



## **NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING**

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 the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, January 9, 2018. The meeting 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 East 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/ Roman Pacheco, Planning Technician

## **AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONAMIENTO**

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonamiento y al público en general que la Comisión de Planeación y Zonamiento de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes, 9 de Enero del 2018. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis 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 a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 Este Calle Unión, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Concilio 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 solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija 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 el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Roman Pacheco, Técnico en Planeación



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**Tuesday, January 9, 2018**  
**7:00 P.M.**

**MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.**

**1. CALL TO ORDER/ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. CONSENT AGENDA**

All matters are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

**3. A. APPROVAL OF MINUTES-**

- Regular Planning and Zoning Commission meeting held November 14, 2017
- Regular Planning and Zoning Commission meeting held December 12, 2017

**4. ITEMS REQUIRING DISCUSSION AND/OR ACTION** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

**4. A.** Election of Officers.

**4. B.** Discussion and possible action on any and all matters regarding Subdivision Case No. 2017-0737P. A request by Riedel Holdings LLC, property owner, for the preliminary plat approval for Santa Cecilia No. 2 Subdivision. The property is located at the northwest corner of County 24th Street and 20th Avenue, Assessor's Parcel No. 227-10-012, San Luis, Arizona.

- A. Staff presentation
- B. Action on Subdivision Case No. 2017-0737P

**4. C.** Discussion and possible action on any and all matters regarding Subdivision Case No. 2017-0738F. A request by Riedel Holdings LLC, property owner, for the final plat approval for Santa Cecilia No. 2 Subdivision. The property is located at the northwest corner of County 24th Street and 20th Avenue, Assessor's Parcel No. 227-10-012, San Luis, Arizona.

- A. Staff presentation
- B. Action on Subdivision Case No. 2017-0738F

5. **CALL TO THE PUBLIC** - This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(G), action taken as a result of comment will be limited to directing staff to study the matter, or scheduling the matter for further discussion and decision at a future date. All Planning & Zoning Commission meetings are recorded.

6. **ADJOURNMENT**



## AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

3.A.

Meeting Date: 01/09/2018

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#### Summary

#### **APPROVAL OF MINUTES-**

- Regular Planning and Zoning Commission meeting held November 14, 2017
  - Regular Planning and Zoning Commission meeting held December 12, 2017
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#### Attachments

Minutes November 14, 2017

Minutes December 12, 2017

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## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
NOVEMBER 14, 2017  
7:00 PM

- 1. CALL TO THE ORDER /ROL CALL:** The meeting was called to order at approximately 7:01 PM., by Acting Chairman Javier Barraza.
- 2. PLEDGE OF ALLEGIANCE:** Pledge of Allegiance was led by Acting Chairman Barraza.

### PRESENT:

Vice Chairman Javier Barraza  
Commission Member Daniel Bazua  
Commission Member Guillermina Fuentes  
Commission Member Hugo Garcia  
Commission Member Jose A. Ponce

### ABSENT:

Chairman Bill Cordova  
Commission Member Marco A. Pinzon

**OTHER PRESENT:** Jose A. Guzman, Acting Planning and Zoning Director  
Roman Pacheco, Planning Technician  
Hank Green, Fire Chief  
Kay Macuil, City Attorney  
Ray Urias, Attorney  
Rich Bauermann, Fire Department

## **CONSENT AGENDA:**

### **3. A. MINUTES OF**

**- Regular Planning & Zoning Commission Meeting held October 10, 2017**

**MOTION: Jose A. Ponce / Hugo Garcia** to APPROVE the Consent Agenda as presented. Motion passed unanimously (5-0).

### **4. PUBLIC HEARINGS**

**4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2017-0605. A request by Riedel Holdings L.L.C., Nieves Riedel, owner, to rezone approximately 15.1 acres, from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) zoning district. The property is located west of 8th Avenue between Bienestar Estates No. 5 Subdivision and the East Main Canal.**

**Acting Chairman Barraza** mentioned that as per staff recommendation to continue this item to December, the commission will not open public hearing tonight and will follow staff recommendation.

### **C. Action**

**MOTION: Jose A. Ponce / Hugo Garcia** to CONTINUE Rezoning Case No. 2017-0605 to the commission meeting of December 12, 2017. Motion passed unanimously (5-0).

**5. ITEMS REQUIRING DISCUSSION AND/OR ACTION** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

**5. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2015-0482F. A request by Nicklaus Engineering on behalf of San Luis Port L.L.C., Stephen Shadle, owner, for the final plat approval of San Luis Port Subdivision Phase 1. The property is located at the northeast corner of Avenue E and County 24th Street.**

### **A. staff presentation**

**Jose A. Guzman, Acting Planning and Zoning Director**, summarized staff report recommending APPROVAL of Subdivision Case No. 2015-0482F to the City Council on condition that developer complies with the comments in the acting directors' letter dated November 13, 2017.

**Mr. Steven Shadle**, stated that initially we thought it was going to be an ABC road up to 23 ½ for the fire people to get in and then later without my knowledge it was changed to a paved road. The problem with that is I am still going to be running that pivot even though is shorter. If it could be ABC up to Avenue 23 ½ then we can just farm right around it, because we won't be developing that north part up there for quite a while. **Mr. Shadle** furthermore, stated that they are prepared to do all other expensive things on the roads but that road going up there is the only one we would like your consideration on. If could leave that ABC until we do the next phase.

**Mr. Guzman** stated that this road is an emergency road and it is approve based on the fire department comments.

**Hank Green, Fire Chief stated**, that Mr. Guzman is correct. The limitations or expectations we have of mini roads whether they are asphalt or ABC is able to withstand the loads imposed by fire apparatus.

**Commission Member Fuentes**, asked the applicant if you are in agreement with staff comments letter. **Mr. Shadle** responded yes.

### **B. Action**

**MOTION: Jose A. Ponce / Hugo Garcia** to recommend APPROVAL of Subdivision Case No. 2015-0482F to the City Council on condition that developer complies with the comments in the acting director letter dated November 13, 2017. Motion passed unanimously (5-0).

### **6. CALL TO THE PUBLIC**

There were no public comments

## **7. ADJOURNMENT**

**MOTION**: **Guillermina Fuentes / Hugo Garcia** to adjourn the Regular Planning & Zoning Meeting at approximately 7:20 p.m. Motion passed unanimously.

## MINUTES

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
DECEMBER 12, 2017  
7:00 PM

- 1. CALL TO THE ORDER /ROL CALL:** The meeting was called to order at approximately 7:02 PM., by Acting Chairman Javier Barraza.
- 2. PLEDGE OF ALLEGIANCE:** Pledge of Allegiance was led by Acting Chairman Barraza.

### PRESENT:

Vice Chairman Javier Barraza  
Commission Member Daniel Bazua  
Commission Member Guillermina Fuentes  
Commission Member Hugo Garcia  
Commission Member Jose A. Ponce  
Commission Member Marco A. Pinzon

### ABSENT:

Chairman Bill Cordova

**OTHER PRESENT:** Jose A. Guzman, Acting Planning and Zoning Director  
Roman Pacheco, Planning Technician  
Chris Hagen, Management Analyst  
Kay Macuil, City Attorney  
Ray Urias, Attorney  
Rich Bauermann, Fire Department  
Sonia Cornelio, City Clerk  
Tadeo A. De La Hoya, City Manager

**CONSENT AGENDA:**

**3. A. Withdrawals by Applicant**

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2017-0605. A request by Riedel Holdings L.L.C., Nieves Riedel, owner, to rezone approximately 15.1 acres, from Rural Area Residential (RA-10) to Medium-High Density Residential (R-2) zoning district. The property is located west of 8th Avenue between Bienestar Estates No. 5 Subdivision and the East Main Canal.

**MOTION:** **Jose A. Ponce / Daniel Bazua** to APPROVE the Consent Agenda as presented. Motion passed unanimously (6-0).

**4. ITEMS REQUIRING DISCUSSION AND/OR ACTION** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

**4. A. Discussion and possible action on any and all matters regarding Open Meeting Law for Planning and Zoning Commission. (Chris Hagen, Management Analyst)**

**Sonia Cornelio City Clerk**, stated this was just an updated training regarding the open meeting law. This training was previously provided to you all by Mr. Ray Urias about a year ago. Ms. Chris Hagen who is the Management Analyst for the City of San Luis will provide you with the training.

**Chris Hagen** stated that they would like for this to be interactive and if there are any questions or any scenarios to address them.

**Hagen** presented open meeting law to the members of the Planning and Zoning Commission.

The following topics were discussed and presented:

Workshop Objectives

What is the Open Meeting Law

Public business should be done in public

What is a "Meeting"?

Open Meeting Law Requirements

Open Meeting Law Requirements

Public's Rights

Call To The Public

Common Pitfalls of Calls to the Public

At the meeting

Executive Sessions

Meeting Minutes

Communications

Ethics

Media – Social Media

In Summary, Remember

Where to turn for Information?

## **6. CALL TO THE PUBLIC**

There were no public comments

## **7. ADJOURNMENT**

**MOTION:** **Marco A. Pinzon / Hugo Garcia** to adjourn the Regular Planning & Zoning Meeting at approximately 7:41 p.m. Motion passed unanimously.



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.A.

**Meeting Date:** 01/09/2018

**Submitted By:** Roman Pacheco, Planning Technician, Planning & Zoning Department

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#### ITEM:

Election of Officers.

#### BACKGROUND:

As per Section 2.1-G.1, "A member must have served on the Commission for a period of one (1) year prior to being eligible to serve as an officer. The Commission shall elect a chairperson and vice-chairperson from among its own members at its first meeting in January each year. The chairperson shall preside at all meetings and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission. The vice-chairperson shall perform the duties of the chairperson in the latter's absence or disability."

#### SUMMARY:

At this time all acting members of the commission are eligible to act as chairperson or vice-chairperson.

#### RECOMMENDED MOTION:

**I move to appoint \_\_\_\_\_ to serve as chairperson of the Planning and Zoning Commission.**

**I move to appoint \_\_\_\_\_ to serve as vice-chairperson of the Planning and Zoning Commission.**

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## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.B.

**Meeting Date:** 01/09/2018

**Submitted By:** Jose A. Guzman, Acting Director of Planning & Zoning, Planning & Zoning Department

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#### ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2017-0737P. A request by Riedel Holdings LLC, property owner, for the preliminary plat approval for Santa Cecilia No. 2 Subdivision. The property is located at the northwest corner of County 24th Street and 20th Avenue, Assessor's Parcel No. 227-10-012, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2017-0737P

#### BACKGROUND:

The subject property is located in the east mesa of the City of San Luis; west side of 20th Avenue between Aracely Street and County 24th Street. The properties to the north and west are zoned Medium Density Residential (R1-6) and two new subdivisions are under construction, Bienestar 9A Phase 2 to the north and Santa Cecilia (1) Subdivision to the west. The south and east properties adjacent to the project are undeveloped land and zoned as Medium-High Density Residential (R-2).

As an effort to alleviate the demand for bigger houses the City Council approved Ordinance No. 347, an ordinance to set up the minimum lot size to 6,000 square feet. After this ordinance was adopted single detached dwellings are no longer allowed in Medium-High Density Residential (R-2) zoning district. This property was rezoned from Medium-High Density (R-2) to Medium Density Residential (R1-6) in order to allow the construction of the proposed subdivision (Rezoning Case No. 2017-0546).

The proposed subdivision consist of approximately 33 acres to be divided into 168 lots and 1 tract for a retention basin. The lots will range in size from 6,000 square feet to 10,369 square feet.

#### GENERAL PLAN:

This area is designated as Neighborhood in the City of San Luis 2020 General Plan. The activities proposed will be consistent with that designation (Chapter 2, Page 19-20). The Neighborhood Land Use designation allows all types of residential development.

#### ANALYSIS:

In 2007, the Arizona Legislature adopted legislation that required municipalities to certify that all new subdivision had an assured 100-year water supply. On February 11, 2011 the City of San Luis was designated by the Arizona Department of Water Resources (ADWR) as having a 100-year adequate water supply. Consequently, individual subdivisions do not have to submit additional certification.

#### SUMMARY:

Staff recommendation will be provided to the Commission at the time of the meeting.

#### RECOMMENDED MOTION:

**Recommended Motion will be provided to the Commission at the time of the meeting.**

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**Attachments**

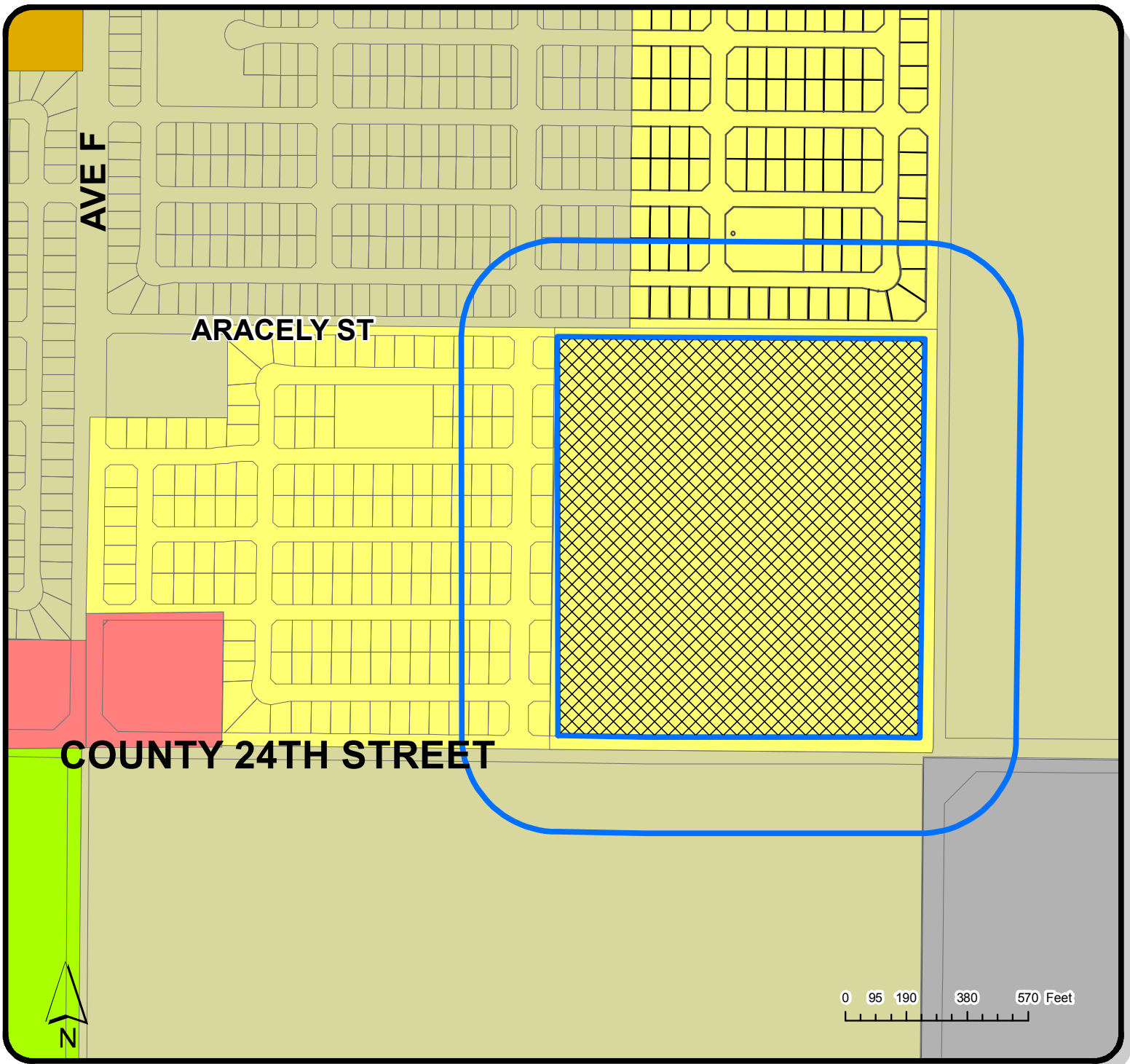
Location Map

Picture of Location

Preliminary Plat

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


LOCATION OF SUBJECT PROPERTY

# Location Map

SUBDIVISION

 Santa Cecilia No.2 Subdivision Parcel: 227-10-012

Section: 10 Township: 11S Range: 24W BEG AT SW COR TH  
 ELY 1447.50 FT ALONG S SEC LINE TH NLY 50 FT TO T0 POB  
 TH NLY 1290.42 FT TH ELY 1153.93 FT ALONG S R/W LINE TH  
 SLY 1240.41 FT TH WLY 1154.13 ALONG N R/W LINE TO POB  
 AKA LOT 1C PER BORDER RANCHES LOT

- MULTIPLE RESIDENCE ZONING DISTRICTS
  -  R-2
  -  R-3
- INDUSTRIAL ZONING DISTRICTS
  -  I-1
- COMMERCIAL ZONING DISTRICTS
  -  C-2
- SINGLE RESIDENCE ZONING DISTRICTS
  -  RA-10

