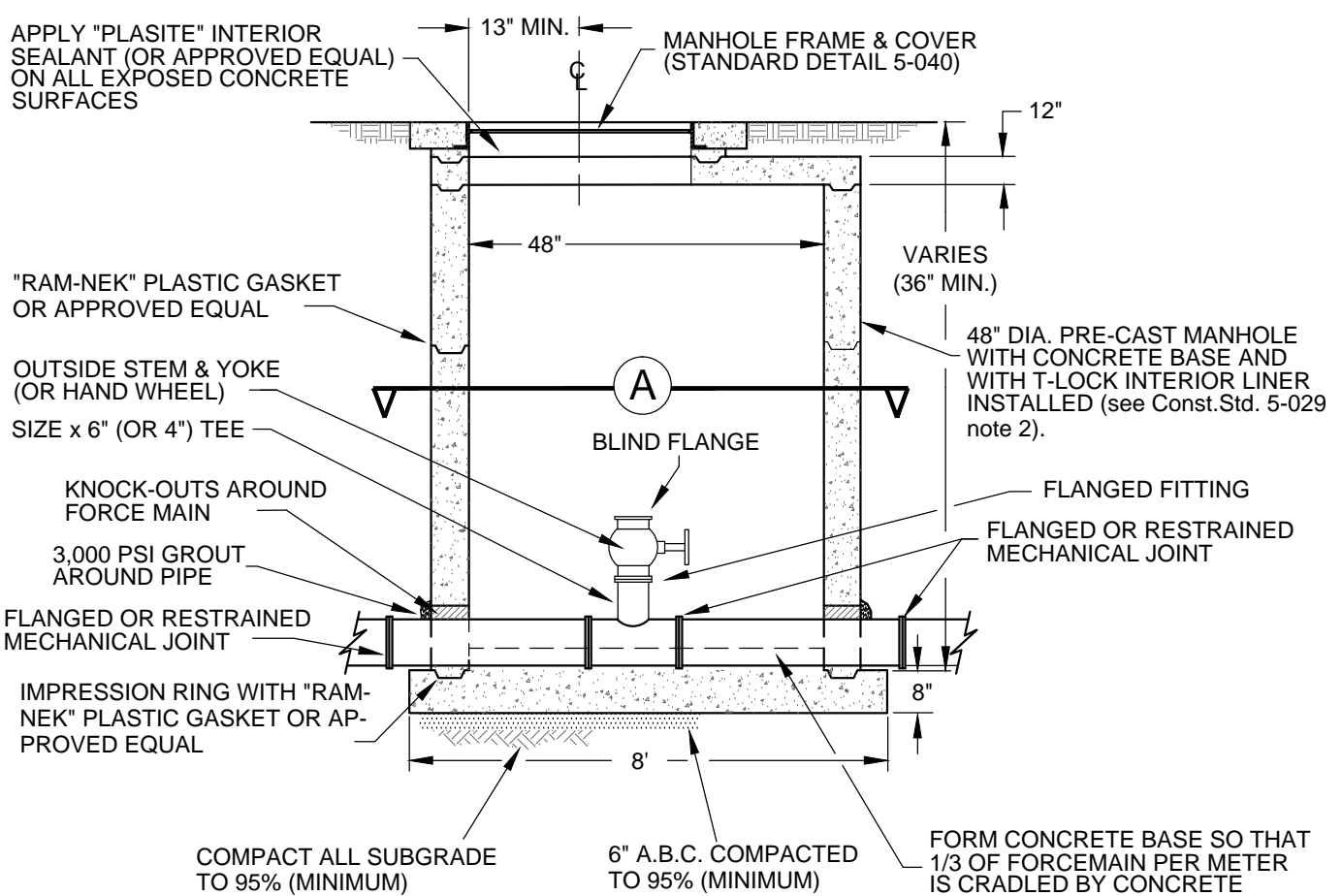
SEWER MAIN TRENCH

- NOTES
- Native soil may be used for backfill when approved by the City Engineer.
 - Lean sand slurry shall consist of one sack of cement per cubic yard of clean sand.
 - Bedding shown is a minimum standard for shallow trenches and acceptable native base. Exact type of bedding shall be determined by the City Engineer.
 - Ditch sides shall be sloped or shored as required per O.S.H.A. standards.
 - All trenches shall be cold-patched if left open to traffic. All trenches shall be hot-mix paved within two (2) weeks of its excavation.

TYPICAL WATER & SEWER MAIN TRENCH BACKFILL

MOD. C.O.Y. STD. NO. 5-080

V 16



FORCEMAIN PRESSURE CLEANOUT

MOD. C.O.Y. STD. NO. 5-015

Y 16

- NOTES
- All buried ductile iron pipe must be wrapped with 10 mil (minimum) polyethylene plastic wrap.
 - The maximum spacing between this type of cleanout is 600' on 8" and larger force mains.
 - Emphasis shall be placed on the special hardware necessary for use in a pressure system.
 - There shall be no pipe joints within two feet (2') of a manhole's exterior wall face.
 - Back fill used to fill manhole excavation shall be a one sack cement per cubic yard of sand slurry mixture.
 - Apply asphalt waterproofing to the exterior surfaces of the manhole. Apply asphalt caulking to seal all joints.
 - Precast concrete manholes shall have a PVC T-Lock liner, sealed gas tight, as manufactured by Ameron (or approved equal). Liner and interior surfaces shall be spark tested (applies only to sanitary sewer manholes) see Arizona Administrative Code R18-9-E 301 D.3.e Manholes General Permit. Sewage Collection Systems pertaining to Holiday testing.
 - No drains allowed in base.

GENERAL NOTES:

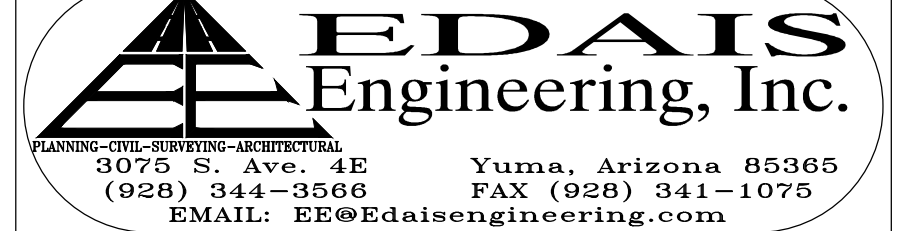
- UNLESS HEREON REVISED, ALL CONSTRUCTION MATERIALS AND WORK MANSHIP WILL BE IN ACCORDANCE WITH YUMA COUNTY SPECIFICATIONS AND RECOMMENDED DETAILS AND SHALL, WHERE APPLICABLE, BE IN ACCORDANCE WITH ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS.
- A MINIMUM OF SEVEN FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SEWER LINES AND WATER AND SEWER SERVICE LINES.
- SEWER MAINS AND SERVICES SHALL BE CLASS C909 PVC PIPE FOR A DISTANCE OF 7' IN BOTH DIRECTIONS FROM A WATER MAIN OR SERVICE WHEN:
 - A. SEWER MAIN OR SERVICE CROSSES LESS THAN 2' BELOW A WATERMAIN OR SERVICE.
 - B. WATER MAIN OR SERVICE CROSSES BELOW A SEWER MAIN OR SERVICE. (A MINIMUM OF 24" SEPARATION SHALL BE MAINTAINED VERTICALLY BETWEEN WATER AND SEWER MAINS AND SERVICES).
- FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
- WATER MAINS AND VALVES SHALL BE FLUSHED AND DISINFECTED BY THE "GENERAL METHOD" DESCRIBED IN THE 1978 ARIZONA DEPARTMENT OF HEALTH SERVICES ENGINEERING BULLETIN NO. 8.
- ENGINEERING PERSONNEL SHALL BE PRESENT WHEN WATER MAINS ARE BOTH FLUSHED AND PRESSURE TESTED.
- ALL TEES, 90 DEGREE ELLS, BENDS, HYDRANTS AND DEAD END PLUGS SHALL BE THRUST BLOCKED WITH CAST-IN-PLACE CONCRETE.
- NO STREET, WATER AND IMPROVEMENTS TO BE ACCEPTED BY FARWEST WATER & SEWER, INC. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY FARWEST WATER & SEWER, INC. ENGINEER.
- WATER LINES 4" OR LARGER SHALL BE PVC C900 OR 18 CLASS 150.
- CONTRACTOR WILL PROVIDE THE ENGINEER WITH ALL COUNTY REQUIRED COMPACTION AND CONCRETE TESTS.
- ALL WATER LINE INSTALLATION MUST MEET OR EXCEED STANDARDS ESTABLISHED IN ADHS BULLETIN NO. 10.
- ALL PVC WATER DISTRIBUTION PIPES MUST BE APPROVED BY AND SHALL BEAR THE NSF SEAL FOR POTABLE WATER USE.
- THE OWNER SHALL CONTACT A PROFESSIONAL ENGINEER TO PROVIDE DETAILED CONSTRUCTION INSPECTION SERVICES FOR THE PROPOSED PROJECT. UPON COMPLETION OF THE PROJECT, THE OWNER'S ENGINEER SHALL COMPLETE THE ADEQ "ENGINEER'S CERTIFICATE OF COMPLETION" DOCUMENTATION AND FORWARD SAME TO THE APPROPRIATE ODWM REGIONAL OFFICE.
- TYPES OF TAPPING SLEEVE REQUIRED:
 - A. FOR SIZE ON SIZE TAP MUELLER TYPE M.J. ENDS REQUIRED.
 - B. FOR SMALLER TAP SIZE THAN THE MAIN SIZE, ONE OF THREE TYPES MAY BE USED:
 - A. CLOW "O" RING TYPE.
 - B. RICH "O" RING TYPE.
 - C. MUELLER M.J. TYPE.
 - C. MINIMUM TAPPING SLEEVE LENGTH - 18".
- ACCEPTABLE VALVE LIST:
 - ALL VALVES 12" AND UNDER ARE TO BE RESILIENT WEDGE GATE VALVES. THE FOLLOWING VALVES WILL BE ACCEPTED:
 - WATERLOUS SERIES 500 RESILIENT
 - CLOW RESILIENT WEDGE
 - AMERICAN DARLING 80 CSR RESILIENT WEDGE.
- ALL PIPES, FITTINGS, VALVES, COATINGS, ETC. SHALL CONFORM TO NSF STANDARD 61.
- IF DEAD ENDS ON WATER MAINS CANNOT BE AVOIDED, THEY MUST HAVE BLOW-OFF VALVES (MIN. DIA. 2")



LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

WATER & SEWER DETAILS

SCALE: AS SHOWN DESIGNED BY: N.K.E. CHECKED BY: N.K.E.
DATE: JUL. 16 DRAWN BY: STAFF JOB No. 14-015



COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED.