**Date:**  
11/30/2017

**Checked By:**  
ROMAN PACHECO

DEVELOPMENT SERVICES



CITY OF SAN LUIS, AZ  
INC. 1979

GIS DIVISION

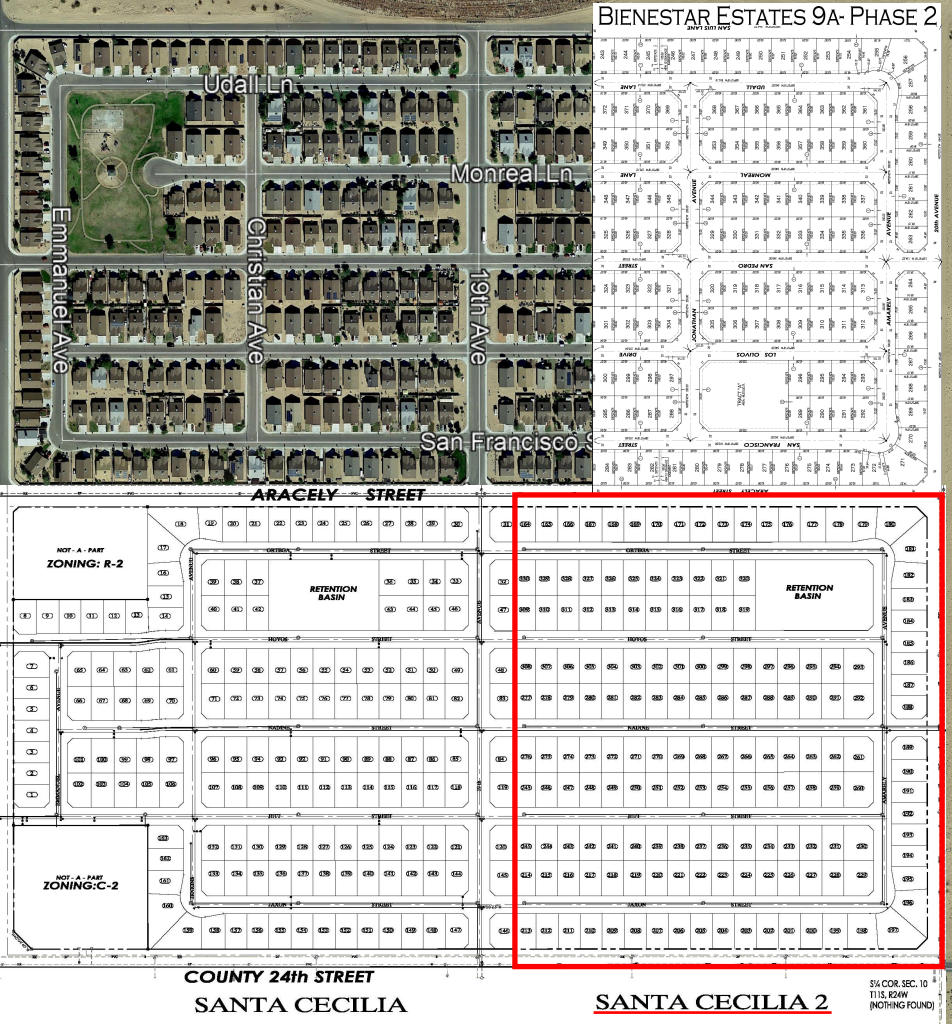
**Prepared By:**  
IG

**APPROVED BY:**  
JOSE A. GUZMAN

**Case No.**  
2017-0737P

# Subdivision Case No. 2017-0737P

## Santa Cecilia No. 2 Subdivision



BIENESTAR ESTATES 9A- PHASE 2



# SANTA CECILIA No. 2 SUBDIVISION

## GENERAL NOTES

- STANDARDS AND SPECIFICATIONS**  
ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH CITY OF SAN LUIS STANDARDS, INCLUDING THE ADOPTED CITY OF YUMA CONSTRUCTION STANDARD DETAIL DRAWINGS, THE MAG UNIFORM STANDARD SPECIFICATIONS AND THE CITY OF YUMA STANDARDS AND THE MAC SPECIFICATION, UNLESS OTHERWISE SPECIFICALLY NOTED ON THESE PLANS.
- UTILITIES**  
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE BLUE STAKE CENTER AT 1-800-STAKE-IT TO EXACTLY LOCATE THE UNDERGROUND UTILITIES WITHIN THE CONSTRUCTION AREA TWO WORKING DAYS BEFORE ANY EXCAVATION BEGINS, OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT BE CONSIDERED AS THE NONEXISTENCE OF, OR A DEFINITE LOCATION OF, EXISTING UNDERGROUND UTILITIES. THE LOCATION OF UNDERGROUND UTILITIES ILLUSTRATED ON THE PLANS IS APPROXIMATE. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR DAMAGED UTILITIES.
- AS-BUILT DRAWINGS**  
THE CONTRACTOR SHALL MAINTAIN ONE SET OF PLANS ON THE JOB SITE AND SHALL RECORD IN RED COLORED PENCIL ALL CASES WHERE ACTUAL FIELD CONSTRUCTION DIFFERS FROM WORK SHOWN ON THE PLANS. ALL CONCEALED WORK AND UTILITY LOCATIONS SHALL BE DIMENSIONED AND REFERENCED. THE MARKED-UP SET OF DRAWINGS SHALL BE DELIVERED TO THE ENGINEER UPON COMPLETION OF THE WORK WHICH SHALL REFLECT "AS-BUILT" MODIFICATIONS.
- DUST CONTROL**  
DUE TO THE LOCATION OF THE WORK THE CONTRACTOR MUST MAKE SPECIAL EFFORTS TO CONTROL DUST DURING THE PROCESS OF THE WORK. DUST SHALL BE MAINTAINED TO A MINIMUM BY REGULAR APPLICATIONS OF WATER NECESSARY AND AS DIRECTED BY THE ENGINEER. AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL SWEEP THE STREETS TO REMOVE ALL LOOSE DIRT AND DUST RESULTING FROM THE CONSTRUCTION OPERATIONS.
- BARRICADES**  
CONTRACTOR SHALL PROVIDE LIGHTED BARRICADES POSITIONED ON FOUR FOOT CENTER AROUND THE PERIMETER OF OPEN EXCAVATIONS AT THE CONCLUSION OF THE WORK DAY.
- CLEANUP**  
THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL UNCLASSIFIED EXCAVATION MATERIAL, EXISTING PAVEMENT, CONCRETE DEBRIS AND ALL OTHER MATERIAL RESULTING FROM DEMOLITION ACTIVITIES.
- PERMITS**  
THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND BUSINESS LICENSES AND SHALL NOTIFY THE CITY OF SAN LUIS, ARIZONA, AND EDAS ENGINEERING, INC. AT LEAST 72 HOURS PRIOR TO COMMENCING WORK AND AT LEAST 48 HOURS PRIOR TO REQUIRING AN INSPECTION.
- SANITARY FACILITIES**  
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SANITARY FACILITIES ON THE LOCATION OF THE PROJECT FOR USE BY THE CONTRACTOR'S EMPLOYEES.
- POWER LINES**  
THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH OVERHEAD ELECTRIC LINE CONDITIONS AND TAKE NECESSARY PRECAUTIONS, TO PROTECT AGAINST INJURY AND DAMAGE DURING CONSTRUCTION.
- TRAFFIC CONTROL**  
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN PROPER SIGNS, BARRICADES AND WARNING LIGHTS TO CONTROL THE TRAFFIC AND TO ASSURE THE PUBLIC'S HEALTH, WELFARE AND SAFETY. ALL DEVICES MUST CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- CHANGES**  
THE CONTRACTOR SHALL NOTIFY THE CITY OF SAN LUIS, AZ. AND THE ENGINEER IMMEDIATELY OF ANY CONDITIONS REQUIRING CHANGE TO THE PLANS.
- ACCESS TO ADJACENT PROPERTY**  
ACCESS TO ADJACENT PROPERTIES, CROSS STREETS OR USE OF STREETS SCHEDULED FOR IMPROVEMENT MUST BE REASONABLY MAINTAINED FOR NORMAL ACCESS AND LOCAL BUSINESSES AND RESIDENTS.
- CONSTRUCTION STAKING**  
ALL CONSTRUCTION STAKING WILL BE PROVIDED BY THE CONTRACTOR. CONSTRUCTION STAKING MUST BE DONE BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR.
- ANY ITEM OF WORK CALLED OUT BY THE CONTRACT PLANS OR SPECIFICATIONS AND NOT SPECIFICALLY NOTED AS A BID ITEM ON THE PROPOSAL SHALL BE CONSIDERED INCIDENTAL TO SAID BID ITEM.
- REFER TO SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS.
- THE CONTRACTOR WILL PROVIDE THE ENGINEER AND THE CITY OF SAN LUIS, AZ. WITH CERTIFIED COMPACTION, CONCRETE, AND LABORATORY TESTS AS REQUIRED BY THE CITY OF SAN LUIS STANDARD SPECIFICATIONS FOR ALL WORK WITHIN CITY OF SAN LUIS RIGHT-OF-WAYS PRIOR TO ACCEPTANCE OF THE PROJECT.
- ALL MATERIAL SUPPLIED MUST BE SUBMITTED AS "SUBMITTALS FOR CONSTRUCTION".
- IF THE CONTRACTOR FINDS ANY DISCREPANCY OR OMISSION IN THESE PLANS, HE SHALL NOTIFY THE ENGINEER BEFORE ANY INTERPRETATION OR DECISION IS MADE WHICH WILL AFFECT THE CONSTRUCTION COST, APPEARANCE, QUALITY, OR PERFORMANCE OF THE COMPLETE WORK.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE ONLY APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION, DEPTH AND ROUTING OF UTILITIES BEFORE CONSTRUCTION.
- ALL EXISTING MONUMENTATION SHALL BE REFERENCED PRIOR TO CONSTRUCTION AND REPLACED IF DISTURBED AFTER ALL WORK IS COMPLETED BY CONTRACTOR.
- PAVING CONTRACTOR TO COORDINATE WITH IRRIGATION AND UTILITY CONTRACTORS TO INSURE INSTALLATION OF IRRIGATION AND ELECTRICITY CONDUITS AND ALL UNDERGROUND UTILITIES PRIOR TO PAVING OR PLACING ABC.
- PAVING CONTRACTOR TO PROVIDE ALL BACKFILL REQUIRED BEHIND ALL NEW IMPROVEMENTS IN ACCORDANCE WITH THE TYPICAL DETAILS AND SLOPE LINES SHOWN HEREON.

## GENERAL WATER NOTES

- ALL WATER LINE CONSTRUCTION HEREON TO BE IN ACCORDANCE WITH CITY OF SAN LUIS STANDARDS, INCLUDING THE ADOPTED CITY OF YUMA CONSTRUCTION STANDARD DETAIL DRAWINGS, THE MAG UNIFORM STANDARD SPECIFICATIONS AND THE CITY OF SAN LUIS SUPPLEMENT TO THE CITY OF YUMA STANDARDS AND THE MAC SPECIFICATION, AND THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS, UNLESS OTHERWISE SPECIFICALLY NOTED ON THESE PLANS.
- 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 WATER LINES 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 AND 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. ACCEPTABLE 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.
- 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:
  - SEWER MAIN OR SERVICE CROSSES LESS THAN 2' BELOW A WATER MAIN OR SERVICE;
  - 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 AND SHALL BE MECHANICAL JOINT (MEGA LUG) FITTINGS.
- NO STREET, WATER AND IMPROVEMENTS TO BE ACCEPTED BY CITY OF SAN LUIS 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 DR 18 CLASS 235.
- CONTRACTOR WILL PROVIDE THE ENGINEER WITH ALL 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 ODWDM REGIONAL OFFICE.
- 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")

## WATER LINE TESTING PROCEDURE

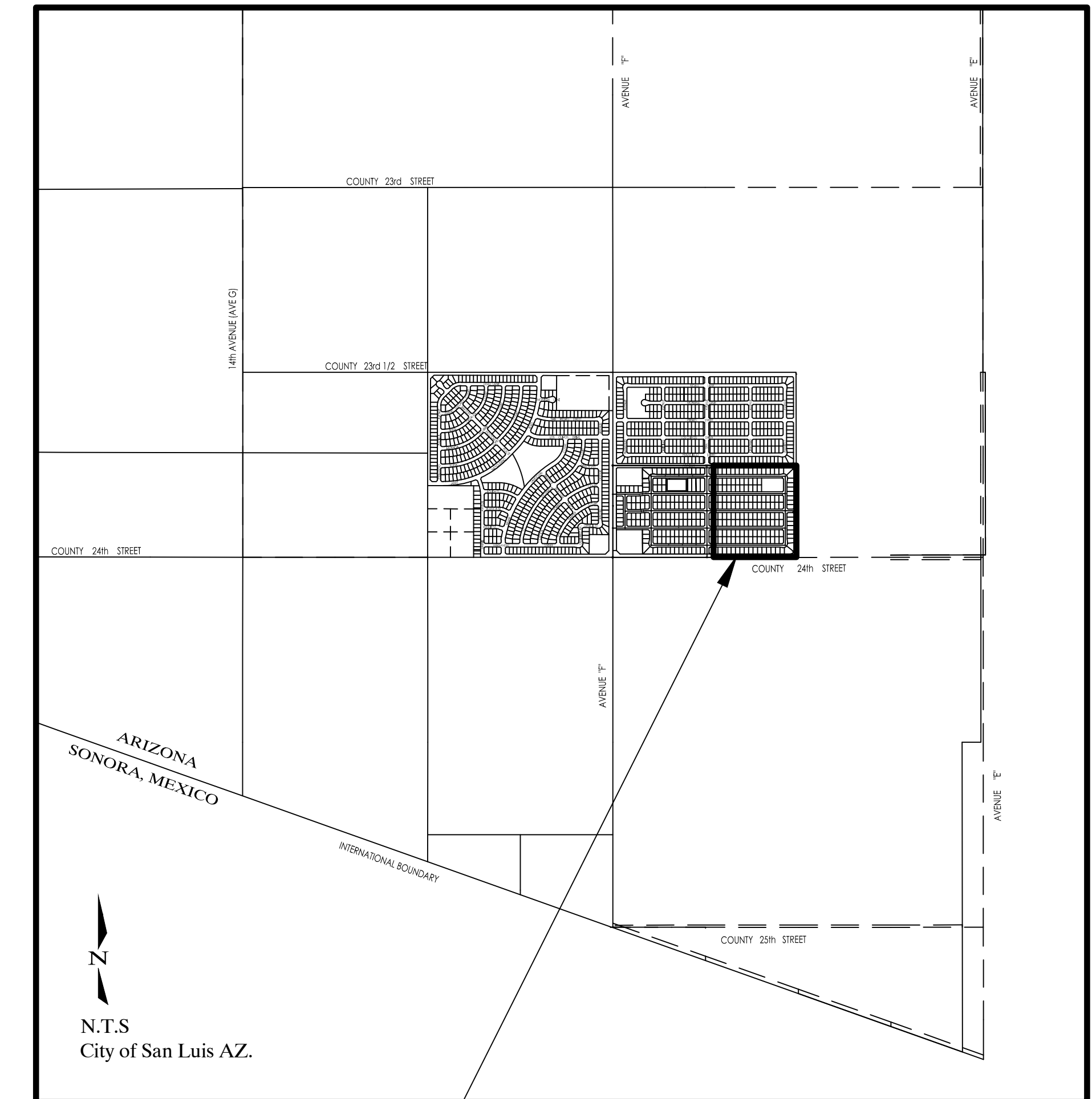
- ALL VISIBLE LEAKS SHALL BE REPAIRED REGARDLESS OF THE AMOUNT OF LEAKAGE AND REGARDLESS OF WHETHER THE LEAK DEVELOPS UNDER TEST PRESSURE OR LINE PRESSURE.
- INITIAL PRESSURES FOR BOTH THE PRESSURE TEST AND ALLOWABLE LEAKAGE TEST SHALL BE A MINIMUM OF 150 PSI
- A PRESSURE TEST WILL BE DEEMED AS SUCCESSFUL 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

## GENERAL SEWER 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 CITY OF SAN LUIS PUBLIC WORKS 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 WATER MAIN OR SERVICE WHEN:
  - SEWER MAIN OR SERVICE CROSSES LESS THAN 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 CITY OF SAN LUIS FOR MAINTENANCE UNTIL "AS-BUILT" CERTIFIED PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS
- 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.
- SEWER LINE TEST SHALL BE PERFORMED IN ACCORDANCE WITH AAC R18-9-E301 (D) (C)
- ALL MANHOLES SHALL BE TESTED PER AAC R18-9-E301 (D) 3 e.

## 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
	NEW CURB & 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



SANTA CECILIA No. 2 VICINITY MAP

## SHEET INDEX

COVER SHEET	----	0
PLAT COVER	-----	1 OF 2
PLAT	-----	2 OF 2
PAVING AND GRADING PLAN	-----	1
PAVING AND GRADING PLAN	-----	2
PAVING AND GRADING DETAILS	-----	3
WATER AND SEWER PLAN	-----	4
WATER AND SEWER PLAN	-----	5
SEWER PLAN & PROFILES	-----	6
SEWER PLAN & PROFILES	-----	7
SEWER PLAN & PROFILES	-----	8
SEWER PLAN & PROFILES	-----	9

## OWNER/SUBDIVIDER

**RIEDEL HOLDINGS LLC**  
P.O. BOX 1649  
SAN LUIS, AZ. 85349  
(928) 627-8593

## ENGINEER

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

## BENCHMARK

TOP OF BRASS CAP LOCATED AT THE SE COR OF SECTION 9, T11S, R24W, FOUND B.C. GLO 1920 IN HAND HOLE ELEVATION - 156.89 FEET

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

## SANTA CECILIA No. 2 SUBDIVISION

### COVER SHEET

SCALE: AS SHOWN	DESIGNED BY: J.L.S.	CHECKED BY: N.K.E.
DATE: OCT.17'	DRAWN BY: J.L.S.	JOB No. 17-020

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

SHEET  
**0**

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

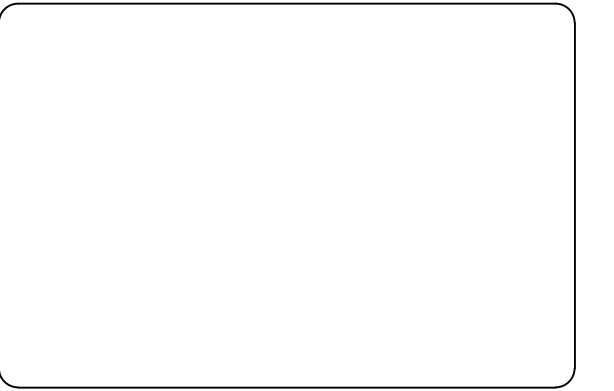
THESE PLANS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY THE CITY, ADEQ, AND OTHER AGENCIES HAVING JURISDICTION ON THIS PROJECT

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

# SANTA CECILIA No. 2 SUBDIVISION

A SUBDIVISION OF LOT 1A OF THE BORDER RANCHES LOT SPLIT AS RECORDED IN BOOK 28 OF PLATS, PAGES 80 & 81 Y.C.R., YUMA COUNTY ARIZONA AND BEING A PORTION OF THE S<sup>1</sup>/<sub>2</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA

DATE: OCTOBER 2017      ACREAGE: 32.92 ACRES



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 WEST LINE OF SECTION 10, AS PER BORDER RANCHES PARCEL MAP BY EDAIS ENGINEERING, INC. SIGNED BY MICHAEL E. JONES DATED JULY 21, 2004.  
BEARING N00°02'42"W

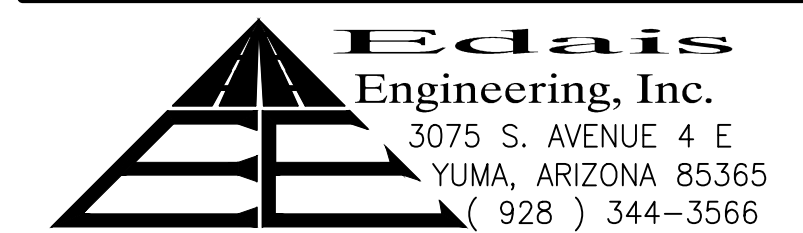
## RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

## SUBDIVIDER/OWNER

**RIEDEL HOLDINGS, LLC**  
1910 JUAN SANCHEZ BLVD  
P.O. BOX 1649  
SAN LUIS, AZ 85349  
(928) 627-8593

## 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 OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.



Expires 6/30/2018



SANTA CECILIA No. 2

VICINITY MAP

## 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 \_\_\_\_\_ 2017, CAUSED A PORTION OF THE S<sup>1</sup>/<sub>2</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "SANTA CECILIA No. 2 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "SANTA CECILIA No. 2 SUBDIVISION" AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, THE TRACT 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 \_\_\_\_\_ 2017.