Resolution

NO. 1145

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA APPROVING LAS QUINTAS DE SAN LUIS II DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN LUIS, ARIZONA AND RIEDEL HOLDINGS, L.L.C.

WHEREAS, Nieves Riedel, Riedel Holdings, L.L.C.; Owner, desires to enter into a development agreement for Las Quintas de San Luis II project to be located in San Luis, Arizona; and

WHEREAS, Edais Engineering, Inc. is agent for the Owner; and

WHEREAS, A.R.S. § 9-500.05 grants power to a municipality to enter into development agreements; and

WHEREAS, the parties desire to enter into such agreement; and

WHEREAS, the applicant and the city staff agreed to all matters in the City's proposed development agreement; and

WHEREAS, A.R.S. § 9-462.01 grants power to a municipality to impose conditions upon a change of zoning;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of San Luis, State of Arizona, as follows:

SECTION 1. That the development agreement proposed by the staff of the City of San Luis, Arizona attached hereto as Exhibit "A", is hereby approved contingent upon rezoning to R1-6 passing;

SECTION 2. That the development agreement proposed by city staff is a condition upon rezoning to R1-6 if the rezoning passes.

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this 25th day of May, 2016.

APPROVED:



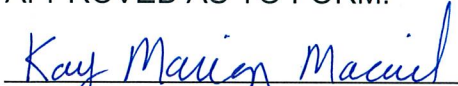
Gerardo Sanchez
Mayor

ATTEST:



Sonia Cornelio, City Clerk

APPROVED AS TO FORM:



Kay Marion Macuil, City Attorney

DEVELOPMENT AGREEMENT NUMBER 1

Rezoning Case Number 2016-065

THIS DEVELOPMENT AGREEMENT (the “**Agreement**”) is entered into as of 25th day of May, 2016 (“**Effective Date**”) by and between the City of San Luis an Arizona municipal corporation (the “**City**”) and Nieves Riedel, Riedel Holdings, L.L.C., (the “**Owner**”). This Agreement is entered into pursuant to City Resolution Number 1145-Las Quintas de San Luis II.

RECITALS

A. WHEREAS, A.R.S. § 9-500.05 authorizes the City to enter into development agreements with landowners and persons having an interest in real property that is located in the City; and

B. WHEREAS, Nieves Riedel, Riedel Holdings, L.L.C.; Owner, owns approximately 27.58 acres located in the municipal limits of the City (the “**Property**”) real property located south of County 22 Street roughly between the East Main Canal, Las Quintas Subdivision, and Bienestar Estates #7 which is more specifically described herein; and

C. WHEREAS, Edais Engineering, Inc. is agent for the Owner; and

D. WHEREAS, the Owner has requested rezoning of the Property from Rural Area Residential (RA-10) to Medium Density Residential (R1-6); and

E. WHEREAS, this Agreement is consistent with the portions of the City’s General Plan applicable to the Property on the date this Agreement is executed; and

F. WHEREAS, this is a preliminary agreement solely to approve the Conceptual Plan and to outline some of the provisions to be included in plats and site plans submitted by the Owner in connection with the Development of the Property; and

G. WHEREAS, following additional revisions to the Conceptual Plan and submission to the City for review and approval, this Agreement shall be replaced by an Amended and Restated Development Agreement (“**Amended Agreement**”); and

H. WHEREAS, the City’s governing body has authorized execution of this Agreement by Resolution No. 1145, a draft of which is attached to this Agreement.

NOW, THEREFORE, the parties agree as follows:

AGREEMENT

ARTICLE 1. DEFINITIONS

The following terms shall have the meanings set forth below whenever used in this Agreement, except where the context clearly indicates otherwise:

1.1. Certificate of Completion as used in this Agreement, shall mean a final written acceptance of the completed and inspected project issued by the Development Services Department and Public Works Department. A certificate of completion will not be issued until the entire project is completed in conformance with this Agreement and accepted by the City.

1.2. City shall mean and refer to the City of San Luis, an Arizona municipal corporation, and any successor public body or entity.

1.3. Owner shall mean and refer to Nieves Riedel, Riedel Holdings, L.L.C. and any successor in ownership.

1.4. Improvements shall mean and refer to all public and private improvements which may be constructed from time to time on the Property, including, without limitation, all structures, buildings, roads, driveways, parking areas, walls, landscaping and other improvements of any type or kind, or any other alteration of the natural terrain to be built by the Owner or the City, as the case may be, pursuant to the terms of the Amended Agreement.

1.5. Property as used in this Agreement shall mean and refer to all of the real property which is legally described in Exhibit A.

ARTICLE 2. DEVELOPMENT PLAN

2.1. Duration of Development Agreement. The term of this Agreement shall continue until the date of the Amended Agreement, at which time this Agreement shall terminate.

2.2. Failure of Timely Performance. In the event that either party hereto fails to perform any of its obligations which are set forth in or contemplated by this Agreement in a timely manner, and should such failure not otherwise be excused by agreement of the parties or by the terms of this Agreement, such failure shall be considered to be a breach of this Agreement and the nonbreaching party shall have their respective remedies set forth in Section 6.3 of this Agreement.

2.3. Approval and Processing of Plans. The City hereby acknowledges and agrees that development of the Property may occur over a span of a number of years and will require the City's ongoing participation in the review and approval of modifications and amendments to any site plans, infrastructure plans, drainage plans, design plans, building plans, grading permits, building permits, archaeological and historic preservation review and disposition, and other plans, permit applications and inspections which are a part of the City's building and development requirements (hereinafter collectively called "**Approval Requests**"). City

approves the Conceptual Plan attached hereto as Exhibit B for the development of the Property and agrees that said Plan can be built by Owner by complying with this Development Agreement and consistent with new zoning of Medium Density Residential (R1-6) which the Owner has requested and in accordance with City's rules regulations and ordinances, as amended from time to time, and that it is consistent with the General Plan of the City. Owner will be entitled to build the heights, densities, and intensity of uses as shown on Exhibit B, provided that Owner complies with all development and zoning processes, as amended from time to time. City agrees that in connection with all approvals required by the development and zoning processes relating to the development of the Property, no extraordinary plan or review requirements will be imposed on the Owner.

2.4. Review Process. The City acknowledges the necessity for expeditious review by the City of all plans and other materials ("Submitted Materials") submitted by the Owner to the City hereunder or pursuant to any zoning procedure, permit procedure, or other governmental procedure pertaining to the development of the Property and agrees to use its reasonable efforts accomplish such an expeditious review of the Submitted Materials whenever possible.

2.5. Manager's Power to Consent. The City hereby acknowledges and agrees that any unnecessary delay hereunder would adversely affect the Owner and/or the development of the Property, and hereby authorizes and empowers the City Manager to consent to any and all requests of the Owner requiring the consent of the City hereunder without further action of the City Council, except for any actions requiring City Council approval as a matter of law. Upon the City Manager's receipt of a request for consent from the Owner, the City Manager will advise the Owner if the request is one for which the City Manager is authorized to act. If the request is not one for which the City Manager is authorized to act, the City Manager will place the matter on an agenda for Council consideration.

ARTICLE 3. SOME PROVISIONS FOR ROADS, STREET LIGHTS, AND HOUSING CONSTRUCTION TO BE INCLUDED IN AMENDED AGREEMENT

3.1 Owner agrees all houses and buildings located in lots 1 thru 37, as shown in Exhibit B, shall be single story not to exceed 15 feet at the roof ridge.

3.2 City agrees to provide 50% of the installation cost of street lighting on the off-site road commonly known as Sidewinder Road as more fully described in Exhibit D.

3.3 Owner agrees to sign a street lighting improvement district for the subdivision of the rezoned parcels and provide 50% of the installation cost of street lighting on the off-site road commonly known as Sidewinder Road as more fully described in Exhibit D.

3.4 Owner agrees to redesign and rebuild County 22nd Street between Sidewinder Road and 10th Avenue in order to address visibility and safety concerns presented by the hill and curves in the road. Redesign shall comply with Yuma County Standards, AASHTO guidelines and with the engineering comments of Douglas J. Nicholls, PE in his November 4, 2014 letter to the City and incorporated in this Development Agreement as Exhibit C.

3.5 Owner agrees to provide street lighting, curb, gutter and sidewalk on the south side of County 22nd Street between Las Quintas De San Luis II subdivision and 10th Avenue.

3.6 A traffic study must be conducted. Owner agrees to pay said traffic study and provide any infrastructure needed according to the findings of the study.

ARTICLE 4. INDEMNIFICATION

4.1. Owner agrees to defend, indemnify and hold harmless City, its officers, officials and employees (“**Indemnified Group**”) for liability from and against claims, damages, losses and expenses of any nature whatsoever (including but not limited to reasonable attorney fees, court costs, the costs of appellate proceedings, and all claim adjusting and handling expense), relating to, arising out of, resulting from or alleged to have resulted from the Owner’s acts, errors, mistakes or omissions relating to any action or inaction of the Owner under this Agreement, including but not limited to work or services in the performance of this Agreement by any subcontractor or anyone directly or indirectly employed by or contracting with the Owner or a subcontractor or anyone for whose acts any of them may be liable.

4.2. If any claim, action or proceeding is brought against the Indemnified Group, by reason of any event that is the subject of this Agreement, Owner (at its sole cost and expense) shall pay, resist or defend such claim or action on behalf of the Indemnified Group by the attorney of the Owner, or if covered by insurance, Owner’s insurer, all of which must be approved by City, which approval shall not be unreasonably withheld or delayed. The City shall cooperate with all reasonable efforts in the handling and defense of such claim. Notwithstanding the foregoing, the City may engage its own attorney to defend or assist in its defense, and the Owner shall pay the reasonable costs and expenses thereof.

4.3. Any settlement of claims must fully release and discharge the Indemnified Group from any liability for such claims. The release and discharge shall be in writing and shall be subject to approval by the City, which approval shall not be unreasonably withheld or delayed. If Owner neglects or refuses to defend any of the Indemnified Group as required by this Agreement, any recovery or judgment against the Indemnified Group for a claim covered by this Agreement shall conclusively establish Owner’s liability to the Indemnified Group in connection with such recovery or judgment. If the City desires to settle such dispute, the City shall be entitled to settle such dispute in good faith and Owner shall be liable for the amount of such settlement, and all expenses in connection with such settlement.