BY: \_\_\_\_\_  
NIEVES GARCIA RIEDEL, MEMBER  
RIEDEL HOLDINGS, L.L.C.

## ACKNOWLEDGMENT

STATE OF ARIZONA )  
>SS  
COUNTY OF YUMA )

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017 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: \_\_\_\_\_

# SANTA CECILIA No. 2 SUBDIVISION

A SUBDIVISION OF LOT 1A OF THE BORDER RANCHES LOT SPLIT AS RECORDED IN BOOK 28 OF PLATS, PAGES 80 & 81 Y.C.R., YUMA COUNTY ARIZONA AND BEING A PORTION OF THE S<sup>1</sup>/<sub>2</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA

DATE OF PREPARATION: OCTOBER 2017

NUMBER OF LOTS: 168

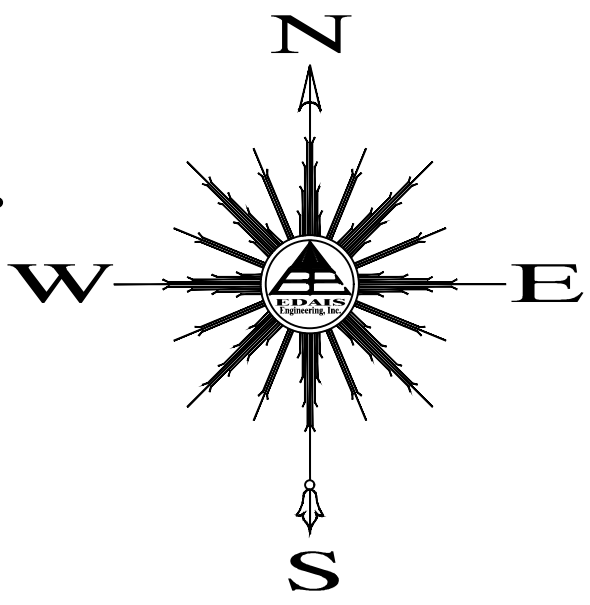
ACREAGE: 32.92 ACRES

### CURVE DATA

CURVE	DELTA	CHORD	DIRECTION	CHORD TANGENT	RADIUS	LENGTH
C1	109°50'55"	N45°25'11"E	98.21'	85.45'	60.00'	115.03'
C2	110°44'35"	N45°01'40"W	98.74'	86.88'	60.00'	115.97'

### LINE DATA

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	21.22'	S45°01'40"E	L6	50.00'	N79°36'03"E
L2	21.21'	S44°58'20"W	L7	42.41'	N44°58'01"E
L3	41.83'	S79°39'22"E	L8	18.03'	S45°01'59"E
L4	55.88'	S09°30'17"E			
L5	50.00'	N10°20'38"E			



SCALE: 1" = 100'

### LOT AREAS

LOT	Area	LOT	Area	LOT	Area	LOT	Area	LOT	Area	LOT	Area	LOT	Area	LOT	Area
164	6098.36 SF	185	6262.34 SF	206	6200.66 SF	227	6200.04 SF	248	6200.04 SF	269	6200.04 SF	290	6200.04 SF	311	6200.04 SF
165	6098.36 SF	186	6263.06 SF	207	6200.66 SF	228	6200.04 SF	249	6200.04 SF	270	6200.04 SF	291	6200.04 SF	312	6200.04 SF
166	6098.36 SF	187	6263.79 SF	208	6200.66 SF	229	6325.10 SF	250	6200.04 SF	271	6200.04 SF	292	6200.04 SF	313	6200.04 SF
167	6098.36 SF	188	6281.76 SF	209	6200.66 SF	230	6325.10 SF	251	6200.04 SF	272	6200.04 SF	293	6325.10 SF	314	6200.04 SF
168	6098.36 SF	189	6283.17 SF	210	6200.66 SF	231	6200.04 SF	252	6200.04 SF	273	6200.04 SF	294	6325.10 SF	315	6200.04 SF
169	6098.36 SF	190	6128.41 SF	211	6200.66 SF	232	6200.04 SF	253	6200.04 SF	274	6200.04 SF	295	6200.04 SF	316	6200.04 SF
170	6515.01 SF	191	6129.10 SF	212	6200.66 SF	233	6200.04 SF	254	6200.04 SF	275	6200.04 SF	296	6200.04 SF	317	6200.04 SF
171	6515.01 SF	192	6129.80 SF	213	6200.64 SF	234	6200.04 SF	255	6200.04 SF	276	6200.04 SF	297	6200.04 SF	318	6200.04 SF
172	6202.53 SF	193	6130.49 SF	214	6200.02 SF	235	6200.04 SF	256	6200.04 SF	277	6200.02 SF	298	6200.04 SF	319	6200.04 SF
173	6202.53 SF	194	6131.19 SF	215	6200.04 SF	236	6200.04 SF	257	6200.04 SF	278	6200.02 SF	299	6200.04 SF	320	6200.04 SF
174	6202.53 SF	195	6356.94 SF	216	6200.04 SF	237	6200.04 SF	258	6200.04 SF	279	6200.04 SF	300	6200.04 SF	321	6200.04 SF
175	6202.53 SF	196	8450.40 SF	217	6200.04 SF	238	6200.04 SF	259	6200.04 SF	280	6200.04 SF	301	6200.04 SF	322	6200.04 SF
176	6202.53 SF	197	10368.72 SF	218	6200.04 SF	239	6200.04 SF	260	6200.04 SF	281	6200.04 SF	302	6200.04 SF	323	6200.04 SF
177	6202.53 SF	198	5944.31 SF	219	6200.04 SF	240	6200.04 SF	261	6325.10 SF	282	6200.04 SF	303	6200.04 SF	324	6200.04 SF
178	6202.53 SF	199	6378.94 SF	220	6200.04 SF	241	6200.04 SF	262	6325.10 SF	283	6200.04 SF	304	6200.04 SF	325	6200.04 SF
179	6317.72 SF	200	6385.14 SF	221	6200.04 SF	242	6200.04 SF	263	6200.04 SF	284	6200.04 SF	305	6200.04 SF	326	6200.04 SF
180	9612.44 SF	201	6385.14 SF	222	6200.04 SF	243	6200.04 SF	264	6200.04 SF	285	6200.04 SF	306	6200.04 SF	327	6200.04 SF
181	9444.96 SF	202	6385.14 SF	223	6200.04 SF	244	6200.04 SF	265	6200.04 SF	286	6200.04 SF	307	6200.04 SF	328	6200.04 SF
182	6326.80 SF	203	6385.14 SF	224	6200.04 SF	245	6200.02 SF	266	6200.04 SF	287	6200.04 SF	308	6200.04 SF	329	6200.04 SF
183	6260.89 SF	204	6385.14 SF	225	6200.04 SF	246	6200.02 SF	267	6200.04 SF	288	6200.04 SF	309	6200.02 SF	330	6200.04 SF
184	6261.61 SF	205	6385.14 SF	226	6200.04 SF	247	6200.04 SF	268	6200.04 SF	289	6200.04 SF	310	6200.02 SF	331	6200.02 SF

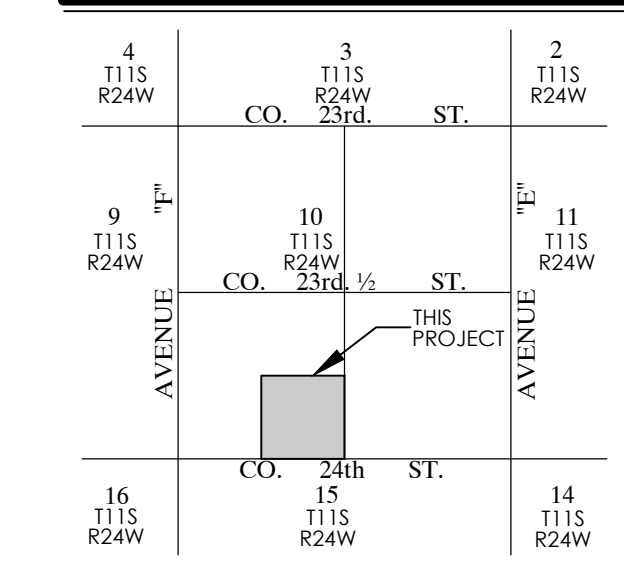
### LEGEND

- CENTERLINE
- RIGHT-OF-WAY (ROW) LINE
- NEW PROPERTY LINE
- EASEMENT (TYPE AS NOTED)
- BOUNDARY LINE
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 4-080
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 04-030
- EXISTING MONUMENT (TYPE AS SHOWN)
- ① NEW LOT NUMBER
- ④ EXISTING LOT NUMBER
- A . P . N ASSESSOR PARCEL NUMBER
- B.C. BRASS CAP
- H.H. HAND HOLE
- ( M ) MEASURED DATA
- ( R ) REFERS TO BORDER RANCHES SUBDIVISION RECORDED IN BOOK 27 OF PLATS, PAGE 9 YUMA COUNTY RECORDS
- ( I ) DATA REFER TO GENERAL LAND OFFICE PLAN OF SECTION 10, T11S, R24, OFFICIALLY FILED ON 3-12-1922, YUMA COUNTY RECORDS, YUMA COUNTY, AZ.
- Y.C.R. BRASS CAP
- G.&S.R.B.&M. GILA AND SALT RIVER BASE AND MERIDIAN

### KEYNOTES

- ① NEW 1' NON-ACCESS EASEMENT
- ② NEW 8' UTILITY & CATV EASEMENT
- ③ INDICATES 10' (1' NON-ACCESS EASEMENT)
- ④ 25' VISIBILITY TRIANGLE
- ⑤ SEE TYPICAL CORNER LOT DETAIL
- ⑥ NEW 20' FRONT YARD SETBACK LINE.
- ⑦ NEW 10' SIDE YARD SETBACK LINE.
- ⑧ NEW 15' SEWER EASEMENT
- ⑨ NEW 10' DRAINAGE EASEMENT

### LOCATION MAP



### TRACT AREAS

TRACT	AREA
"A"	6228.60 SF

### OWNER

**RIEDEL HOLDINGS, LLC**  
 P.O. BOX 1649  
 SAN LUIS, AZ 85349  
 (928) 627-8593

### BASIS OF BEARING

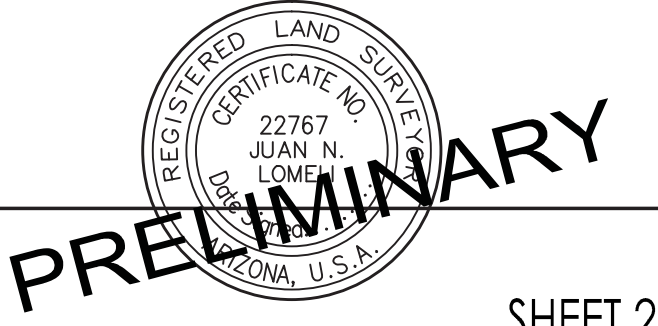
THE WEST SECTION LINE OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE "F"), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 8&10, YUMA COUNTY RECORDS OFFICE, YUMA COUNTY, ARIZONA, BEARING N00°02'42"W

### 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 OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

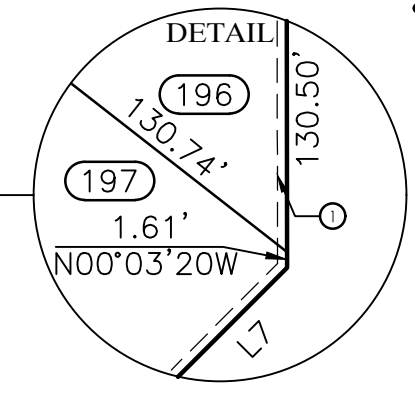
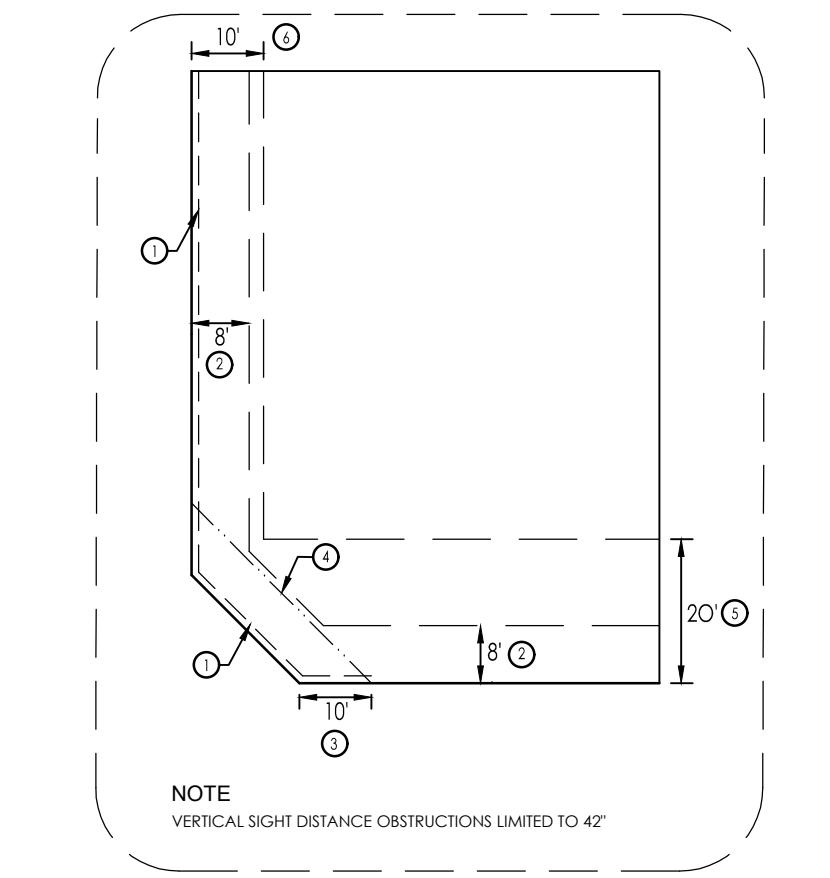
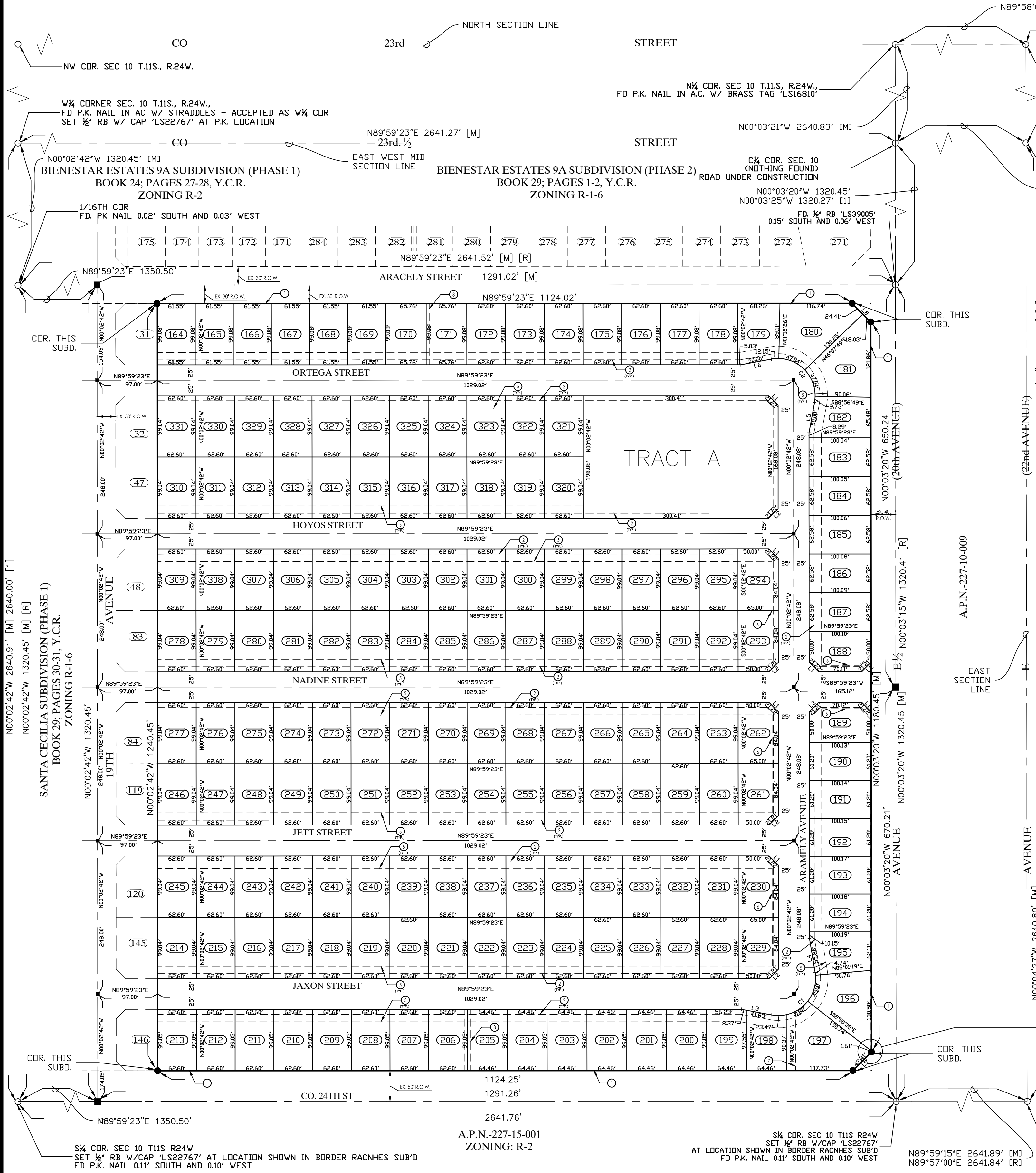
### PREPARED BY:

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



Expires 6/30/2018

SHEET 2 OF 2





## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4.C.

**Meeting Date:** 01/09/2018

**Submitted By:** Jose A. Guzman, Acting Director of Planning & Zoning, Planning & Zoning Department

---

#### ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2017-0738F. A request by Riedel Holdings LLC, property owner, for the final plat approval for Santa Cecilia No. 2 Subdivision. The property is located at the northwest corner of County 24th Street and 20th Avenue, Assessor's Parcel No. 227-10-012, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2017-0738F

#### BACKGROUND:

The subject property is located in the east mesa of the City of San Luis; west side of 20th Avenue between Aracely Street and County 24th Street. The properties to the north and west are zoned Medium Density Residential (R1-6) and two new subdivisions are under construction, Bienestar 9A Phase 2 to the north and Santa Cecilia (1) Subdivision to the west. The south and east properties adjacent to the project are undeveloped land and zoned as Medium-High Density Residential (R-2).

As an effort to alleviate the demand for bigger houses the City Council approved Ordinance No. 347, an ordinance to set up the minimum lot size to 6,000 square feet. After this ordinance was adopted single detached dwellings are no longer allowed in Medium-High Density Residential (R-2) zoning district. This property was rezoned from Medium-High Density (R-2) to Medium Density Residential (R1-6) in order to allow the construction of the proposed subdivision (Rezoning Case No. 2017-0546).

The proposed subdivision consist of approximately 33 acres to be divided into 168 lots and 1 tract for a retention basin. The lots will range in size from 6,000 square feet to 10,369 square feet.

#### GENERAL PLAN:

This area is designated as Neighborhood in the City of San Luis 2020 General Plan. The activities proposed will be consistent with that designation (Chapter 2, Page 19-20). The Neighborhood Land Use designation allows all types of residential development.

#### ANALYSIS:

In 2007, the Arizona Legislature adopted legislation that required municipalities to certify that all new subdivision had an assured 100-year water supply. On February 11, 2011 the City of San Luis was designated by the Arizona Department of Water Resources (ADWR) as having a 100-year adequate water supply. Consequently, individual subdivisions do not have to submit additional certification.

#### SUMMARY:

Staff recommendation will be provided to the Commission at the time of the meeting.

#### RECOMMENDED MOTION:

**Recommended Motion will be provided to the Commission at the time of the meeting.**

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**Attachments**

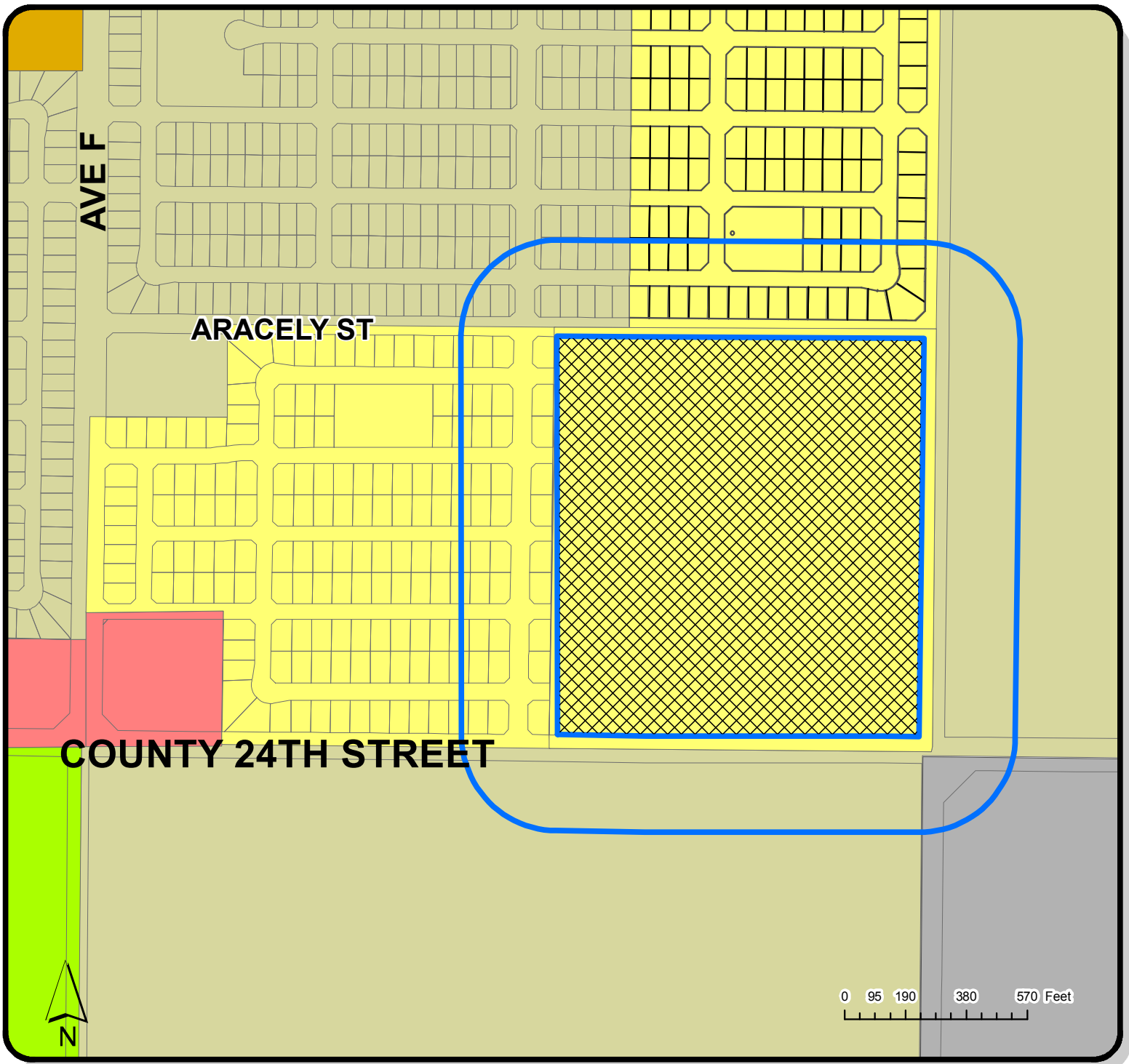
Location Map

Picture of Location

Final Plat

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


LOCATION OF SUBJECT PROPERTY

# Location Map

SUBDIVISION

 Santa Cecilia No.2 Subdivision Parcel: 227-10-012

Section: 10 Township: 11S Range: 24W BEG AT SW COR TH  
 ELY 1447.50 FT ALONG S SEC LINE TH NLY 50 FT TO T0 POB  
 TH NLY 1290.42 FT TH ELY 1153.93 FT ALONG S R/W LINE TH  
 SLY 1240.41 FT TH WLY 1154.13 ALONG N R/W LINE TO POB  
 AKA LOT 1C PER BORDER RANCHES LOT

- MULTIPLE RESIDENCE ZONING DISTRICTS
  -  R-2
  -  R-3
- INDUSTRIAL ZONING DISTRICTS
  -  I1
- COMMERCIAL ZONING DISTRICTS
  -  C-2
- SINGLE RESIDENCE ZONING DISTRICTS
  -  RA-10

**Date:**  
11/30/2017

**Checked By:**  
ROMAN PACHECO

DEVELOPMENT SERVICES



GIS DIVISION

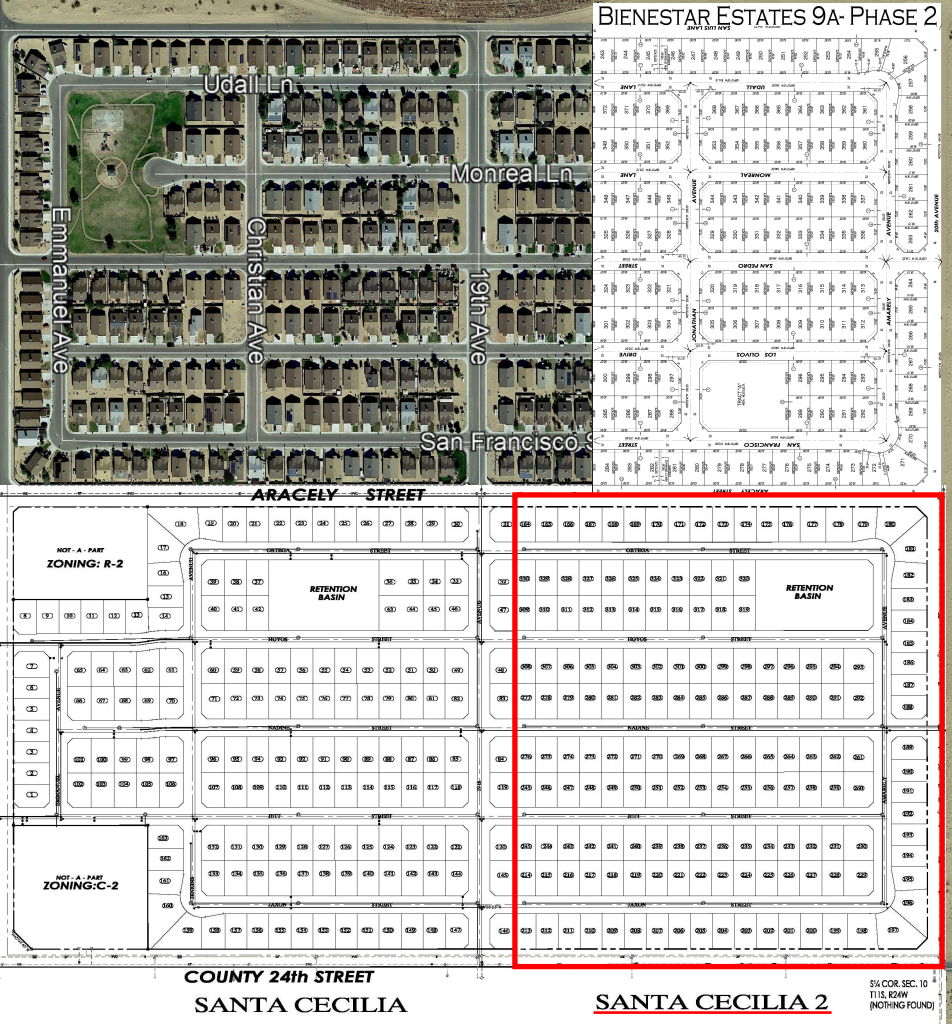
**Prepared By:**  
IG

**APPROVED BY:**  
JOSE A. GUZMAN

**Case No.**  
2017-0738F

# Subdivision Case No. 2017-0738F

## Santa Cecilia No. 2 Subdivision



BIENESTAR ESTATES 9A- PHASE 2

Google Earth

© 2017 Google



2000 ft

# SANTA CECILIA No. 2 SUBDIVISION

## GENERAL NOTES

- STANDARDS AND SPECIFICATIONS**  
ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH CITY OF SAN LUIS STANDARDS, INCLUDING THE ADOPTED CITY OF YUMA CONSTRUCTION STANDARD DETAIL DRAWINGS, THE MAG UNIFORM STANDARD SPECIFICATIONS AND THE CITY OF YUMA STANDARDS AND THE MAC SPECIFICATION, AND THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS, UNLESS OTHERWISE SPECIFICALLY NOTED ON THESE PLANS.
- UTILITIES**  
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE BLUE STAKE CENTER AT 1-800-STAKE-IT TO EXACTLY LOCATE THE UNDERGROUND UTILITIES WITHIN THE CONSTRUCTION AREA TWO WORKING DAYS BEFORE ANY EXCAVATION BEGINS, OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT BE CONSIDERED AS THE NONEXISTENCE OF, OR A DEFINITE LOCATION OF, EXISTING UNDERGROUND UTILITIES. THE LOCATION OF UNDERGROUND UTILITIES ILLUSTRATED ON THE PLANS IS APPROXIMATE. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR DAMAGED UTILITIES.
- AS-BUILT DRAWINGS**  
THE CONTRACTOR SHALL MAINTAIN ONE SET OF PLANS ON THE JOB SITE AND SHALL RECORD IN RED COLORED PENCIL ALL CASES WHERE ACTUAL FIELD CONSTRUCTION DIFFERS FROM WORK SHOWN ON THE PLANS. ALL CONCEALED WORK AND UTILITY LOCATIONS SHALL BE DIMENSIONED AND REFERENCED. THE MARKED-UP SET OF DRAWINGS SHALL BE DELIVERED TO THE ENGINEER UPON COMPLETION OF THE WORK WHICH SHALL REFLECT "AS-BUILT" MODIFICATIONS.
- DUST CONTROL**  
DUE TO THE LOCATION OF THE WORK THE CONTRACTOR MUST MAKE SPECIAL EFFORTS TO CONTROL DUST DURING THE PROCESS OF THE WORK. DUST SHALL BE MAINTAINED TO A MINIMUM BY REGULAR APPLICATIONS OF WATER NECESSARY AND AS DIRECTED BY THE ENGINEER. AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL SWEEP THE STREETS TO REMOVE ALL LOOSE DIRT AND DUST RESULTING FROM THE CONSTRUCTION OPERATIONS.
- BARRICADES**  
CONTRACTOR SHALL PROVIDE LIGHTED BARRICADES POSITIONED ON FOUR FOOT CENTER AROUND THE PERIMETER OF OPEN EXCAVATIONS AT THE CONCLUSION OF THE WORK DAY.
- CLEANUP**  
THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL UNCLASSIFIED EXCAVATION MATERIAL, EXISTING PAVEMENT, CONCRETE DEBRIS AND ALL OTHER MATERIAL RESULTING FROM DEMOLITION ACTIVITIES.
- PERMITS**  
THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND BUSINESS LICENSES AND SHALL NOTIFY THE CITY OF SAN LUIS, ARIZONA, AND EDAS ENGINEERING, INC. AT LEAST 72 HOURS PRIOR TO COMMENCING WORK AND AT LEAST 48 HOURS PRIOR TO REQUIRING AN INSPECTION.
- SANITARY FACILITIES**  
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SANITARY FACILITIES ON THE LOCATION OF THE PROJECT FOR USE BY THE CONTRACTOR'S EMPLOYEES.
- POWER LINES**  
THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH OVERHEAD ELECTRIC LINE CONDITIONS AND TAKE NECESSARY PRECAUTIONS, TO PROTECT AGAINST INJURY AND DAMAGE DURING CONSTRUCTION.
- TRAFFIC CONTROL**  
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN PROPER SIGNS, BARRICADES AND WARNING LIGHTS TO CONTROL THE TRAFFIC AND TO ASSURE THE PUBLIC'S HEALTH, WELFARE AND SAFETY. ALL DEVICES MUST CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- CHANGES**  
THE CONTRACTOR SHALL NOTIFY THE CITY OF SAN LUIS, AZ. AND THE ENGINEER IMMEDIATELY OF ANY CONDITIONS REQUIRING CHANGE TO THE PLANS.
- ACCESS TO ADJACENT PROPERTY**  
ACCESS TO ADJACENT PROPERTIES, CROSS STREETS OR USE OF STREETS SCHEDULED FOR IMPROVEMENT MUST BE REASONABLY MAINTAINED FOR NORMAL ACCESS AND LOCAL BUSINESSES AND RESIDENTS.
- CONSTRUCTION STAKING**  
ALL CONSTRUCTION STAKING WILL BE PROVIDED BY THE CONTRACTOR. CONSTRUCTION STAKING MUST BE DONE BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR.
- ANY ITEM OF WORK CALLED OUT BY THE CONTRACT PLANS OR SPECIFICATIONS AND NOT SPECIFICALLY NOTED AS A BID ITEM ON THE PROPOSAL SHALL BE CONSIDERED INCIDENTAL TO SAID BID ITEM.
- REFER TO SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS.
- THE CONTRACTOR WILL PROVIDE THE ENGINEER AND THE CITY OF SAN LUIS, AZ. WITH CERTIFIED COMPACTION, CONCRETE, AND LABORATORY TESTS AS REQUIRED BY THE CITY OF SAN LUIS STANDARD SPECIFICATIONS FOR ALL WORK WITHIN CITY OF SAN LUIS RIGHT-OF-WAYS PRIOR TO ACCEPTANCE OF THE PROJECT.
- ALL MATERIAL SUPPLIED MUST BE SUBMITTED AS "SUBMITTALS FOR CONSTRUCTION".
- IF THE CONTRACTOR FINDS ANY DISCREPANCY OR OMISSION IN THESE PLANS, HE SHALL NOTIFY THE ENGINEER BEFORE ANY INTERPRETATION OR DECISION IS MADE WHICH WILL AFFECT THE CONSTRUCTION COST, APPEARANCE, QUALITY, OR PERFORMANCE OF THE COMPLETE WORK.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- UNDERGROUND UTILITIES SHOWN HEREON ARE ONLY APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION, DEPTH AND ROUTING OF UTILITIES BEFORE CONSTRUCTION.
- ALL EXISTING MONUMENTATION SHALL BE REFERENCED PRIOR TO CONSTRUCTION AND REPLACED IF DISTURBED AFTER ALL WORK IS COMPLETED BY CONTRACTOR.
- PAVING CONTRACTOR TO COORDINATE WITH IRRIGATION AND UTILITY CONTRACTORS TO INSURE INSTALLATION OF IRRIGATION AND ELECTRICITY CONDUITS AND ALL UNDERGROUND UTILITIES PRIOR TO PAVING OR PLACING ABC.
- PAVING CONTRACTOR TO PROVIDE ALL BACKFILL REQUIRED BEHIND ALL NEW IMPROVEMENTS IN ACCORDANCE WITH THE TYPICAL DETAILS AND SLOPE LINES SHOWN HEREON.