4.4. The indemnity provisions of this Agreement shall survive the termination of this Agreement.

ARTICLE 5. SUBAGREEMENTS

5.1. Subordinate Development Agreements. The City and Owner hereby acknowledge that the development of the Property may be accomplished by Owner through a series of sales, leases, joint ventures and/or other agreements and arrangements with experienced developers, investors and/or owners of real property. In connection therewith, it is anticipated and contemplated by the parties that such developers, investors or owners may desire to negotiate

and enter into separate and subordinate development agreements with the City and/or Owner with respect to infrastructure Improvements, uses, plan approvals and other similar matters which may be the subject of separate agreements between such developers, investors and owners and the City and/or Owner, all to be set forth in the Amended Agreement. The parties hereby agree that any and all development agreements entered into with any such developer, investor or owner of any parcels of the Property shall be subordinate in all respects to the terms and conditions of this Agreement and the Amended Agreement, and, in the event of any conflict or discrepancy between the provisions of any such development agreement and the terms and conditions of this Agreement or the Amended the Agreement, this Agreement or the Amended Agreement (as the case may be) shall govern and control.

ARTICLE 6. MEDIATION AND DEFAULT

6.1. Representatives. To further the cooperation of the parties in implementing this Agreement, the City and Owner each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Owner. The initial representative for the City (the “**City Representative**”) shall be the City Manager and the initial representative for the Owner shall be its project manager, as identified by the Owner from time to time (the “**Developer Representative**”). The representatives shall be available at all reasonable times to discuss and review the performance of the parties to this Agreement and the development of the Property.

6.2. Mediation. In the event that there is a dispute hereunder which the parties cannot resolve between themselves, the parties agree that there shall be a forty-five (45) day moratorium on litigation during which time the parties agree to attempt to settle the dispute by nonbinding mediation before commencement of litigation. In the event that the parties cannot agree upon the selection of a mediator within seven (7) days, either party may request the presiding judge of the Superior Court of Yuma County to assign a mediator from a list of mediators maintained by the Arizona Municipal Risk Retention Pool.

6.3. Default. Failure or unreasonable delay by any party to perform any term or provision of this Agreement for a period of ten (10) days after written notice thereof from another party shall constitute a default under this Agreement. If the default is of a nature which is not capable of being cured within ten (10) days, the cure shall be commenced within such period, and diligently pursued to completion. The notice shall specify the nature of the alleged default and the manner in which the default may be satisfactorily cured. In the event of a default hereunder by any party, the non-defaulting party shall be entitled to all remedies at both law and in equity, including, without limitation, specific performance and the right to perform the obligation(s) of which the defaulting party is in default and to immediately seek reimbursement from the defaulting party of all sums expended in order to cure such default, together with interest on all such sums from the date said sums are expended by the non-defaulting party for the purpose of curing the default to the date such sums are paid in full.

ARTICLE 7. CONFLICT OF INTEREST; REPRESENTATIVES NOT INDIVIDUALLY LIABLE

7.1. Conflict of Interest. Pursuant to Arizona law, rules and regulations, no member, official or employee of the City shall have any personal interest, direct or indirect, in this

Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested.

7.2.No Personal Liability. No member, official or employee of the City shall be personally liable to Owner, or any successor or assignee, (a) in the event of any default or breach by the City, (b) for any amount which may become due to the Owner or its successor or assign, or (c) pursuant to any obligation of the City under the terms of this Agreement.

ARTICLE 8. MISCELLANEOUS PROVISIONS

8.1.Notices. All notices and communications provided for herein, or given in connection herewith, shall be validly made if in writing and delivered personally or sent by registered or certified United States Postal Service mail, return receipt requested, postage prepaid to:

If to the City: City Administrator
 City of San Luis
 P.O. Box 1170
 1090 E. Union Street
 San Luis, Arizona 85349

If to the Owner: Nieves Riedel, Riedel Holdings, L.L.C.
 1694 N. 9th Avenue
 San Luis, Arizona 85349

or to such other addresses as either party may from time to time designate in writing and deliver in a like manner. Any such change of address notice shall be given at least ten (10) days before the date on which the change is to become effective. Notices given by mail shall be deemed delivered 72 hours following deposit in the United States Postal Service in the manner set forth above.

8.2.Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or of any other provision of this Agreement.

8.3.Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any of the provisions of the Agreement.

8.4.Authority. The undersigned represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. The Owner represents and warrants that it is duly formed and validly existing under the laws of the State of Arizona and that it is duly qualified to do business in the State of Arizona and is in good standing under applicable state laws. The Owner and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the party on whose behalf each individual is signing. The Owner represents to the City that by entering into this Agreement, the

Owner has bound the Property and all persons and entities having any legal or equitable interest therein to the terms of the Agreement.

8.5. Entire Agreement. This Agreement, including the following exhibits, constitutes the entire agreement between the parties. This provision applies only to the entirety of Agreement Number 1 only; additional and separate zoning stipulations and agreements with the City may apply to the Property, and this provision has no effect on them.

- Exhibit A Legal Description of Property
- Exhibit B Conceptual Plan
- Exhibit C Engineering Comments by Douglas J. Nicholls
dated November 4, 2014
- Exhibit D Description of road commonly known as "Sidewinder Road."

8.6. Amendment of the Agreement. This Agreement may be amended, in whole or in part and with respect to all or any portion of the Property, only with the mutual written consent of the parties to this Agreement or by their successors in interest or assigns. The City shall record the amendment or cancellation in the official records of the Yuma County Recorder.

8.7. Severability. If any other provision of the Agreement is declared void or unenforceable, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect.

8.8. Governing Law. The laws of the State of Arizona shall govern the interpretation and enforcement of this Agreement. The parties agree that venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Yuma County, Arizona, and the parties hereby waive any right to object to such venue.

8.9. Recordation of Agreement and Subsequent Amendment; Cancellation. This Agreement, and any amendment or cancellation of it shall be recorded in the official records of the Yuma County Recorder no later than ten (10) days after the City and the Owner execute such agreement, amendment, or cancellation, as required by A.R.S. § 9-500.05.

8.10. Attorneys' Fees and Costs. If either party brings a legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and court costs.

8.11. Notice of Conveyance or Assignment. The Owner shall give notice to the City of any sale of the entire Property at least ten (10) days prior to the effective date of the sale.

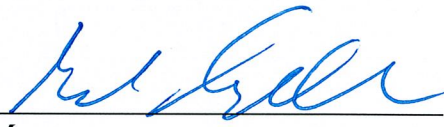
8.12. No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement, and no person or entity not a party hereto shall have any right or cause of action hereunder.

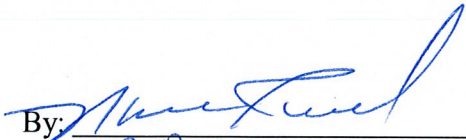
8.13. No Agency Created. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the parties.

8.14. Non-Liability of City Officials and Employees. Except for mandamus and other special actions, no member, official or employee of the City shall be personally liable to Owner, or any successor in interest, in the event of any default or breach by the City or for any amount that may become due to the Owner or successor, or under any obligation under the terms of this Agreement. IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.


THE CITY OF SAN LUIS,
an Arizona municipal corporation

THE OWNER, Nieves Redel

By: 
Mayor

By: 
Its: 001907

ATTEST:

By: 
City Clerk

APPROVED AS TO FORM:

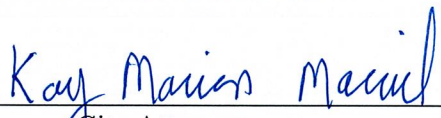

City Attorney

Exhibit A

Legal Description of Property

Development Agreement Las Quintas de San Luis II

Exhibit A

Assessor Parcel ID No. 776903003

LEGAL DESCRIPTION:

That part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 6 Township 11S Range 24W lying east of East Main Canal G.&S.R.&M.

Assessor Parcel ID No. 77611001

LEGAL DESCRIPTION:

That part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 6 Township 11S Range 24W lying east of the East Main Canal G.&S.R.&M.

Exhibit B

Conceptual Plan

Development Agreement Las Quintas de San Luis II

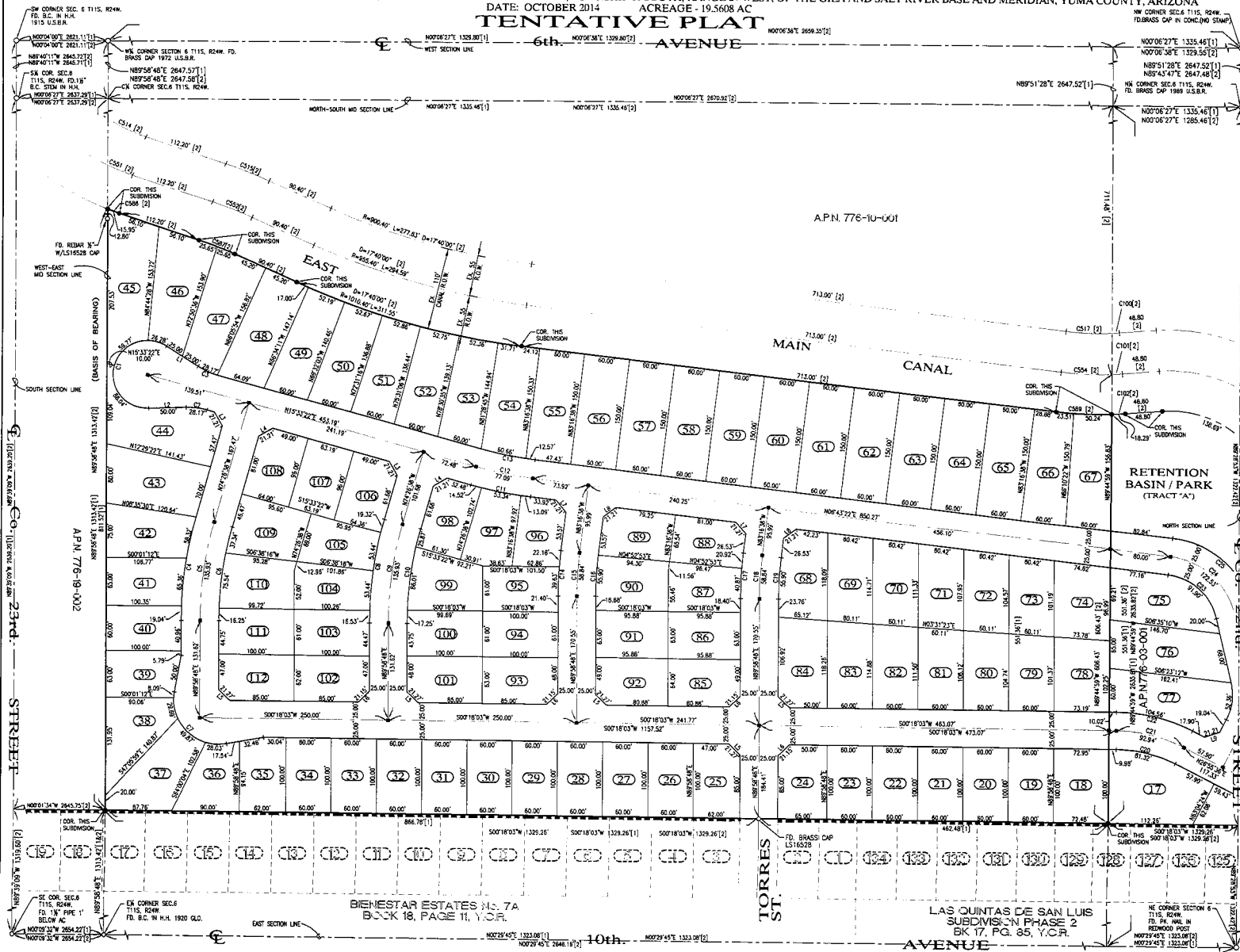
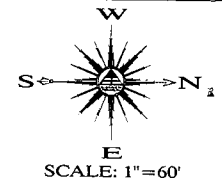
Exhibit B