## GENERAL WATER NOTES

- ALL WATER LINE CONSTRUCTION HEREON TO BE IN ACCORDANCE WITH CITY OF SAN LUIS STANDARDS, INCLUDING THE ADOPTED CITY OF YUMA CONSTRUCTION STANDARD DETAIL DRAWINGS, THE MAG UNIFORM STANDARD SPECIFICATIONS AND THE CITY OF SAN LUIS SUPPLEMENT TO THE CITY OF YUMA STANDARDS AND THE MAC SPECIFICATION, AND THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS, UNLESS OTHERWISE SPECIFICALLY NOTED ON THESE PLANS.
- 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 WATER LINES 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 AND 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. ACCEPTABLE 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 (MANS 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.
- 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:
  - SEWER MAIN OR SERVICE CROSSES LESS THAN 2' BELOW A WATER MAIN OR SERVICE;
  - 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 AND SHALL BE MECHANICAL JOINT (MEGA LUG) FITTINGS.
- NO STREET, WATER AND IMPROVEMENTS TO BE ACCEPTED BY CITY OF SAN LUIS 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 DR 18 CLASS 235.
- CONTRACTOR WILL PROVIDE THE ENGINEER WITH ALL 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 ODWDM REGIONAL OFFICE.
- 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")

## WATER LINE TESTING PROCEDURE

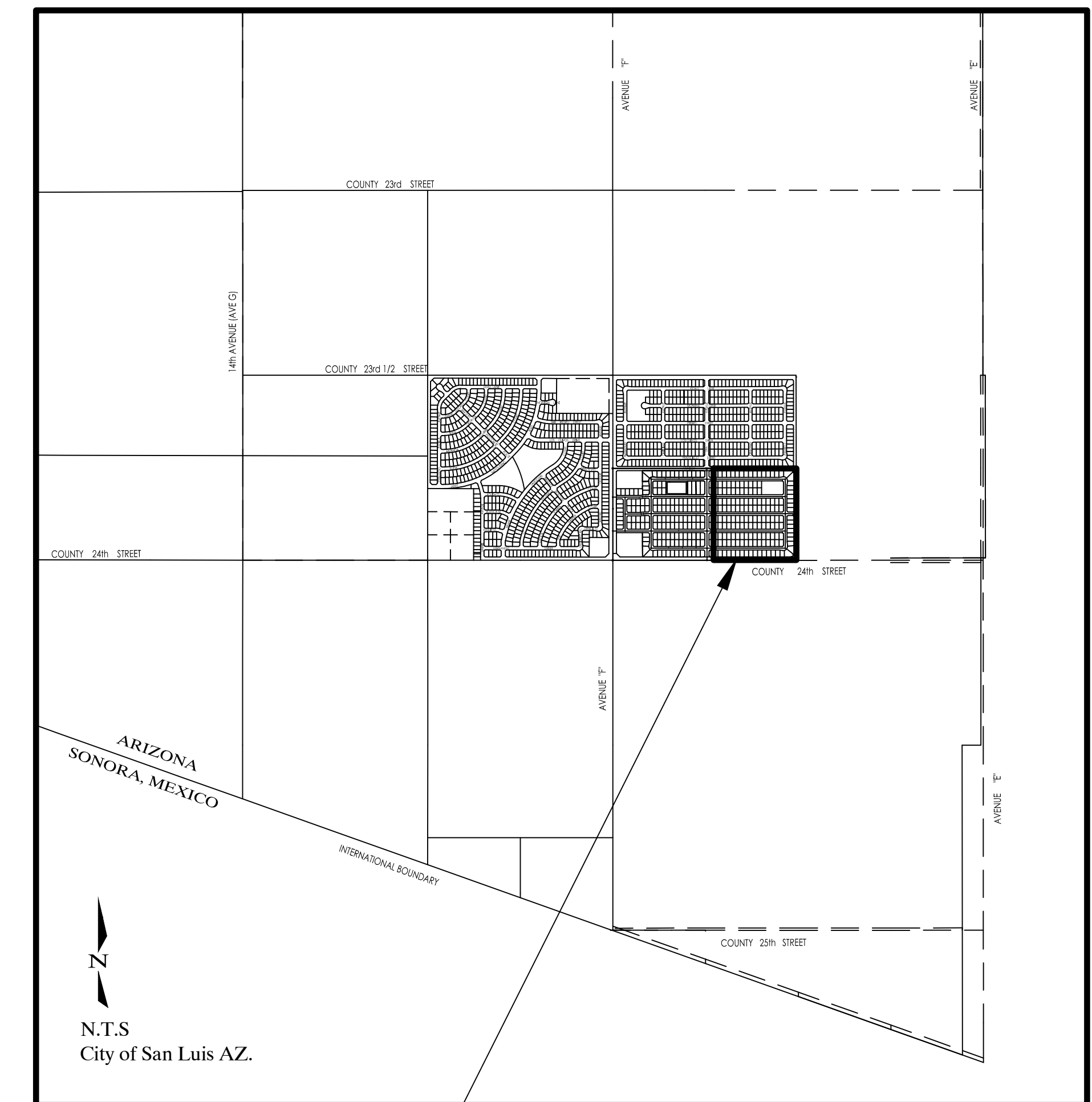
- ALL VISIBLE LEAKS SHALL BE REPAIRED REGARDLESS OF THE AMOUNT OF LEAKAGE AND REGARDLESS OF WHETHER THE LEAK DEVELOPS UNDER TEST PRESSURE OR LINE PRESSURE.
- INITIAL PRESSURES FOR BOTH THE PRESSURE TEST AND ALLOWABLE LEAKAGE TEST SHALL BE A MINIMUM OF 150 PSI
- A PRESSURE TEST WILL BE DEEMED AS SUCCESSFUL 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

## GENERAL SEWER 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 CITY OF SAN LUIS PUBLIC WORKS 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 WATER MAIN OR SERVICE WHEN:
  - SEWER MAIN OR SERVICE CROSSES LESS THAN 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 CITY OF SAN LUIS FOR MAINTENANCE UNTIL "AS-BUILT" CERTIFIED PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS
- 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.
- SEWER LINE TEST SHALL BE PERFORMED IN ACCORDANCE WITH AAC R18-9-E301 (D) (C)
- ALL MANHOLES SHALL BE TESTED PER AAC R18-9-6301 (D) 3 g.

## 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
	NEW CURB & 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



SANTA CECILIA No. 2 VICINITY MAP

## SHEET INDEX

COVER SHEET	---	0
PLAT COVER	-----	1 OF 2
PLAT	-----	2 OF 2
PAVING AND GRADING PLAN	-----	1
PAVING AND GRADING PLAN	-----	2
PAVING AND GRADING DETAILS	-----	3
WATER AND SEWER PLAN	-----	4
WATER AND SEWER PLAN	-----	5
SEWER PLAN & PROFILES	-----	6
SEWER PLAN & PROFILES	-----	7
SEWER PLAN & PROFILES	-----	8
SEWER PLAN & PROFILES	-----	9

## OWNER/SUBDIVIDER

**RIEDEL HOLDINGS LLC**  
P.O. BOX 1649  
SAN LUIS, AZ. 85349  
(928) 627-8593

## ENGINEER

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

## BENCHMARK

TOP OF BRASS CAP LOCATED AT THE SE COR OF SECTION 9, T11S, R24W, FOUND B.C. LOG 1920 IN HAND HOLE ELEVATION - 156.89 FEET

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

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

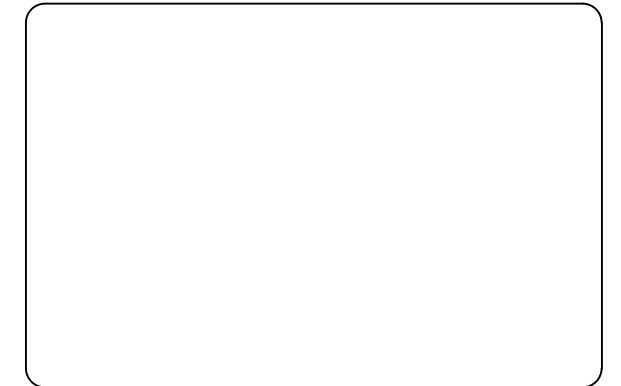
**EDAIS Engineering, Inc.**  
3075 S. Ave. 4E Yuma, Arizona 85365  
(928) 344-3566 FAX (928) 344-1075  
EMAIL: EE@Edaisengineer-ing.com

SHEET 0

# SANTA CECILIA No. 2 SUBDIVISION

A SUBDIVISION OF LOT 1A OF THE BORDER RANCHES LOT SPLIT AS RECORDED IN BOOK 28 OF PLATS, PAGES 80 & 81 Y.C.R., YUMA COUNTY ARIZONA AND BEING A PORTION OF THE S<sup>1</sup>/<sub>2</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA

DATE: OCTOBER 2017      ACREAGE: 32.92 ACRES



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 WEST LINE OF SECTION 10, AS PER BORDER RANCHES PARCEL MAP BY EDAIS ENGINEERING, INC. SIGNED BY MICHAEL E. JONES DATED JULY 21, 2004.  
BEARING N00°02'42"W

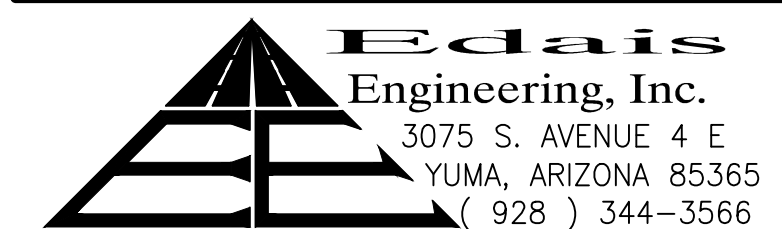
## RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

## SUBDIVIDER/OWNER

**RIEDEL HOLDINGS, LLC**  
1910 JUAN SANCHEZ BLVD  
P.O. BOX 1649  
SAN LUIS, AZ 85349  
(928) 627-8593

## PREPARED BY:

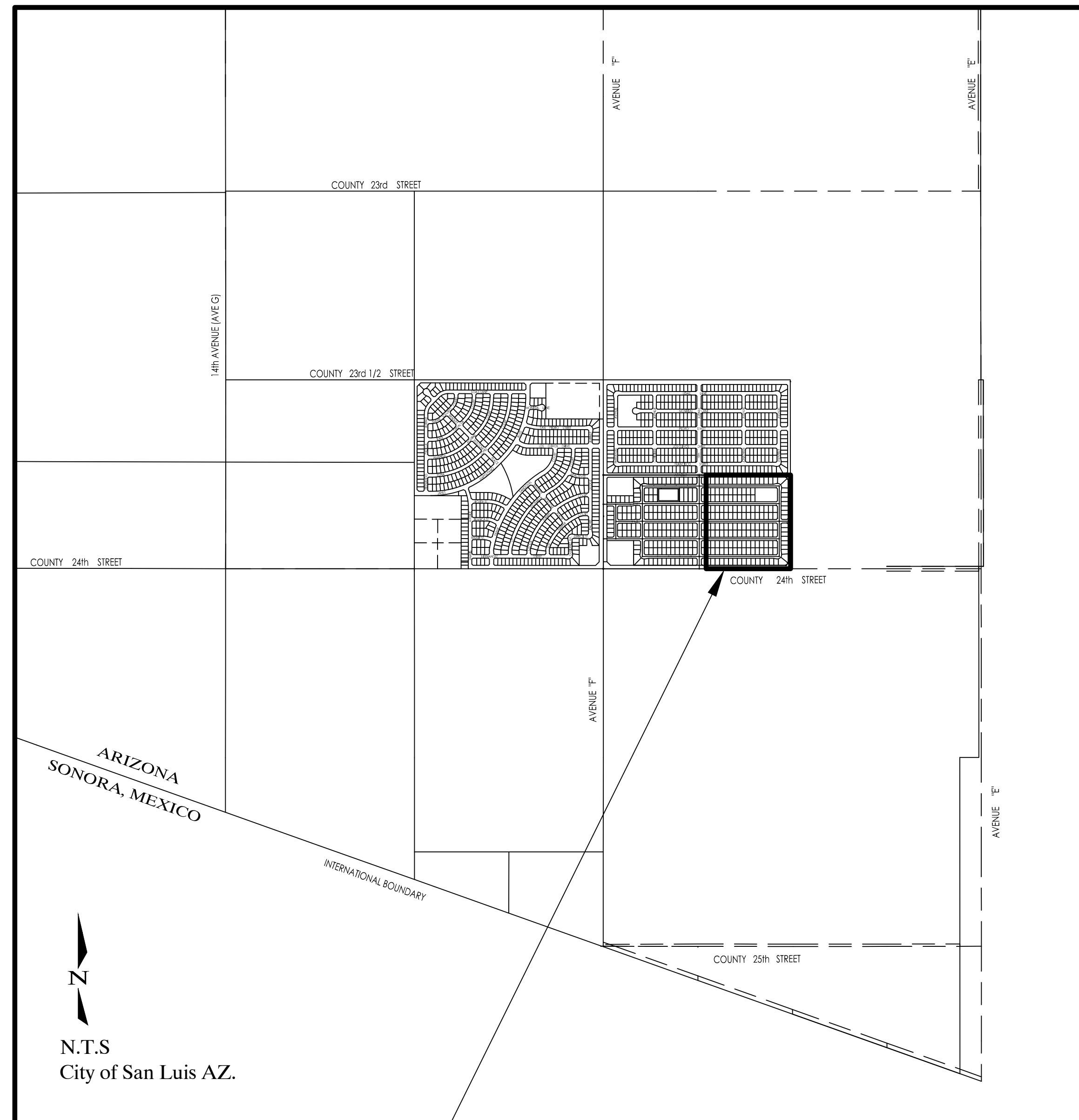


## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.



Expires 6/30/2018



SANTA CECILIA No. 2

VICINITY MAP

## 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 \_\_\_\_\_ 2017, CAUSED A PORTION OF THE S<sup>1</sup>/<sub>2</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "SANTA CECILIA No. 2 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "SANTA CECILIA No. 2 SUBDIVISION" AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, THE TRACT 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 \_\_\_\_\_ 2017.

BY: \_\_\_\_\_  
NIEVES GARCIA RIEDEL, MEMBER  
RIEDEL HOLDINGS, L.L.C.

## ACKNOWLEDGMENT

STATE OF ARIZONA )  
>SS  
COUNTY OF YUMA )

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017 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: \_\_\_\_\_

# SANTA CECILIA No. 2 SUBDIVISION

A SUBDIVISION OF LOT 1A OF THE BORDER RANCHES LOT SPLIT AS RECORDED IN BOOK 28 OF PLATS, PAGES 80 & 81 Y.C.R., YUMA COUNTY ARIZONA AND BEING A PORTION OF THE S<sup>1</sup>/<sub>2</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA

DATE OF PREPARATION: OCTOBER 2017

NUMBER OF LOTS: 168

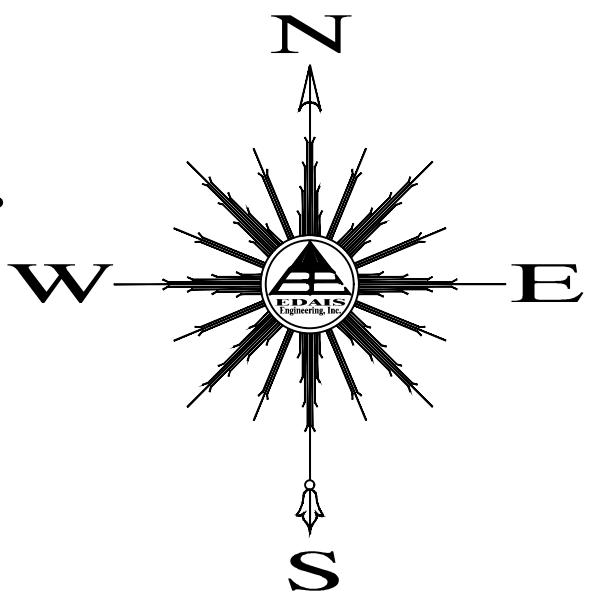
ACREAGE: 32.92 ACRES

### CURVE DATA

CURVE	DELTA	CHORD	DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	109°50'55"	N45°25'11"E	98.21'	85.45'	60.00'	115.03'	
C2	110°44'35"	N45°01'40"W	98.74'	86.88'	60.00'	115.97'	

### LINE DATA

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	21.22'	S45°01'40"E	L6	50.00'	N79°36'03"E
L2	21.21'	S44°58'20"W	L7	42.41'	N44°58'01"E
L3	41.83'	S79°39'22"E	L8	18.03'	S45°01'59"E
L4	55.88'	S09°30'17"E			
L5	50.00'	N10°20'38"E			



SCALE: 1" = 100'

### LOT AREAS

LOT	Area	LOT	Area	LOT	Area	LOT	Area	LOT	Area	LOT	Area	LOT	Area	LOT	Area
164	6098.36 SF	185	6262.34 SF	206	6200.66 SF	227	6200.04 SF	248	6200.04 SF	269	6200.04 SF	290	6200.04 SF	311	6200.04 SF
165	6098.36 SF	186	6263.06 SF	207	6200.66 SF	228	6200.04 SF	249	6200.04 SF	270	6200.04 SF	291	6200.04 SF	312	6200.04 SF
166	6098.36 SF	187	6263.79 SF	208	6200.66 SF	229	6325.10 SF	250	6200.04 SF	271	6200.04 SF	292	6200.04 SF	313	6200.04 SF
167	6098.36 SF	188	6281.76 SF	209	6200.66 SF	230	6325.10 SF	251	6200.04 SF	272	6200.04 SF	293	6325.10 SF	314	6200.04 SF
168	6098.36 SF	189	6283.17 SF	210	6200.66 SF	231	6200.04 SF	252	6200.04 SF	273	6200.04 SF	294	6325.10 SF	315	6200.04 SF
169	6098.36 SF	190	6128.41 SF	211	6200.66 SF	232	6200.04 SF	253	6200.04 SF	274	6200.04 SF	295	6200.04 SF	316	6200.04 SF
170	6515.01 SF	191	6129.10 SF	212	6200.66 SF	233	6200.04 SF	254	6200.04 SF	275	6200.04 SF	296	6200.04 SF	317	6200.04 SF
171	6515.01 SF	192	6129.80 SF	213	6200.64 SF	234	6200.04 SF	255	6200.04 SF	276	6200.04 SF	297	6200.04 SF	318	6200.04 SF
172	6202.53 SF	193	6130.49 SF	214	6200.02 SF	235	6200.04 SF	256	6200.04 SF	277	6200.02 SF	298	6200.04 SF	319	6200.04 SF
173	6202.53 SF	194	6131.19 SF	215	6200.04 SF	236	6200.04 SF	257	6200.04 SF	278	6200.02 SF	299	6200.04 SF	320	6200.04 SF
174	6202.53 SF	195	6356.94 SF	216	6200.04 SF	237	6200.04 SF	258	6200.04 SF	279	6200.04 SF	300	6200.04 SF	321	6200.04 SF
175	6202.53 SF	196	8450.40 SF	217	6200.04 SF	238	6200.04 SF	259	6200.04 SF	280	6200.04 SF	301	6200.04 SF	322	6200.04 SF
176	6202.53 SF	197	10368.72 SF	218	6200.04 SF	239	6200.04 SF	260	6200.04 SF	281	6200.04 SF	302	6200.04 SF	323	6200.04 SF
177	6202.53 SF	198	5944.31 SF	219	6200.04 SF	240	6200.04 SF	261	6325.10 SF	282	6200.04 SF	303	6200.04 SF	324	6200.04 SF
178	6202.53 SF	199	6378.94 SF	220	6200.04 SF	241	6200.04 SF	262	6325.10 SF	283	6200.04 SF	304	6200.04 SF	325	6200.04 SF
179	6317.72 SF	200	6385.14 SF	221	6200.04 SF	242	6200.04 SF	263	6200.04 SF	284	6200.04 SF	305	6200.04 SF	326	6200.04 SF
180	9612.44 SF	201	6385.14 SF	222	6200.04 SF	243	6200.04 SF	264	6200.04 SF	285	6200.04 SF	306	6200.04 SF	327	6200.04 SF
181	9444.96 SF	202	6385.14 SF	223	6200.04 SF	244	6200.04 SF	265	6200.04 SF	286	6200.04 SF	307	6200.04 SF	328	6200.04 SF
182	6326.80 SF	203	6385.14 SF	224	6200.04 SF	245	6200.02 SF	266	6200.04 SF	287	6200.04 SF	308	6200.04 SF	329	6200.04 SF
183	6260.89 SF	204	6385.14 SF	225	6200.04 SF	246	6200.02 SF	267	6200.04 SF	288	6200.04 SF	309	6200.02 SF	330	6200.04 SF
184	6261.61 SF	205	6385.14 SF	226	6200.04 SF	247	6200.04 SF	268	6200.04 SF	289	6200.04 SF	310	6200.02 SF	331	6200.02 SF

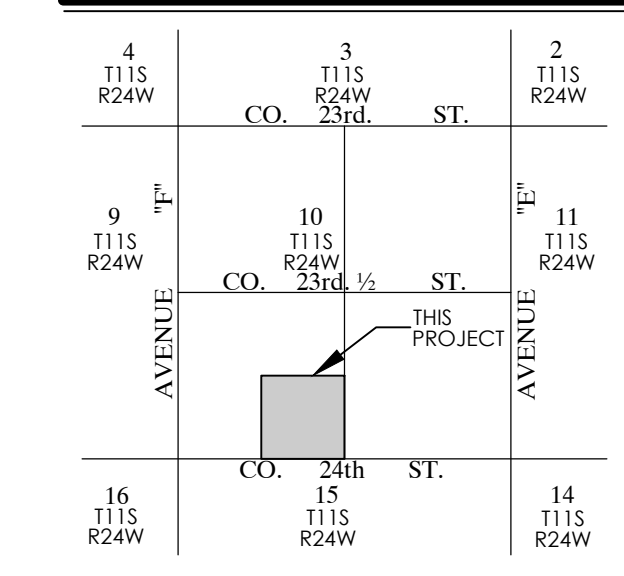
### LEGEND

- CENTERLINE
- RIGHT-OF-WAY (ROW) LINE
- NEW PROPERTY LINE
- EASEMENT (TYPE AS NOTED)
- BOUNDARY LINE
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 4-080
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 04-030
- EXISTING MONUMENT (TYPE AS SHOWN)
- ① NEW LOT NUMBER
- ② EXISTING LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- B.C. BRASS CAP
- H.H. HAND HOLE
- (M) MEASURED DATA
- (R) REFERS TO BORDER RANCHES SUBDIVISION RECORDED IN BOOK 27 OF PLATS, PAGE 9 YUMA COUNTY RECORDS
- (I) DATA REFER TO GENERAL LAND OFFICE PLAN OF SECTION 10, T11S, R24, OFFICIALLY FILED ON 3-12-1922, YUMA COUNTY RECORDS, YUMA COUNTY, AZ. BRASS CAP
- Y.C.R. G.S.R.B.&M. GILA AND SALT RIVER BASE AND MERIDIAN

### KEYNOTES

- ① NEW 1' NON-ACCESS EASEMENT
- ② NEW 8' UTILITY & CATV EASEMENT
- ③ INDICATES 10' (1' NON-ACCESS EASEMENT)
- ④ 25' VISIBILITY TRIANGLE
- ⑤ SEE TYPICAL CORNER LOT DETAIL
- ⑥ NEW 20' FRONT YARD SETBACK LINE.
- ⑦ NEW 10' SIDE YARD SETBACK LINE.
- ⑧ NEW 15' SEWER EASEMENT
- ⑨ NEW 10' DRAINAGE EASEMENT

### LOCATION MAP



### TRACT AREAS

TRACT	AREA
"A"	6228.60 SF

### OWNER

**RIEDEL HOLDINGS, LLC**  
 P.O. BOX 1649  
 SAN LUIS, AZ 85349  
 (928) 627-8593

### BASIS OF BEARING

THE WEST SECTION LINE OF SECTION 10, T11S, R24W, G.S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF AVENUE "F"), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 8&10, YUMA COUNTY RECORDS OFFICE, YUMA COUNTY, ARIZONA, BEARING N00°02'42"W

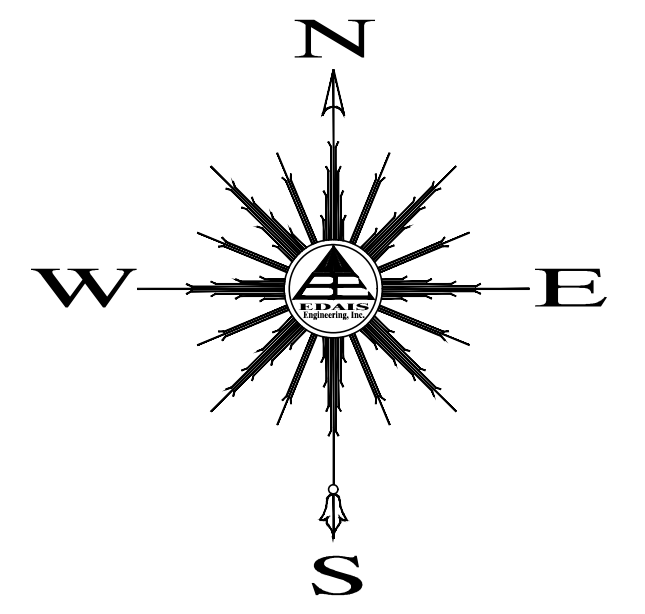
### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

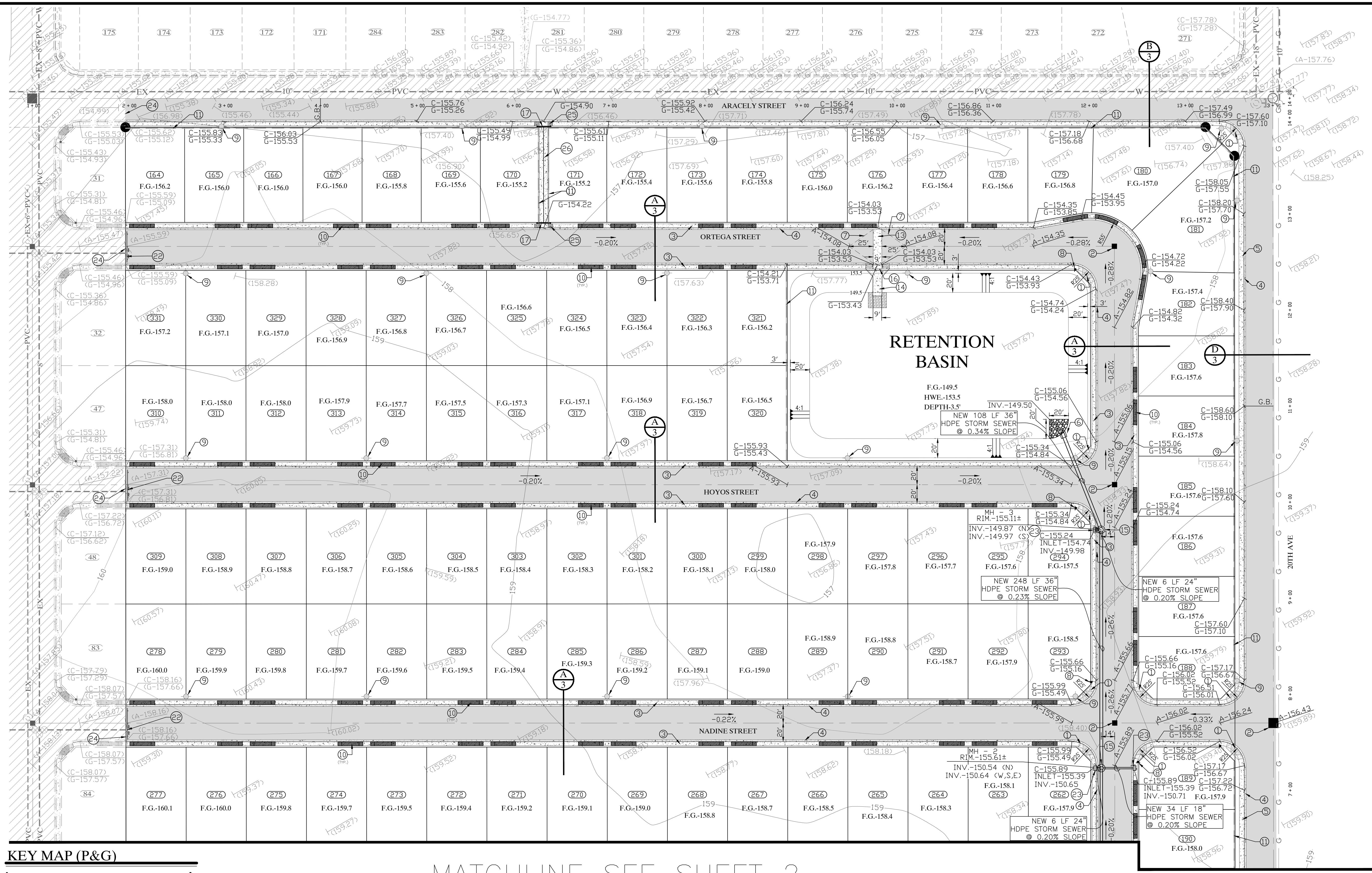
### PREPARED BY:

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

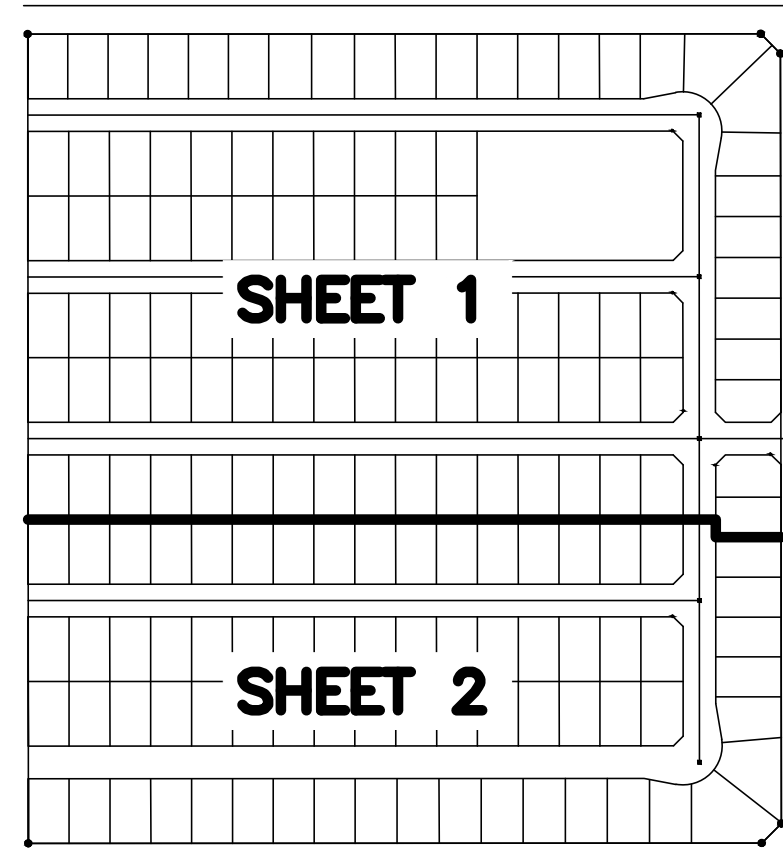




SCALE: 1"=50'



KEY MAP (P&G)

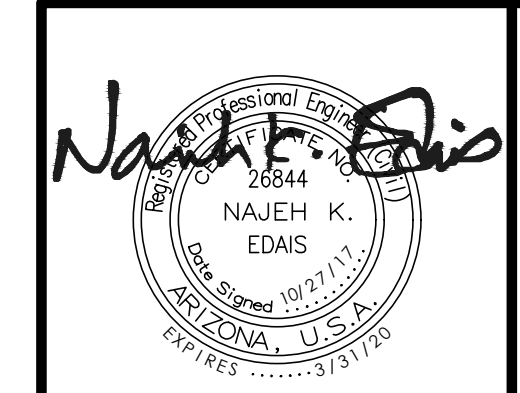


MATCHLINE SEE SHEET 2

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

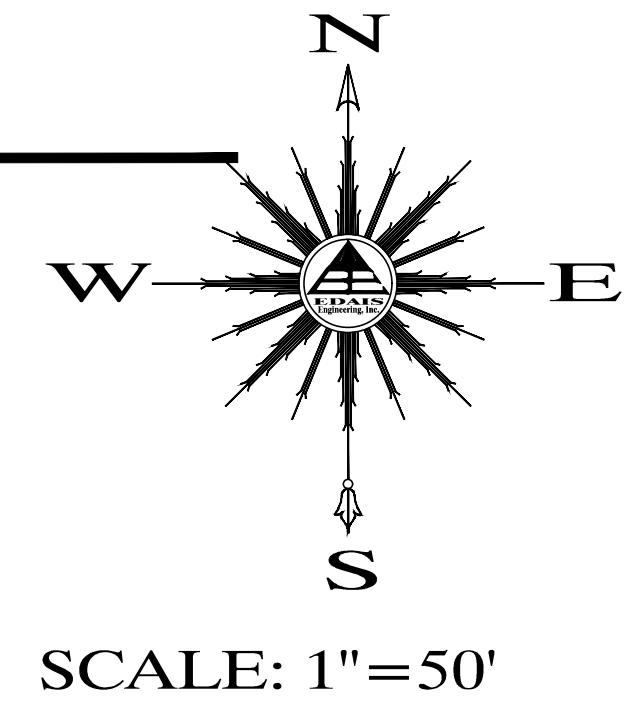
THESE PLANS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED BY THE CITY, ADEQ, AND OTHER AGENCIES HAVING JURISDICTION ON THIS PROJECT