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

A SUBDIVISION OF A PORTION OF PARCEL 8 OF THE BARKLEY PROPERTY - SAN LUIS BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT 07076. DATED JULY 24, 2007.
BEING THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, LYING EAST OF EAST MAIN CANAL, TOWNSHIP 11 SOUTH, RANGE 24 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA

TENTATIVE PLAT

DATE: OCTOBER 2014 ACREAGE: 19.5608 AC



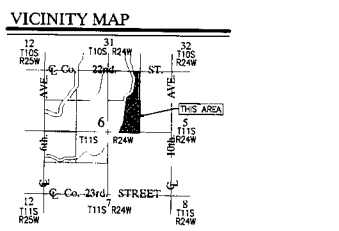
- LEGEND**
- CENTERLINE
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - EXISTING LOTS
 - NEW PROPERTY LINE
 - EXISTING CMU WALL
 - FOUND MONUMENT (TYPE AS SHOWN)
 - NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-030
 - NEW SUBDIVISION BOUNDARY MONUMENT PER YUMA COUNTY STD. No. 4-030
 - B.C. INDICATES BRASS CAP
 - H.H. INDICATE HAND HOLE
 - ([]) DATA REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN M. LOMELI DATED JULY 24, 2007
 - ([]) DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK ___ OF PLATS, PAGE ___ Y.C.R.O., YUMA COUNTY, ARIZONA.
 - NEW LOT NUMBER
 - EXISTING LOT NUMBER
 - A.P.N. ASSESSOR PARCEL NUMBER
 - Y.C.R.O. YUMA COUNTY RECORDER'S OFFICE

BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 6, T11S, R24W, G&S&R&M, YUMA COUNTY, ARIZONA, BEARING N89°54'48" W

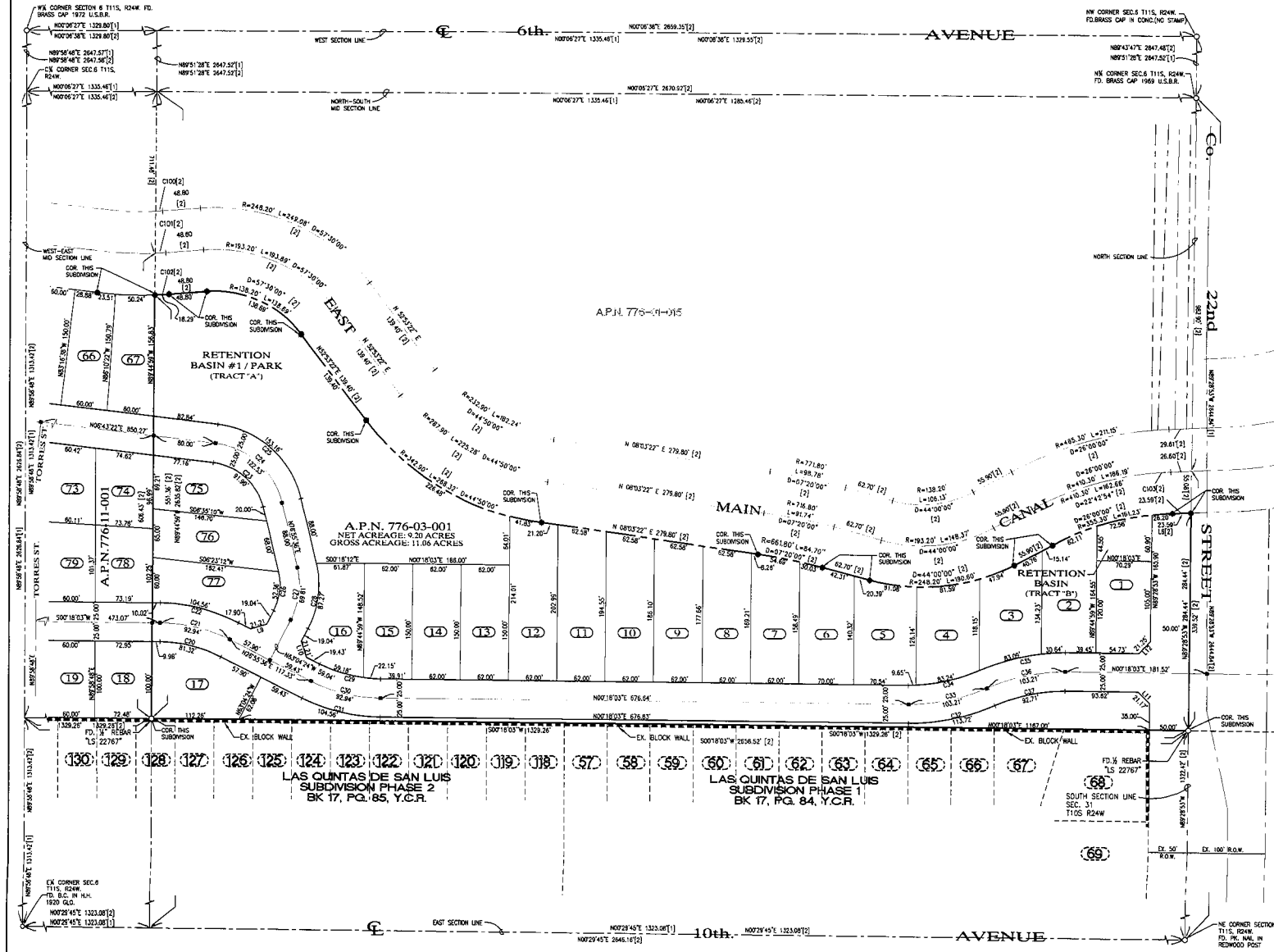
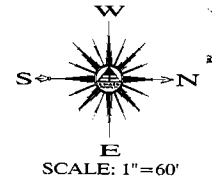
BENCHMARK

SHOULD BE ON CORNER (SPLIT WITH CANAL) ELEVATION = 962.30



LAS QUINTAS DE SAN LUIS 2 SUBDIVISION

A SUBDIVISION OF PARCEL "B" OF THE BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK _____ OF PLATS, PAGE _____, Y.C.R.O. AND BEING A LOT SPLIT OF APN 776-03-001 OR GOVERNMENT LOT 2,
ALSO BEING THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 11 SOUTH, RANGE 24 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE: OCTOBER 2014 ACREAGE - 9.1978 AC
TENTATIVE PLAT



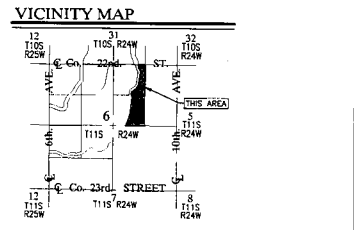
- LEGEND**
- CENTERLINE
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - EXISTING LOTS
 - NEW PROPERTY LINE
 - EXISTING CMU WALL
 - FOUND MONUMENT (TYPE AS SHOWN)
 - NEW STREET MONUMENT AS PER YUMA COUNTY STD. No. 4-080
 - NEW SUBDIVISION BOUNDARY MONUMENT PER YUMA COUNTY STD. No. 4-030
 - B.C. INDICATES BRASS CAP
 - H.H. INDICATE HAND HOLE
 - ([1]) DATA REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DANL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOWEJ DATED JULY 24, 2007.
 - ([2]) DATA REFER TO BARKLEY LOT SPLIT No. 2 AS RECORDED IN BOOK _____ OF PLATS, PAGE _____, Y.C.R.O., YUMA COUNTY, ARIZONA.
 - NEW LOT NUMBER
 - EXISTING LOT NUMBER
 - A.P.N. ASSESSOR PARCEL NUMBER
 - Y.C.R.O. YUMA COUNTY RECORDER'S OFFICE

BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 6, T11S, R24W, CASR.B.M., YUMA COUNTY, ARIZONA.
BEARING: $90^{\circ}00'00''$

BENCHMARK

CHISEL "Y" ON CONCRETE FOUNDATION (SEE WITH OWNER)
ELEVATION - 46.33 FEET



NOTE:

FOR MORE DETAILED INFORMATION REFER TO BARKLEY PROPERTY - SAN LUIS, BOUNDARY SURVEY CONDUCTED BY DANL, ROBINS & ASSOCIATES, INC. PROJECT No. 07076 SIGNED BY JUAN N. LOWEJ DATED JULY 24, 2007.

PRELIMINARY NOT FOR CONSTRUCTION REVIEW ONLY

COPYING, REPRODUCTION, OR PUBLICATION OF THESE PLANS BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED.

OWNER

BARKLEY LIMITED AZ PARTNERSHIP
161 E. SECOND STREET
YUMA, ARIZONA 85404

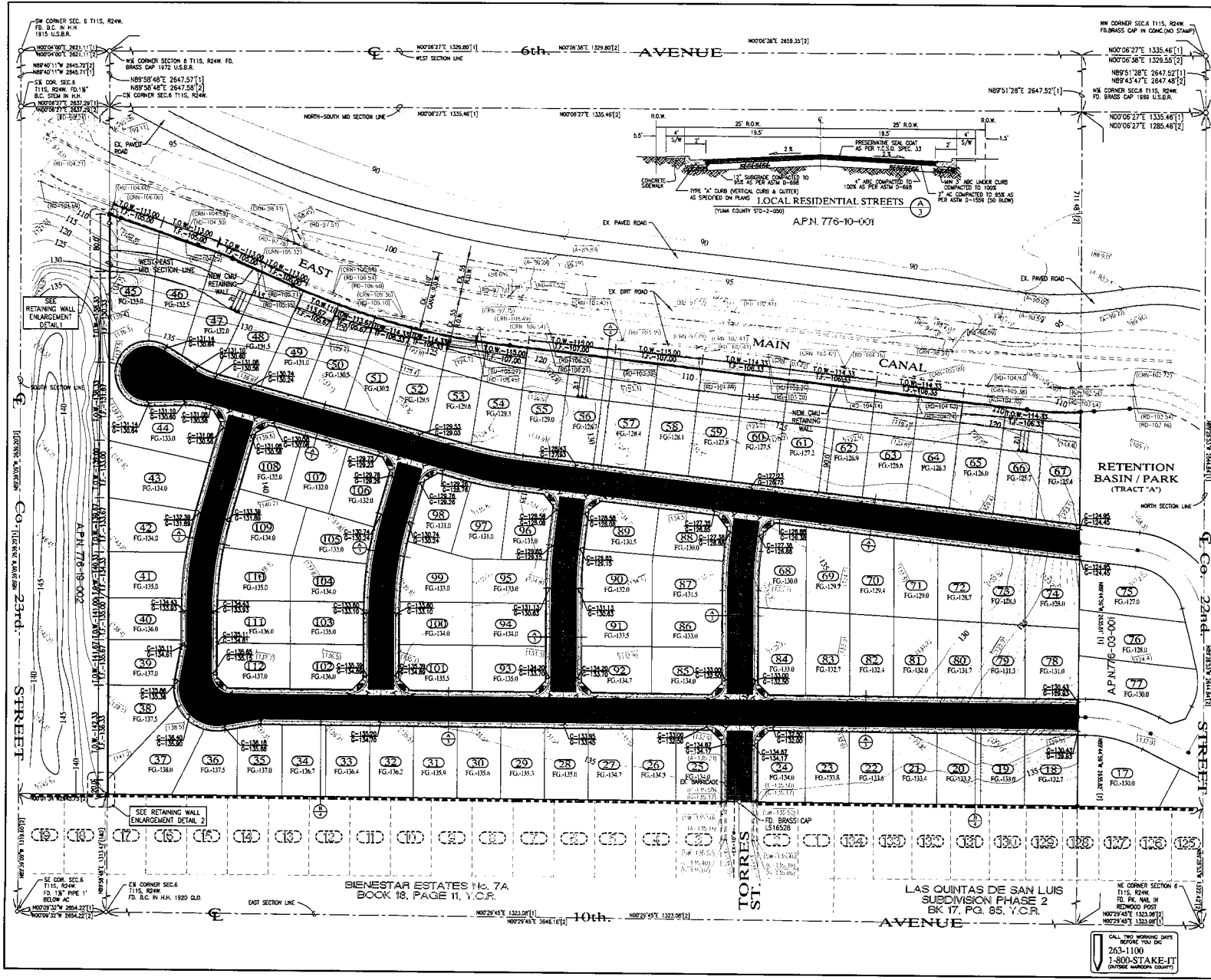
LAS QUINTAS DE SAN LUIS 2
TENTATIVE PAVING & GRADING PLAN

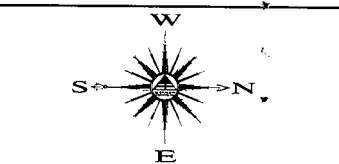
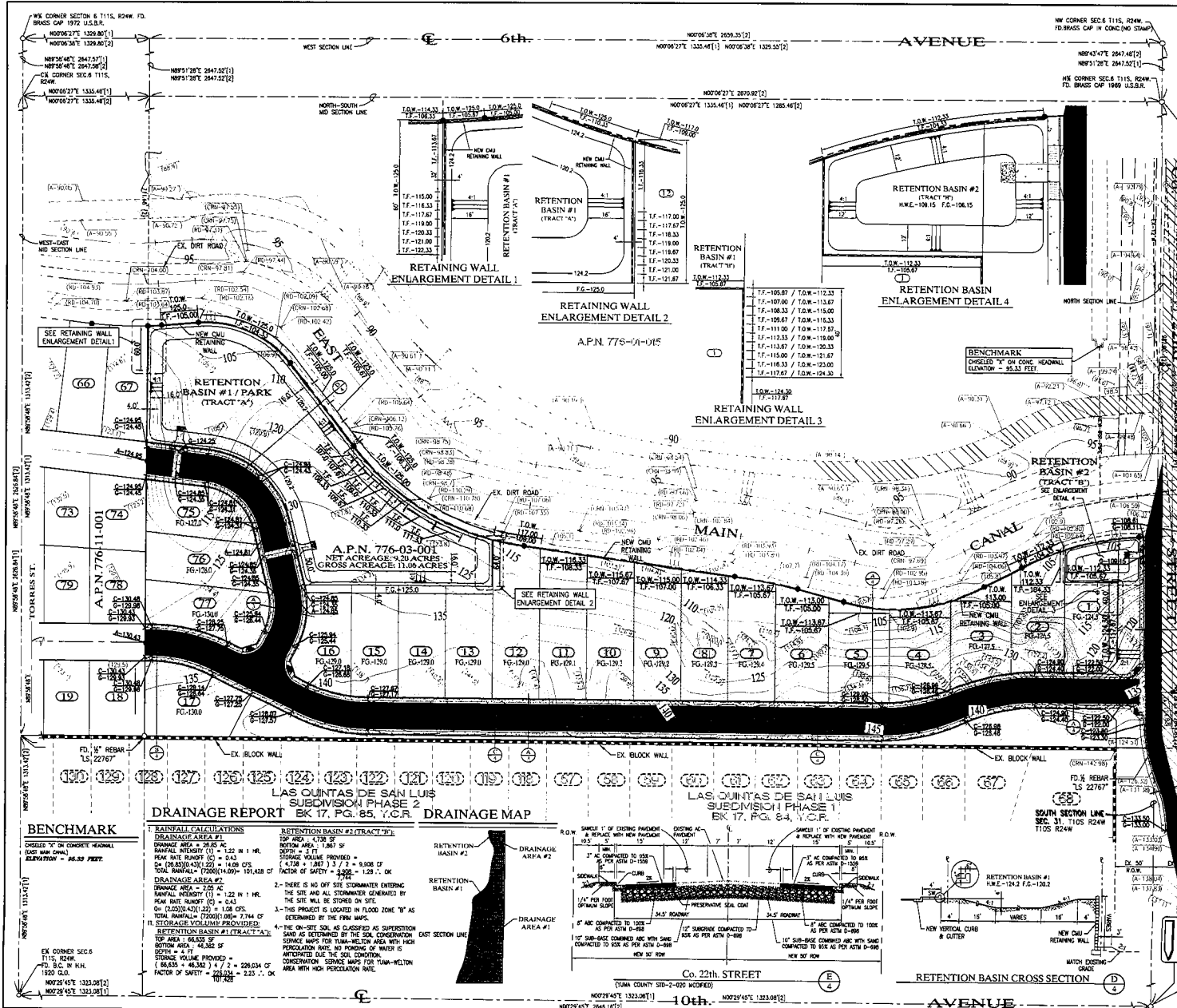
SCALE: AS SHOWN	DESIGNED BY: NIKE	CHECKED BY: NIKE
DATE: OCT-14	DRAWN BY: STAFF	SHEET No. 14-015

Edais Engineering, Inc.
2076 E. 2nd St. Yuma, Arizona 85404
(908) 344-2888 FAX (908) 341-1078
EMAIL: edais@edaisgroup.com

SHEET **2**

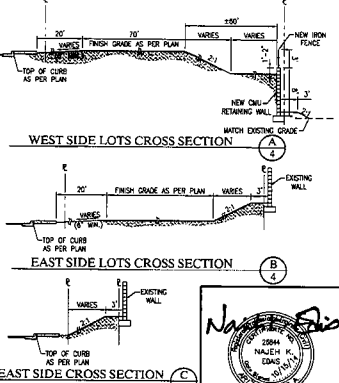
Conceptual Plan
Development Agreement- Las Quintas de San Luis II Exhibit B





LEGEND SCALE: 1"=60'

- CENTERLINE
- BOUNDARY LINE
- EXISTING LOTS
- EXISTING CMU WALL
- EXISTING DIRT ROAD
- EXISTING ASPHALT
- NEW CMU WALL
- FOUND MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- H.H. INDICATE HAND HOLE
- T.O.W. INDICATE TOP OF FOOTING ELEVATION
- T.F. INDICATE TOP OF FOUNDATION ELEVATION
- (1) DATA REFER TO BARKLEY PROPERTY - SAN LUIS. BOUNDARY SURVEY CONDUCTED BY DAHL, ROBINS & ASSOCIATES, INC. PROJECT NO. 07076 SIGNED BY JUAN N. LOPEZ DATED JULY 24, 2007.
- (2) DATA REFER TO BARKLEY LOT SPLIT NO. 2 AS RECORDED IN BOOK ___ OF PLATS, PAGE ___, Y.C.R. YUMA COUNTY, ARIZONA. EXISTING NATURAL SOIL ELEVATION EXISTING ASPHALT ELEVATION EXISTING ROAD ELEVATION EXISTING CURB & GUTTER ELEVATION EXISTING SIDEWALK ELEVATION EXISTING CROWN ELEVATION EXISTING CONTOUR LINE EXISTING LOT NUMBER ASSESSOR PARCEL NUMBER YUMA COUNTY RECORDER NEW ASPHALT ELEVATION NEW CURB & GUTTER ELEVATION
- NEW SLOPE

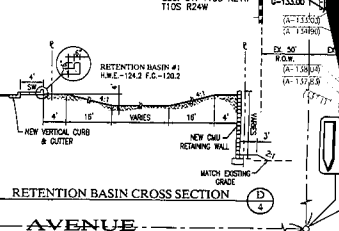
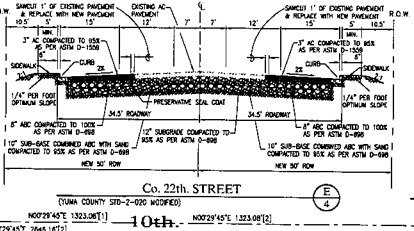
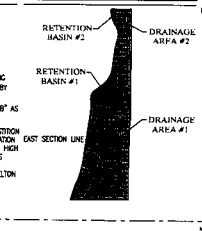