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



<b>SANTA CECILIA #2</b>			
PAVING AND GRADING PLAN			
SCALE: AS SHOWN	DESIGNED BY: J.L.S.	CHECKED BY: N.K.E.	
DATE: OCT.-2017	DRAWN BY: J.L.S.	JOB No. 17-020	
<b>EDAIS Engineering, Inc.</b>		SHEET 1	
<small>3075 S. Ave. 4E Yuma, Arizona 85365 (928) 341-3566 FAX (928) 341-1075 EMAIL: EE@Edaisengineering.com</small>			

MATCHLINE SEE SHEET 1



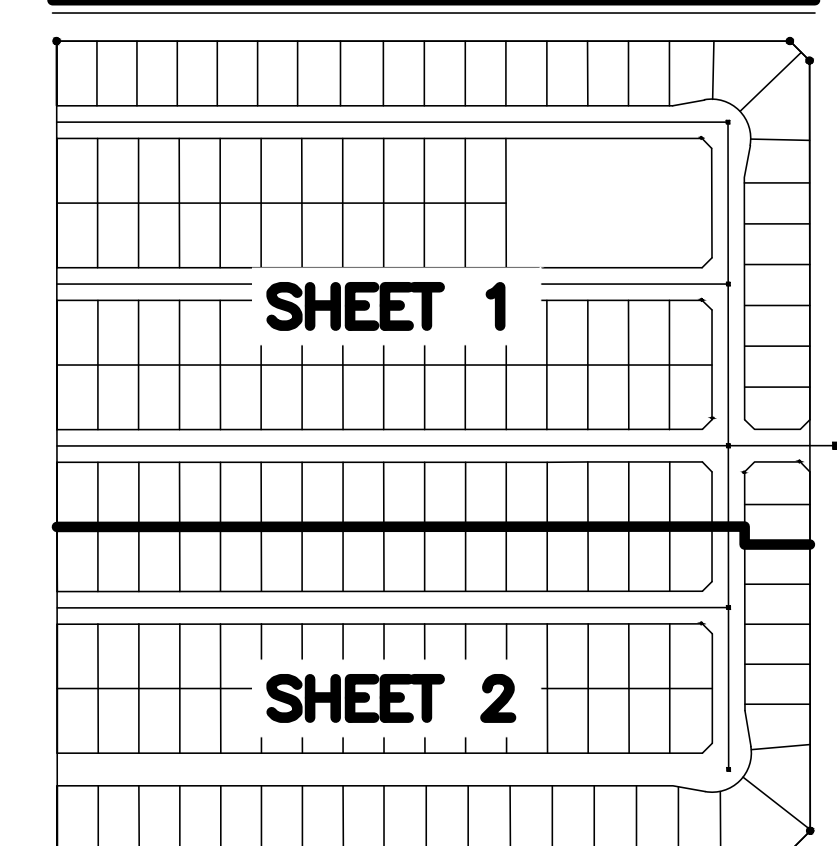
**KEYNOTES:**

- ① NEW CONCRETE SIDEWALK RAMP AS PER CITY OF YUMA STD. NO. 3-280
- ② NEW STREET MONUMENT AS PER CITY OF YUMA STD. NO. 4-080
- ③ NEW 4' CONCRETE SIDEWALK AS PER CITY OF YUMA STD. NO. 3-270
- ④ NEW VERTICAL CURB & GUTTER AS PER CITY OF YUMA STD. NO. 3-120
- ⑤ NEW 5' CONCRETE SIDEWALK AS PER CITY OF YUMA STD. NO. 3-270
- ⑥ NEW END PIPE CONCRETE COLLAR AND 10' X 10' RIP-RAP (K/3)
- ⑦ NEW CROWN TRANSITION AS SHOWN ON THE PLANS
- ⑧ NEW DOUBLE FACED STREET SIGN & STOP SIGN AS PER CITY OF YUMA STD. NO. 3-380 & 3-390
- ⑨ NEW STREET LIGHT BY APS
- ⑩ NEW 18' DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-210 (MODIFIED IN DETAIL SHEET 3)
- ⑪ NEW 6' HIGH (AS MEASURED FROM THE HIGHER GROUND ELEVATION SIDE OF WALL) CMU WALL AS PER CITY OF YUMA STD. NO. 3-310.
- ⑫ NEW BOUNDARY MONUMENT AS PER CITY OF YUMA STD. NO. 4-030
- ⑬ NEW CROSS VALLEY GUTTER AS PER CITY OF YUMA STD. NO. 3-180 (SIZE AS PER PLANS)
- ⑭ NEW 9' WIDE CONCRETE SPILLWAY - SEE DETAIL (E/3)
- ⑮ NEW PRE-CAST CONCRETE MANHOLE AS PER CITY OF YUMA STD. NO. 5-029
- ⑯ 4" Ø GUARD POST (G/3)
- ⑰ NEW 12' WIDE ACCESS GATE W/ LOCK AND CHAIN (H/3)
- ⑱ EXISTING ELECTRICAL BOX TO BE REMOVED
- ⑲ EXISTING WATER WELL TO BE ABANDONED
- ⑳ EXISTING CONCRETE PAD TO BE REMOVED
- ㉑ EXISTING GAS VALVE (CONTRACTOR TO PROTECT GAS LINE & VALVES AT ALL TIMES)
- ㉒ REMOVE EXISTING BARRICADE
- ㉓ NEW CITY OF YUMA STANDARD NO. 5-240 TYPE C CATCH BASIN
- ㉔ SAWCUT 1' OF EXISTING PAVEMENT, MATCH NEW PAVEMENT, CURB, GUTTER AND SIDEWALK TO EXISTING
- ㉕ NEW DEPRESSED SIDEWALK (J/3)
- ㉖ NEW 10' WIDE CONCRETE CHANNEL - SEE DETAIL (I/3)

**LEGEND**

- CENTERLINE
- BOUNDARY LINE
- - - - - EXISTING LOTS
- XXXXX EXISTING ASPHALT
- ===== EXISTING VERTICAL CURB AND GUTTER
- ===== EXISTING SIDEWALK
- ===== NEW ASPHALT
- o NEW CMU WALL
- o B.C. INDICATES BRASS CAP
- o H.H. INDICATE HAND HOLE
- o T.O.W. INDICATE TOP OF WALL ELEVATION
- o T.F. INDICATE TOP OF FOOTING ELEVATION
- o EXISTING NATURAL SOIL ELEVATION
- o EXISTING ASPHALT ELEVATION
- o EXISTING CURB & GUTTER ELEVATION
- o EXISTING LOT NUMBER
- o EXISTING LOT NUMBER
- o EXISTING CONTOUR LINE
- o A.P.N. ASSESSOR PARCEL NUMBER
- o Y. C. R. YUMA COUNTY RECORDER
- o A-122.50 NEW ASPHALT ELEVATION
- o C-159.98 G-159.48 NEW CURB & GUTTER ELEVATION
- 0.2% NEW SLOPE
- ◆ NEW STREET LIGHT
- RETENTION SLOPE
- G.B. GRADE BREAK
- NEW DOUBLE FACED STREET SIGN W/STOP SIGN
- FINISH GRADE ELEVATION
- H.W.E. HIGH WATER ELEVATION
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. NO. 4-080
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER YUMA COUNTY STD. NO. 4-030
- EXISTING POWER POLE
- EXISTING DOUBLE FACED STREET SIGN W/STOP SIGN
- EXISTING MANHOLE
- EXISTING ELECTRICAL OVERHEAD
- EXISTING GAS LINE
- NEW DRIVEWAY
- EXISTING BLOWOFF VALVE