DRAINAGE REPORT
LAS QUINTAS DE SAN LUIS SUBDIVISION PHASE 2
BK 17, PG. 85, Y.C.R. DRAINAGE MAP

BENCHMARK
 COILED "I" ON CONCRETE HEADWALL
 NEW HIGH CORNER
 ELEVATION = 46.33 FEET

I. RAINFALL CALCULATIONS
 DRAINAGE AREA #1
 DRAINAGE AREA #2
 DRAINAGE AREA #3

II. STORAGE VOLUMEN PROVIDED
 RETENTION BASIN #1 (TRACT "A")
 RETENTION BASIN #2 (TRACT "B")

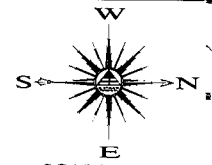
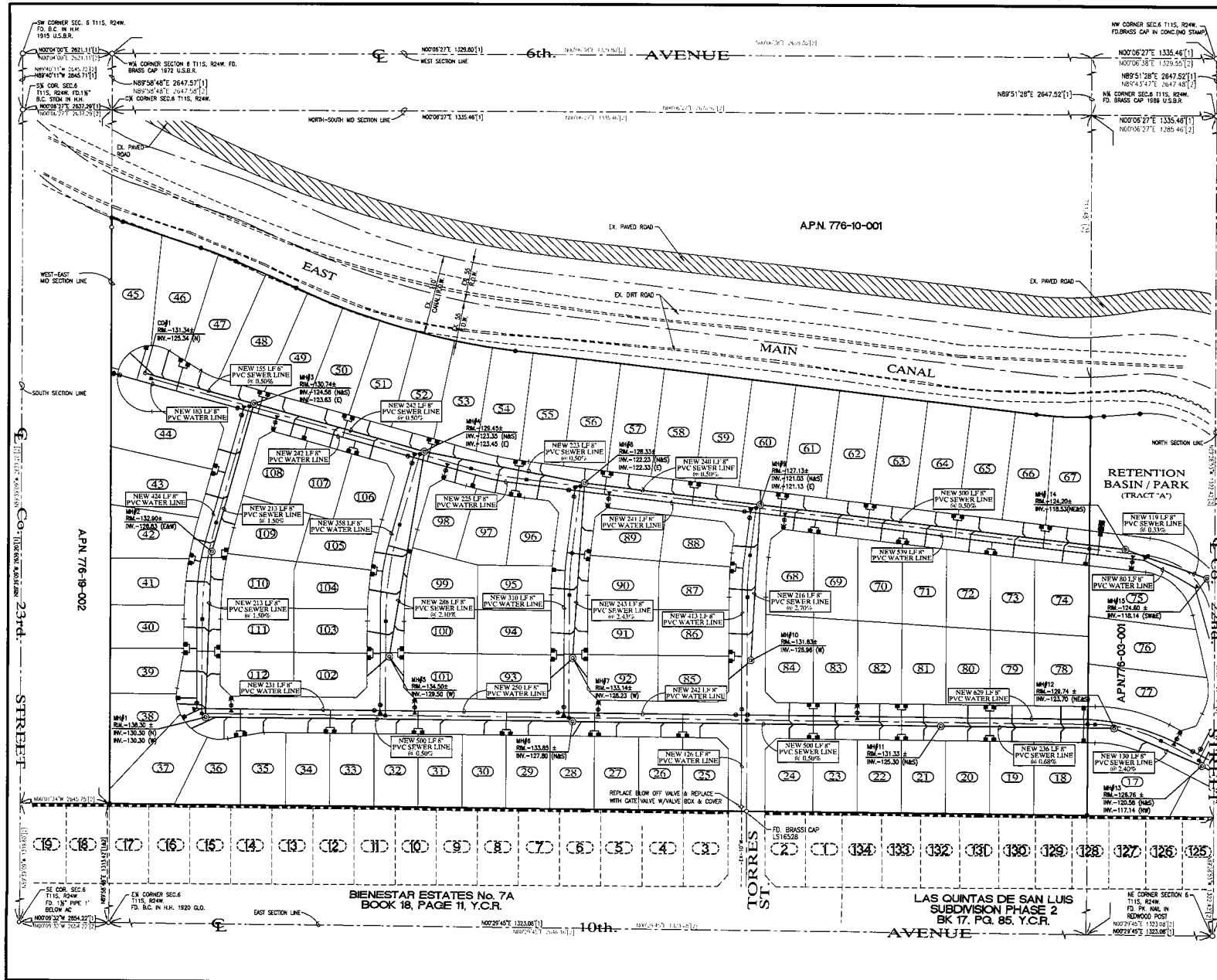


OWNER
BARKLEY LIMITED AZ PARTNERSHIP
 501 E. SECOND STREET
 YUMA, ARIZONA 85401

LAS QUINTAS DE SAN LUIS 2 SUBDIVISION
TENTATIVE PAVING & GRADING PLAN

SCALE: AS SHOWN DESIGNED BY: MIKE CHECKED BY: MIKE
 DATE: OCT. 14' DRAWN BY: STAFF JOB NO. 14-015 SHEET 4

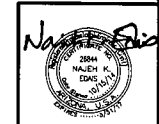
EDDAIS Engineering, Inc.
 5070 N. 16th Street Yuma, Arizona 85406
 (908) 781-4400 (908) 781-1076
 Email: Sales@edaiseng.com



- LEGEND**
- CENTERLINE
 - PROPERTY LINE
 - BOUNDARY LINE
 - - - NEW PVC WATER MAIN
 - - - NEW PVC SEWER LINE
 - NEW LOT NUMBER
 - FUTURE LOT NUMBER
 - NEW SEWER SERVICE
 - NEW SINGLE WATER SERVICE
 - NEW DUAL WATER SERVICE
 - NEW 2" BACKFLOW PREVENTOR
 - NEW 2" SHUT-BLOCK
 - NEW WATER VALVE
 - NEW MANHOLE
 - NEW TEMPORARY BLOWOFF VALVE
 - NEW FIRE HYDRANT
 - NEW MANHOLE
 - NEW FIN ELEVATION
 - NEW MEER ELEVATION
 - NEW STREET MOUNT AS PER YUMA COUNTY STD. No. 4-000
 - EXISTING WATER VALVE

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



OWNER

BARKLEY LIMITED AZ PARTNERSHIP
 101 E. SECOND STREET
 YUMA, ARIZONA 85404

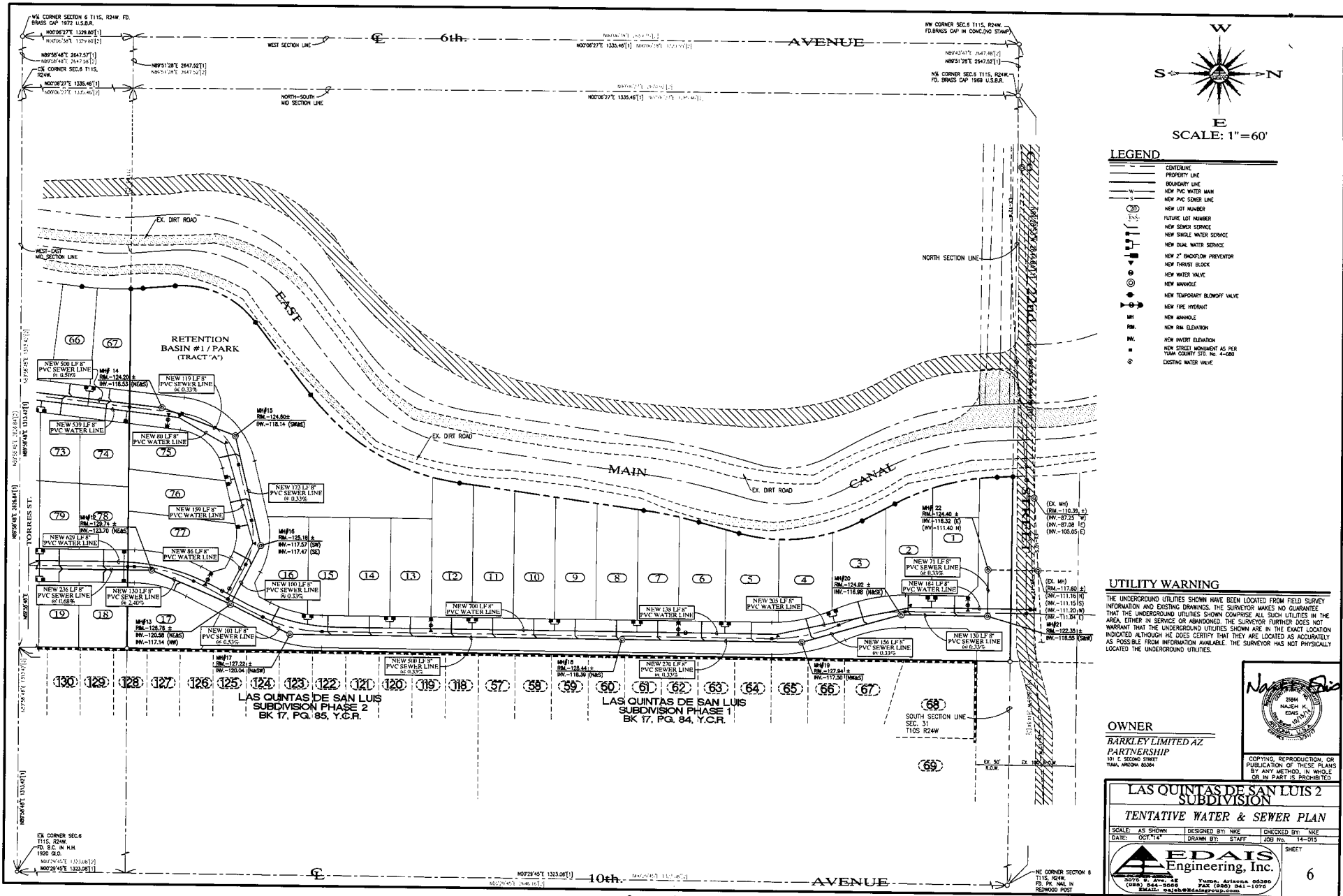
LAS QUINTAS DE SAN LUIS 2 SUBDIVISION
TENTATIVE WATER & SEWER PLAN

SCALE: AS SHOWN DESIGNED BY: NKE CHECKED BY: NKE
 DATE: OCT. 74 DRAWN BY: STAFF JOB No. 14-015

EDAIS Engineering, Inc.

2025 N. ARIZONA
 (908) 344-5600 FAX (908) 344-1078
 2500 W. ARIZONA YUMA, ARIZONA 85406

SHEET 5



- LEGEND**
- CENTERLINE
 - PROPERTY LINE
 - BOUNDARY LINE
 - NEW PVC WATER MAIN
 - NEW PVC SEWER LINE
 - FUTURE LOT NUMBER
 - NEW SEWER SERVICE
 - NEW SHALLOW WATER SERVICE
 - NEW 2" SHALLOW PREVENTOR
 - NEW 2" FLOOR PREVENTOR
 - NEW WATER VALVE
 - NEW MANHOLE
 - NEW TEMPORARY BLOWOFF VALVE
 - NEW FIRE HYDRANT
 - NEW MANHOLE
 - NEW RIM ELEVATION
 - NEW INVERT ELEVATION
 - NEW STREET MOUNT AS PER TULSA COUNTY STD. NO. 4-000
 - EXISTING WATER VALVE

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

OWNER
BARKLEY LIMITED AZ PARTNERSHIP
 101 E SECOND STREET
 TULSA, ARIZONA 74104



LAS QUINTAS DE SAN LUIS 2 SUBDIVISION
TENTATIVE WATER & SEWER PLAN

SCALE: AS SHOWN	DESIGNED BY: NKE	CHECKED BY: NKE
DATE: OCT-14	DRAWN BY: STAFF	JOB NO. 14-013

Edais Engineering, Inc.
 3010 N. AVENUE 4E
 TULSA, ARIZONA 74106
 (918) 244-3008 FAX (918) 241-1076
 EMAIL: edais@edaisgroup.com

SHEET 6

Conceptual Plan
 Development Agreement- Las Quintas de San Luis II Exhibit B



Core Engineering Group, PLLC
200 E. 16th Street, Suite # 150
Yuma, Arizona 85364

voice 928-344-5931
fax 928-344-5932

www.CoreEngineeringGroup.com

November 4, 2014

John Starkey
Director of Building Safety
Department of Public Works
1090 E. Union Street
PO Box 3750
San Luis, AZ 853498

Re: Las Quintas de San Luis 2 Subdivision – Tentative Plat
Edias Engineering Job No. 14-015

Dear Mr. Starkey:

The below comments on the Las Quintas de San Luis 2 subdivision tentative plat submittal are based on the Subdivisions Regulations of the City of San Luis.

Tentative Plat – Sheets 1 and 2

- 1) Sheets 1 and 2 are titled "Tentative Paving & Grading Plan" on the bottom right portion of the sheet. Revise to say "Tentative Plat".
- 2) Section 4.3 (1): The legal description of the property references the "Barkley Property – San Luis, Boundary Survey Conducted by Dahl, Robin & Associates, Inc" and the "Barkley Lot Split No. 2 as recorded in Book __ of Plats, Page __. Y.C.R.O., Yuma County, Arizona." Have these maps been recorded? If so, list the recording FEE# or map designation.
- 3) Section 4.3 (10): Label street names
- 4) Section 4.3 (14): List Curve Radii. Curve designations are shown, but no curve data (Radii, tangent length, etc.) has been provided. Similarly, line designations are shown, but no line data has been provided.
- 5) Section 4.3 (15): Show and label widths of all proposed easements (PUE, NAE, drainage, etc.)
- 6) Section 4.3 (21): List lands and parks to be dedicated to public use (if any).
- 7) Section 4.3 (26): What is the use of the property south of the subdivision?
- 8) Section 4.3 (30): List owner's name of the adjoining property.
- 9) Lot shown on Sheet 2 east of the proposed roadway between the proposed road right-of-way and subdivision boundary, north of lot 17, does not have a lot/tract designation. Please provide.

Tentative Paving & Grading Plan – Sheets 3 and 4

- 10) Section 3.21 (2): Per the drainage calculations, Retention Basin #1 (Tract "A") has a depth of 4 feet. A maximum basin depth of 3.5 feet is required unless approved by the City Engineer. If approved, a 6 foot high wrought iron fence and a 16 foot wide wrought iron gate with lock is required.
- 11) Cross Section A/4: Slopes no steeper than 3:1 are required unless specified in a Geotechnical report. Please revise or provide Geotechnical report allowing steeper slopes.

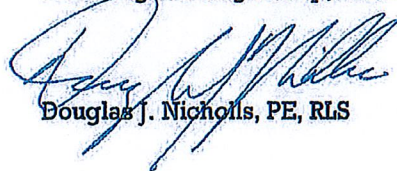
- 12) Cross Section A/4: Please provide protection to the proposed retaining wall. The wall is to be protected by a side slope no steeper than 3:1 away from the retaining wall.
- 13) Cross Section A/4: A drainage easement shall be provided to prevent construction within the drainage channel created by the cross section.
- 14) Section 3.21(4): How will the drainage channels of the west side lots connect to the retention basins? Based on top of wall elevations provided in the retaining wall enlargement details, the drainage channel is approximately 10 feet below Retention Basin # 1.
- 15) Section 3.26: While the San Luis subdivision regulations allow a 4' minimum sidewalk width, the 2010 ADA Standards for Accessible Design (Section 403.5.3) and 2011 Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (Section R302.4) require a minimum 5' x 5' passing space at intervals of 200' maximum. Provide passing spaces as required.
- 16) Please note that all sidewalk ramps shall meet ADA requirements. Current Yuma County standard drawings may require alteration to meet ADA requirements.
- 17) Modify the location of the horizontal s-curve along Co. 22nd Street based on the analysis of horizontal and vertical sight distances per AASHTO guidelines.
- 18) Provide existing grades of the east adjoining properties to allow grading analysis.
- 19) How will the proposed east side roadway shown on sheet 4 be constructed per cross section C/4? Based on the existing contours, the roadway is approximately 15 feet lower in elevation. Assuming a 2:1 slope is allowed by a geotechnical investigation, there would need to be about 30 feet from the eastern existing subdivision screen wall for construction.

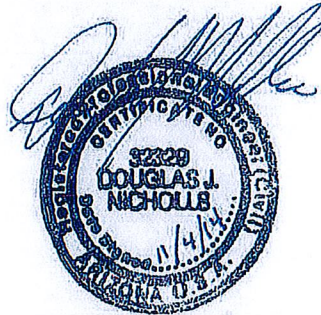
Tentative Water & Sewer Plan – Sheets 5 and 6

- 20) Provide sewer manhole between lots 105 and 99 to allow sufficient area for sewer line maintenance within the right-of-way.
- 21) Lower invert elevations on manholes 17 to 22 to provide drainage of manhole 13. Manhole 13 has an invert of 117.14, while the downstream manhole (MH 17) has an invert of 120.04.
- 22) The sewer line from manhole 17 to 22 is approximately 20 feet lower than existing ground elevation. How will this be constructed in regards to eastern adjoining property? Provide grades of the east adjoining properties to allow analysis.

Please contact us if you have any questions.

Sincerely,
Core Engineering Group, PLLC


Douglas J. Nicholls, PE, RLS



Exp. 3/31/16

Exhibit D

Description of road commonly known as “Sidewinder Road”

Development Agreement Las Quintas de San Luis II

Exhibit D



When Recorded Mail To:
City of San Luis
P.O. Box 1170
1090 E. Union Street
San Luis, Arizona 85349

WARRANTY DEED

GRANTOR (Name, Address, Zip Code)

Barkley Limited Partnership
1818 Letvin Avenue South
Yuma, Arizona 85365

GRANTEE (Name, Address, Zip Code)

City of San Luis
A Municipal Corporation
P.O. Box 1170
1090 E. Union Street
San Luis, Arizona 85349

Subject Real Property (Legal Description)

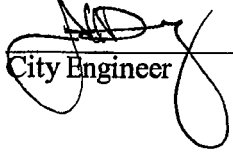
That portion of Section 6, Township 11 South, Range 24 West, Gila & Salt River Base & Meridian, Yuma County, Arizona, more particularly described as follows:

Beginning at the northwest corner of the SE $\frac{1}{4}$ of said Section 6;
Thence N 89°58'48" E along the north line on said SE $\frac{1}{4}$ of Section 6 a distance of 297.12 feet;
Thence N 30°05'55" E a distance of 59.02 feet to the beginning of a curve, concave northwesterly having a radial bearing of South 59°54'05" East;
Thence northeasterly along said curve, concave northwesterly, of radius 1487.00 feet through a central angle of 23°20'42" an arc distance of 605.88 feet to the end of said curve;
Thence N 06°45'13" E a distance of 634.07 feet to the beginning of a curve, concave northwesterly having a radial bearing of South 83°14'47" East;
Thence northeasterly along said curve, concave northwesterly, of radius 457.00 feet through a central angle of 10°11'50" an arc distance of 81.34 feet to the TRUE POINT OF BEGINNING;
Thence continuing northeasterly along said curve, concave northwesterly, of radius 457.00 feet through a central angle of 07°01'47" an arc distance of 56.07 feet to the beginning of a curve, concave southeasterly having a radial bearing of South 79°31'36" West;
Thence northeasterly along said curve, concave southeasterly, of radius 273.00 feet through a central angle of 61°59'57" an arc distance of 295.41 feet to the end of said curve;

Thence N 51°31'33" E a distance of 136.00 feet to the beginning of a curve, concave northwesterly having a radial bearing of South 38°28'27" East;
Thence northeasterly along said curve, concave northwesterly, of radius 277.00 feet through a central angle of 44°51'17" an arc distance of 216.85 feet to the end of said curve;
Thence N 06°40'16" E a distance of 351.00 feet to the beginning of a curve, concave southwesterly having a radial bearing of South 83°19'44" East;
Thence northwesterly along said curve, concave southwesterly, of radius 277.00 feet through a central angle of 39°17'34" an arc distance of 189.96 feet to the beginning of a curve, concave northeasterly having a radial bearing of South 57°22'41" West;
Thence northeasterly along said curve, concave northeasterly, of radius 323.00 feet through a central angle of 29°35'26" an arc distance of 166.81 feet to the end of said curve;
Thence S 89°28'53" E a distance of 92.67 feet to the westerly right-of-way line of the East Main Canal and the beginning of a curve, concave northeasterly having a radial bearing of South 84°14'46" West;
Thence Southeasterly along said curve, concave northeasterly, of radius 465.30 feet through a central angle of 22°51'24" an arc distance of 185.62 feet to the end of said curve;
Thence S 28°36'38" E along said westerly right-of-way line of the East Main Canal a distance of 55.90 feet to the beginning of a curve, concave southwesterly having a radial bearing of North 61°23'22" East;
Thence Southwesterly along said curve, concave southwesterly, of radius 138.20 feet through a central angle of 44°00'00" an arc distance of 106.13 feet to the end of said curve;
Thence S 15°23'22" W along said westerly right-of-way line of the East Main Canal a distance of 62.70 feet to the beginning of a curve, concave southeasterly having a radial bearing of North 74°36'38" West;
Thence Southwesterly along said curve, concave southeasterly, of radius 771.80 feet through a central angle of 07°20'00" an arc distance of 98.78 feet to the end of said curve;
Thence S 08°03'22" W along said westerly right-of-way line of the East Main Canal a distance of 279.80 feet to the beginning of a curve, concave northwesterly having a radial bearing of South 81°56'38" East;
Thence Southwesterly along said curve, concave northwesterly, of radius 232.90 feet through a central angle of 44°50'00" an arc distance of 182.24 feet to the end of said curve;
Thence S 52°53'22" W along said westerly right-of-way line of the East Main Canal a distance of 139.40 feet to the beginning of a curve, concave southeasterly having a radial bearing of North 37°06'38" West;
Thence Southwesterly along said curve, concave southeasterly, of radius 248.20 feet through a central angle of 57°30'00" an arc distance of 249.08 feet to the end of said curve;
Thence S 04°36'38" E along said westerly right-of-way line of the East Main Canal a distance of 48.80 feet to the beginning of a curve, concave northwesterly having a radial bearing of North 85°23'22" East;
Thence Southwesterly along said curve, concave northwesterly, of radius 355.30 feet through a central angle of 01°26'36" an arc distance of 8.95 feet to the end of said curve;
Thence N 89°44'59" W a distance of 65.08 feet to the TRUE POINT OF BEGINNING.

Exempt from Affidavit and Filing fees (A.R.S. 11-1134 A.3.)

Description Verified by:



City Engineer

2/17/2015
Date

For Valuable Consideration, Grantor:

Covenants that Grantor is seized of Subject Real Property and that Grantee shall quietly enjoy Subject Real Property.

Conveys to Grantee all rights, title and interest of Grantor in Subject Real Property together with all rights and privileges appurtenant or to become appurtenant thereto on the effective date, being the date and time of recordation of this instrument;

Warrants the title against all persons whomsoever, subject to matters set forth and warrants that Grantor will execute or procure any further necessary assurance of title.

Grantor further covenants for Grantor and successors of Grantor its further assurance of this grant and of the aforesaid warranties and covenants.

Dated this 3rd day of FEBRUARY, 2015.

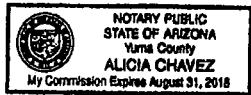
Robert K Barkley
Signature of Grantor(s)

ACKNOWLEDGEMENT

State of Arizona)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this 3rd day of February, 2015, by ROBERT K BARKLEY.

IN WITNESS WHEREOF, I have hereunto set by hand and official seal.



Alicia Chavez
Notary Public

My Commission Expires:
August 31, 2015

State of Arizona)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____.

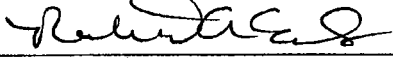
IN WITNESS WHEREOF, I have hereunto set by hand and official seal.

Notary Public

My Commission Expires:

Acceptance:


City of San Luis



Robert A. Eads
City Manager

2/18/15
Date

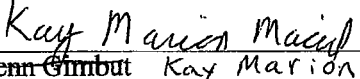
Attest:



Sonia Cornelio
City Clerk

2/18/2015
Date

Approved as to Form:


~~Glenn Gimbut~~ Kay Marion Macuil
Asst. City Attorney

2-18-2015
Date

Conditions for Final Plat Approval

Erosion Control Master Plan for Subdivision

Developer will submit a designed master plan prepared and sealed by an Arizona licensed engineer, (hereinafter the "Master Plan"), subject to approval of the City Engineer, the City Building Official, and the Public Works Director, that will provide erosion control for the entirety of the natural slope, both developed and undeveloped, for the entire subdivision. No building permit for development of the subdivision, or any of the lots contained therein, will be issued until a Master Plan has been approved by the City Engineer, the City Building Official and the Public Works Director.

This Master Plan will include designs for erosion control of the subdivision and each lot, including cuts and fills, and will provide for erosion control for all phases of construction, including development of homes on lots while other lots are undeveloped. No lot will be permitted to be developed and no building permit will be issued for development, without strict adherence to the Master Plan, and the erosion control for that lot as provided in said plan. The Master Plan will show in sufficient detail the existing grade and the finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of Appendix J of the 2003 *International Building Code*, which appendix is adopted by this reference as though fully set forth again in full as a required condition. The Master Plan shall include measures required of Developer or such persons or entities building homes within the subdivision to insure that no erosion will occur nor will any soil or other material flow onto neighboring properties adjacent to the subdivision during any phases of construction and development of the subdivision, the lots, or any homes or other structures built thereon.

Restrictive Covenant

Developer shall draft to the City's satisfaction and record a restrictive covenant on the land of the subdivision and the individual lots contained therein requiring all development of the lots to strictly adhere to the Master Plan. This restrictive covenant shall run with the land and will be for the benefit of all owners of lots within the subdivision and any adjacent properties to the subdivision. An exhibit to this restrictive covenant shall list all of the adjacent properties to the subdivision. It shall be able to be enforced by any property owner within the subdivision and any person with an interest in property adjacent to the subdivision. The restrictive covenant shall require all lot owners within the subdivision to maintain, fix, repair, or replace all improvements required by the Master Plan for erosion control on their respective lot, in perpetuity, or until conditions on the land have changed by re-grading or some other change so as to eliminate any appreciable risk of future erosion. Said restrictive covenant shall provide for an award of attorney's fees to a successful plaintiff in any litigation to enforce said restrictive covenant, the Master Plan, or in any action for damages due to erosion. The restrictive covenant shall provide that it may be enforced by the City of San Luis. The definitions contained within Appendix J shall apply to this condition.

Licensed Engineer's Opinion and Insurance Coverage

The Master Plan shall be stamped by a professional engineer licensed by the State of Arizona who shall give the opinion that the Master Plan will prevent erosion along the slope and will protect all properties within the subdivision and all properties adjacent to the subdivision from erosion at all times from the development of and any development within the subdivision. Said licensed professional engineer shall provide the City of San Luis evidence of appropriate errors and omissions coverage of at least \$3,000,000.00.

Any deviation from the Master Plan shall amend the Master Plan and shall be prepared by a professional engineer licensed by the State of Arizona who shall give the opinion that the change integrates with the Master Plan and shall also give the opinion that the change will protect all properties within the subdivision and all properties adjacent to the subdivision at all times from the development of and any development within the subdivision. The amended Master Plan shall be subject to the approval of the City Engineer, the City Building Official, and the Public Works Director. If the amended Master Plan is approved, it shall be recorded. Said licensed professional engineer shall provide the City of San Luis evidence of appropriate errors and omissions coverage of at least \$3,000,000.00.

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS

That RIEDEL HOLDINGS, L.L.C., an Arizona LIMITED LIABILITY COMPANY, as Owner of the following described property:

Lots 1 through 113, Las Quintas de San Luis 2 Subdivision, according to Book ___ of plats, page ___, records of Yuma County, Arizona.

Hereby declares the following restrictions shall apply to all of the properties described above and that all conveyance of said Lots hereafter made shall be subject to the following covenants, stipulations and restrictions.

1. No Lot or portion thereof shall be used for other than residential purposes.
2. All building setbacks shall be in accordance with current City zoning regulations.
3. None of said Lots shall be re-subdivided into smaller Lots nor conveyed in less than the original full dimensions of such Lots as shown on the plat of said subdivision, provided however, that this restriction shall not prevent the conveyance of a part of a Lot to an adjacent owner, but such conveyance shall not constitute more than one half of the original Lot. The minimum lot size shall remain 6000 square feet.
4. None of said Lots shall be used for residential purposes prior to the installation in said residence of water and flush toilets, and all bathrooms, toilets or sanitary conveniences shall be inside the building permitted hereunder.
5. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition, and at a distance no closer than 12 feet to any side line, or 30 feet to any street line.
6. No noxious or offensive activity shall be carried on or upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No commercial poultry or livestock shall be kept on any Lot. The usual household pets may be kept. No cows, horses, rabbits, poultry or any domestic livestock or fowl shall be kept on any Lot at any time.

7. No house trailer, tent, shack or similar structure of any temporary nature, shall be erected, maintained or used on any Lot at any time, either temporarily or permanently as a residence. No building shall be erected, altered, placed or permitted to remain on any Lot other than one single-family dwelling not to exceed (2) stories in height and a private garage. Lots 1 thru 41 as shown on the subdivision plat shall be single story not to exceed 15 feet at the roof ridge.
8. No residential dwelling unit shall be constructed on any Lot, which has less than 800 square feet or floor area, exclusive of porches and garages.
9. All construction shall be new" and shall be of quality commensurate with the size of the building and the aesthetic values involved. Before building, Lot owner must have the general building plans inspected and passed by the original sub-divider. If a Lot owner, after applying to the original sub-divider or a committee ("Architectural Control Committee") appointed by the original sub-divider as specified above, has not received written notification of the disapproval of his plans within 30 days from the time of his/her application for approval was delivered to the original sub-divider or the committee, then it shall be deemed that he has approval of the original sub-divider or of the committee.
10. No hedge or fence shall be maintained or permitted over 2 1/2 feet high across the front of any Lot.
11. That finished floor elevations shall be a minimum of six (6) inches above the centerline of the adjacent streets.
12. All lots shall have front yards landscaped within 60 days of the purchase of residence.
13. To help enhance the traditional horizontal desert scape, roofs will be low pitch roofs made of gravel or color-coordinated membrane, clay or concrete tiles or certain non-reflective metals are encouraged. Wood and/or asphalt shingles or shakes, and materials which imitate other materials or reflective materials are prohibited. The Sub-divider or Architectural Control Committee may grant a variance from the above if, in its sole judgment, the design is compatible with the surrounding areas.
14. Lots within the subdivision plat shall strictly adhere to the erosion control Master Plan as approved by the City of San Luis and recorded at the Records of Yuma County. The City of San Luis, any property owner within the subdivision, and any person with any interest in property adjacent to the subdivision shall be able to enforce adherence to the erosion control Master Plan. The adjacent properties benefited by this covenant are identified by their Arizona Parcel Numbers as maintained by the Yuma County Assessor on the date of the recording of this Declaration of Restrictions and such other properties as shown on Exhibit A attached hereto. A successful plaintiff in an action seeking to enforce the

requirements of the Master Plan, the condition of approval of the subdivision plat by the City of San Luis relating to the Master Plan for erosion control, this restrictive covenant, or to recover damages as a result of erosion shall be entitled to an award of reasonable attorney's fees. All lot owners within the subdivision shall maintain, fix, repair, or replace all improvements required by the Master Plan for erosion control on their respective lot, in perpetuity. The definitions contained within Appendix J of the 2003 International Building Code shall apply to this restrictive covenant and condition.

Save and except for restrictive covenant No. 14, which covenant shall run with the land in perpetuity, the foregoing restrictions were made for the benefit of the lots herein described and are to run with the land, and shall be binding until January 1, 2040, at which time said covenants shall be automatically extended for successive periods of five (5) years unless by a majority of the then individual owners, it is agreed to change the said covenants in whole or in part.

If any person shall violate or attempt to violate any of the restrictions herein, in addition to the provisions of restrictive covenant No. 14, it shall be lawful for any other person or persons owning any other Lot, or any in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restriction and either to prevent him or them from so doing or to recover damages for such violations restrictive covenants, or any one or more of them, shall not affect the lien of any mortgage now of record, of which hereafter may be placed of record, upon said tract or any part thereof.

Should any of the restrictions herein or any sentence, clause, phrase or portion thereof be held invalid or void, such decision shall not affect the validity of the remaining restrictions or portions thereof.

[Signature page follows on the next page]

Dated this ____ day of _____ 2017.

RIEDEL HOLDINGS, L.L.C.,
an Arizona LIMITED LIABILITY COMPANY

By: Nieves Garcia Riedel, Managing Member

STATE OF ARIZONA)
)ss.
COUNTY OF YUMA)

This document was acknowledge before me this ____ day of _____, 2017 by Nieves Garcia Riedel, Managing Member of RIEDEL HOLDINGS, L.L.C., an Arizona LIMITED LIABILITY COMPANY signing on behalf of the Company

Notary Public

My commission Expires