**KEY MAP (P&G)**



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

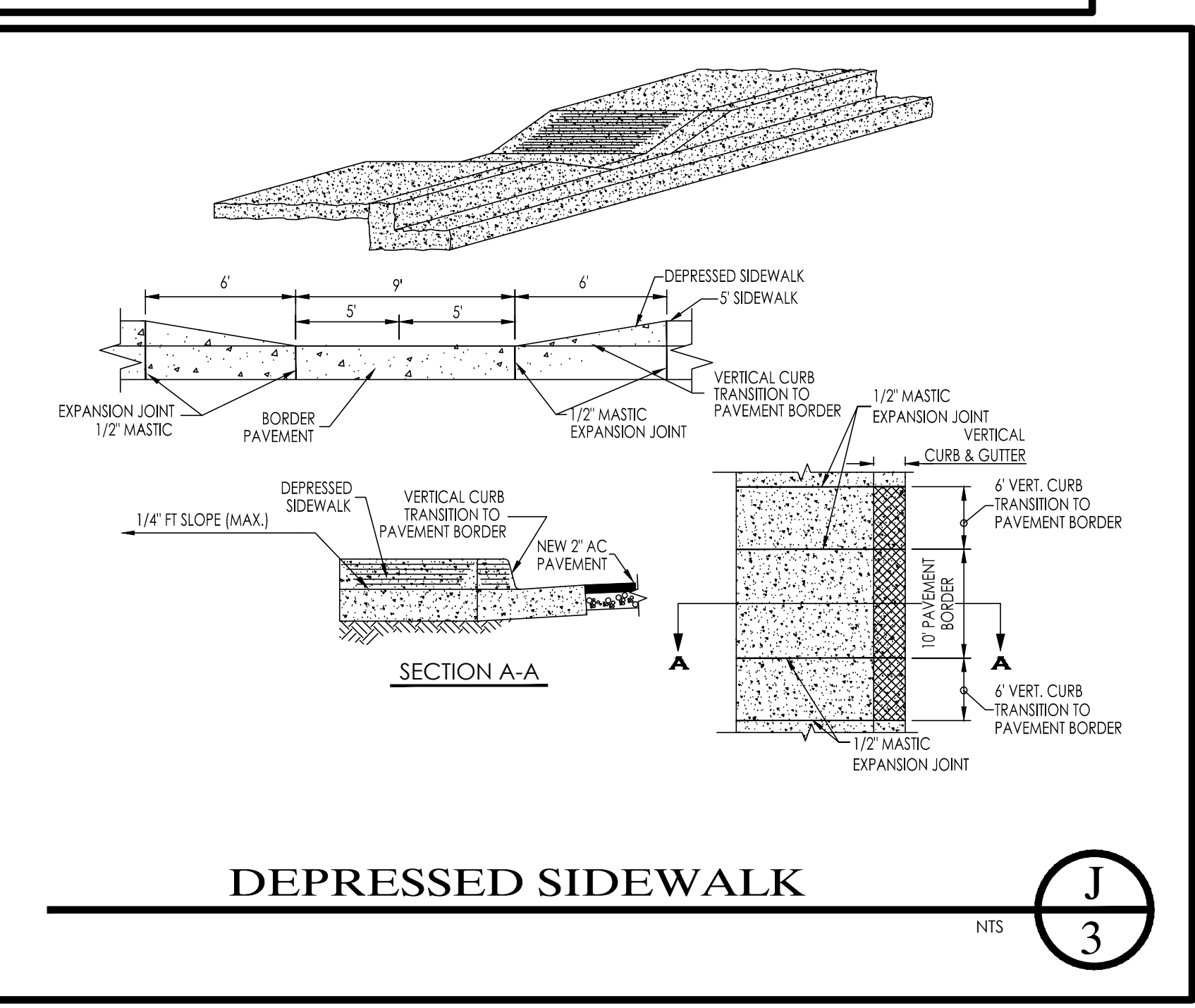
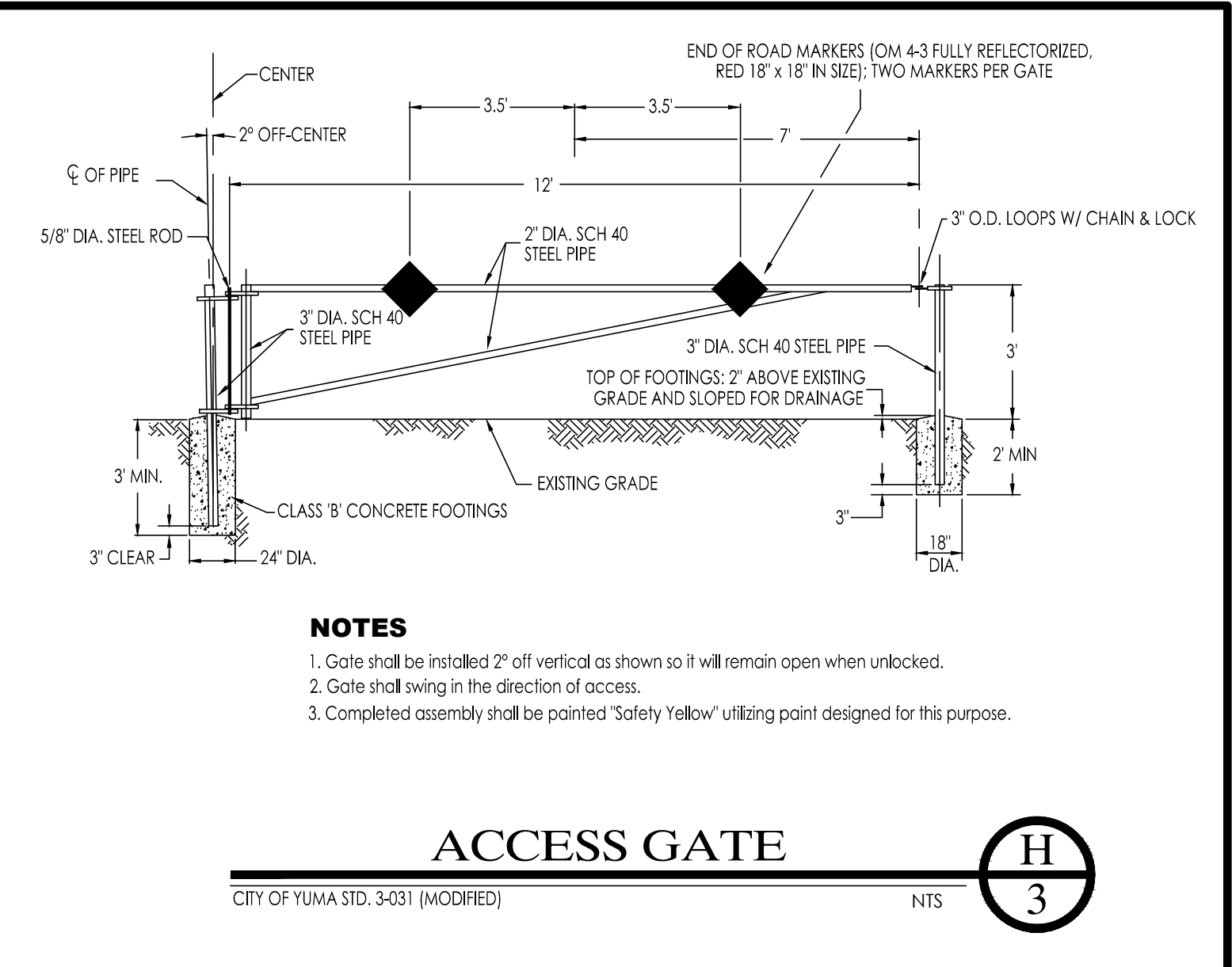
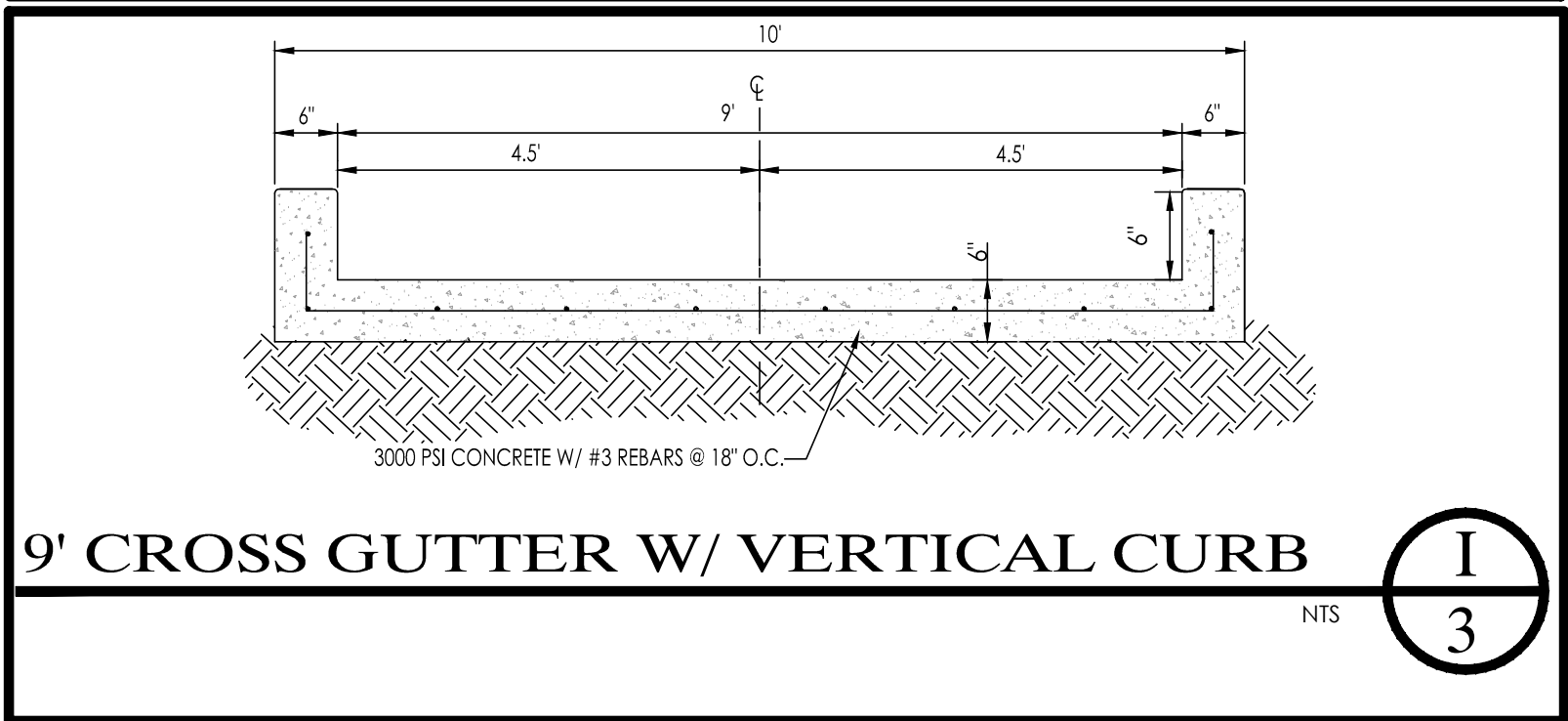
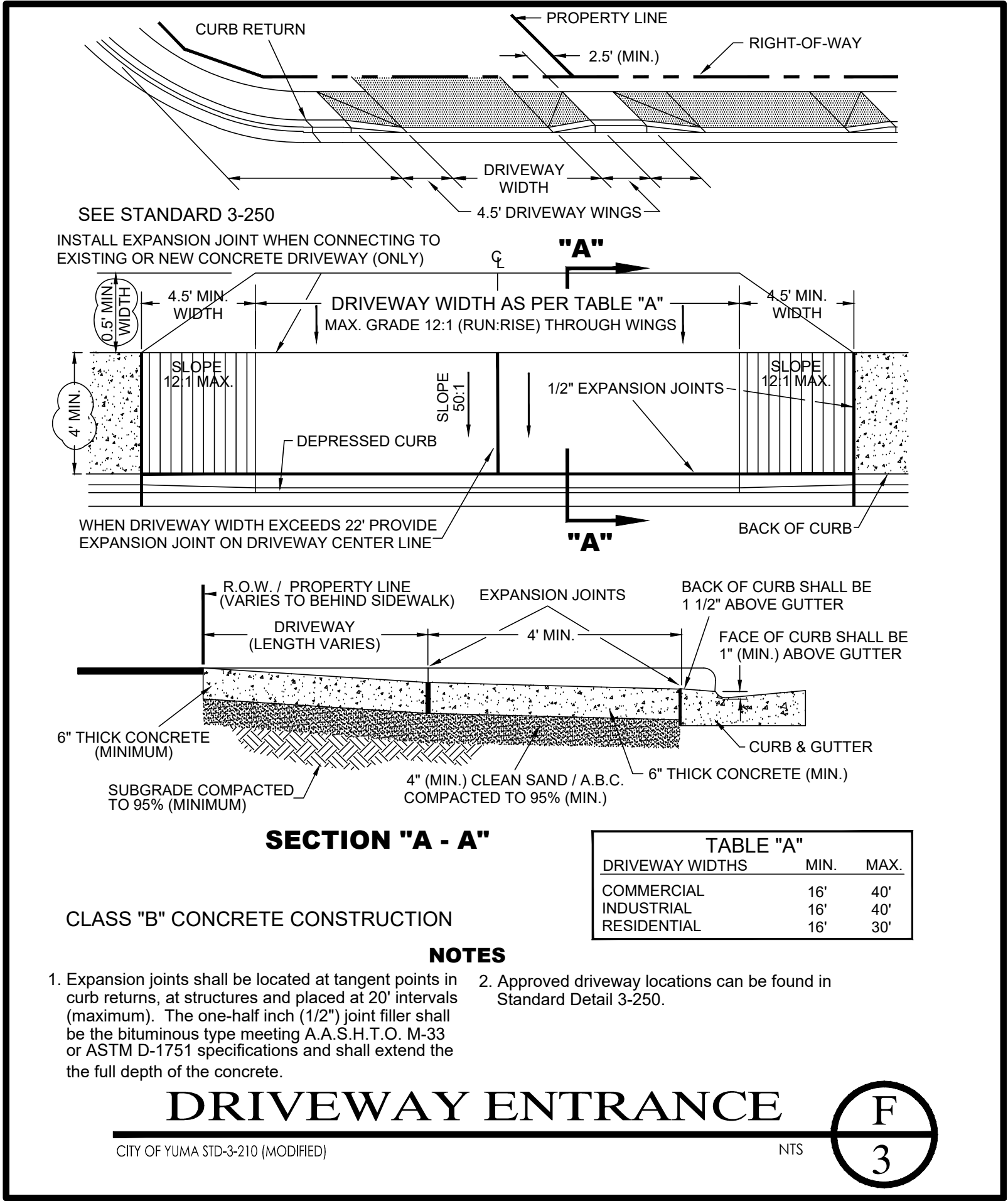
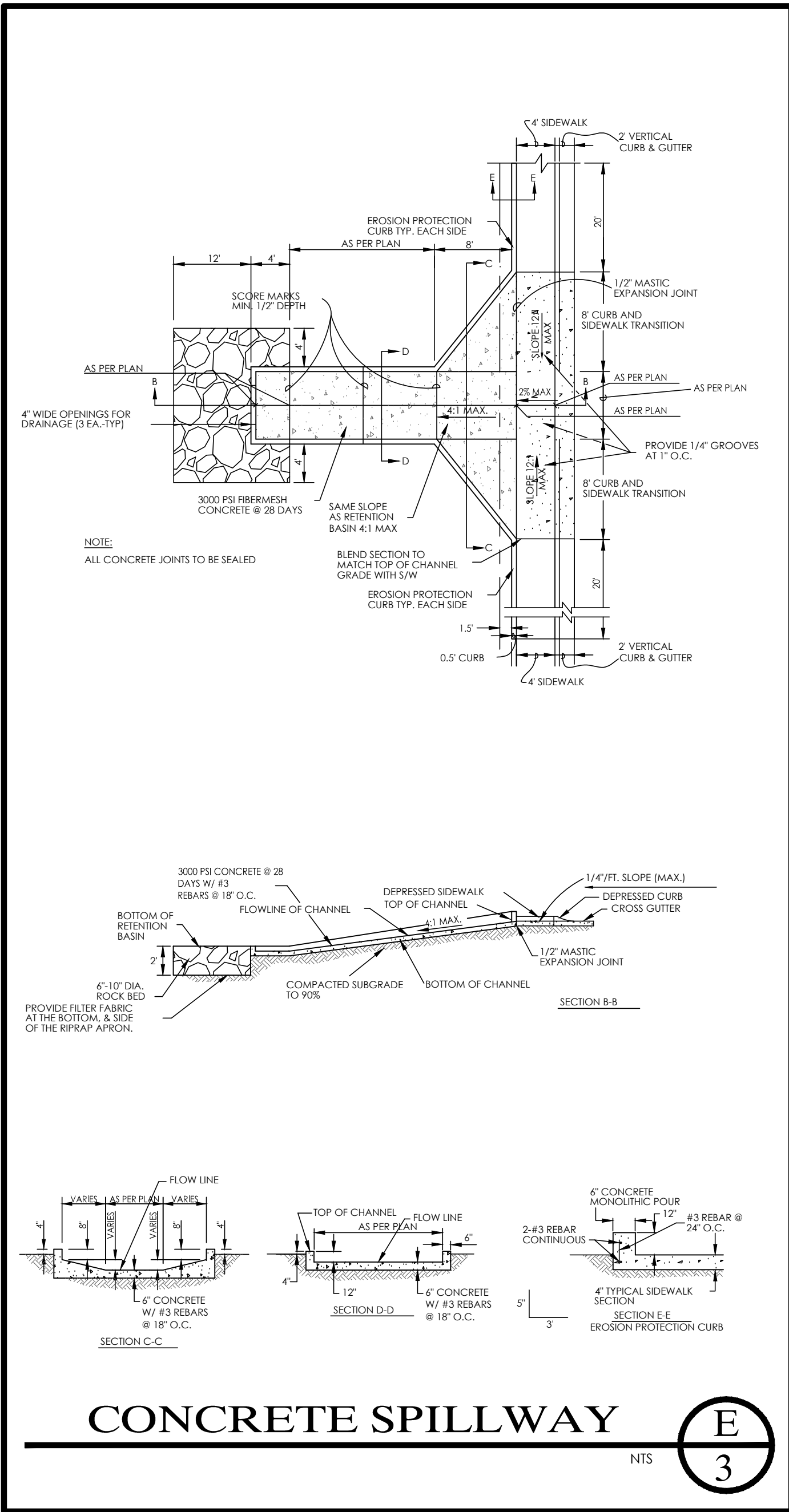
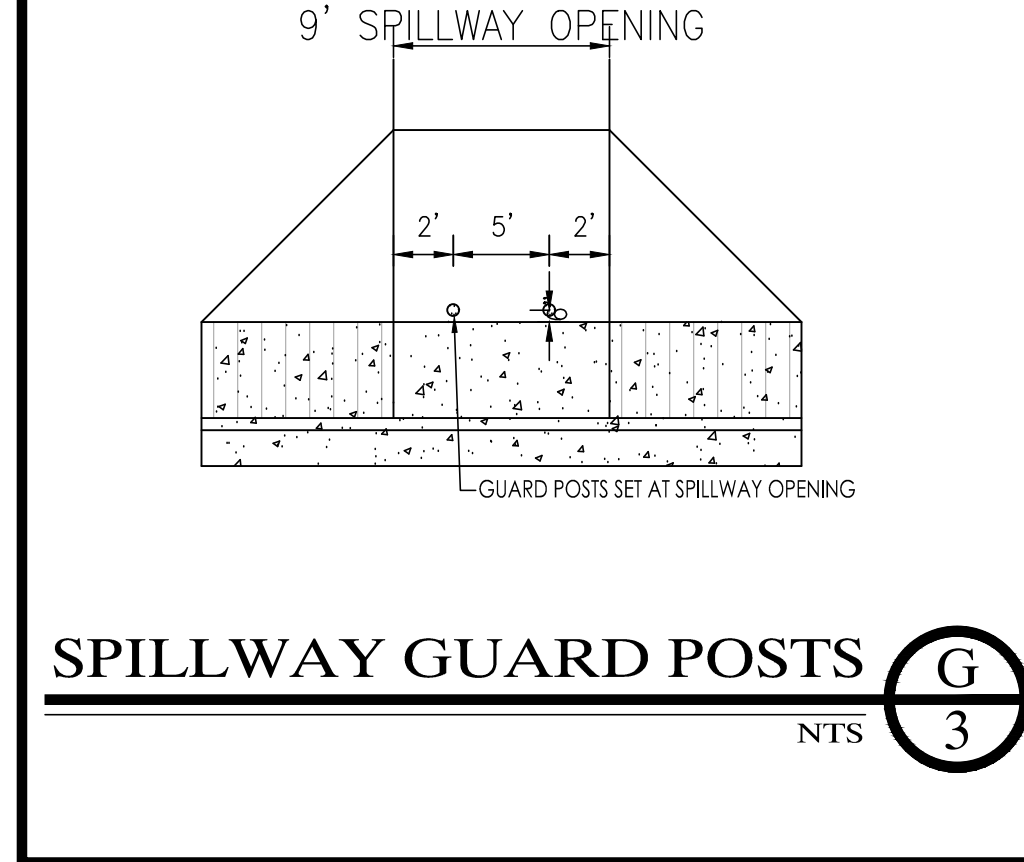
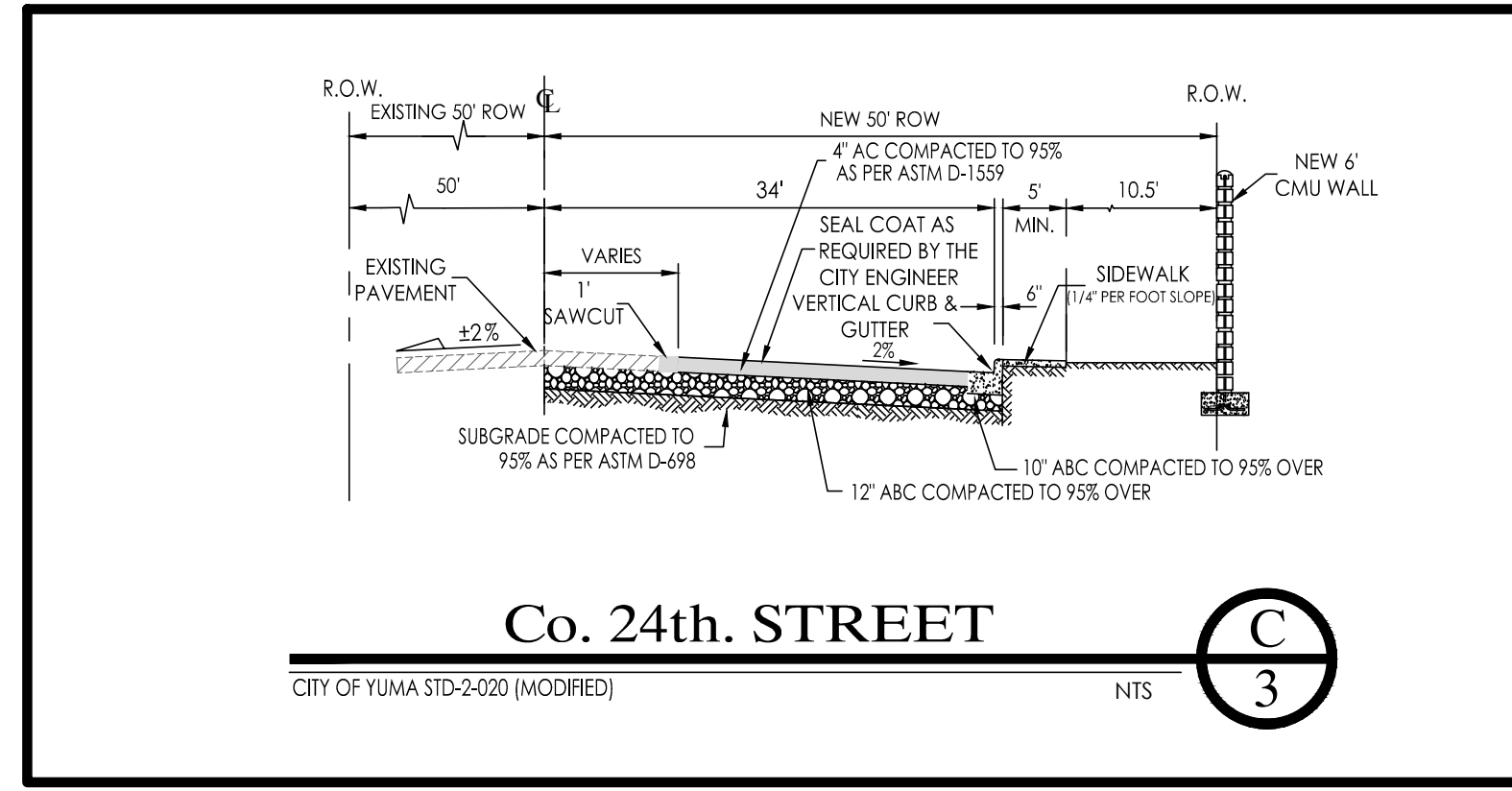
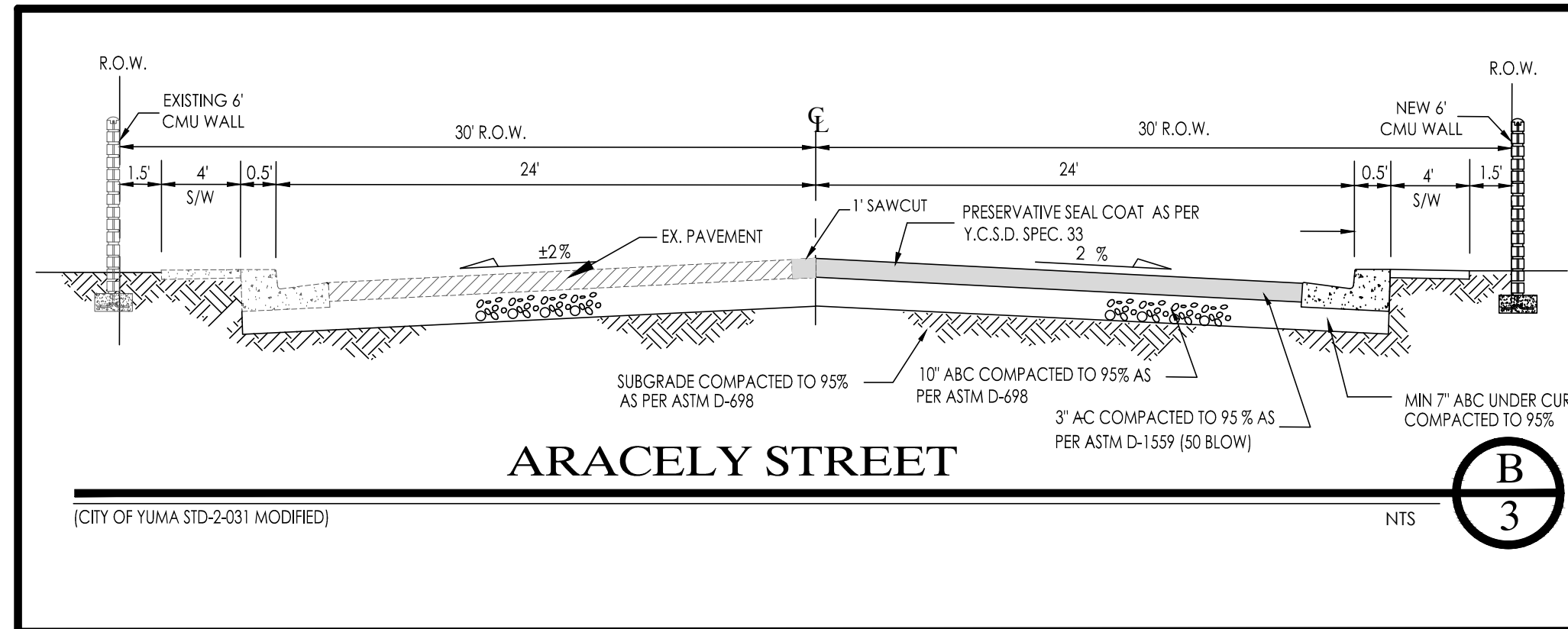
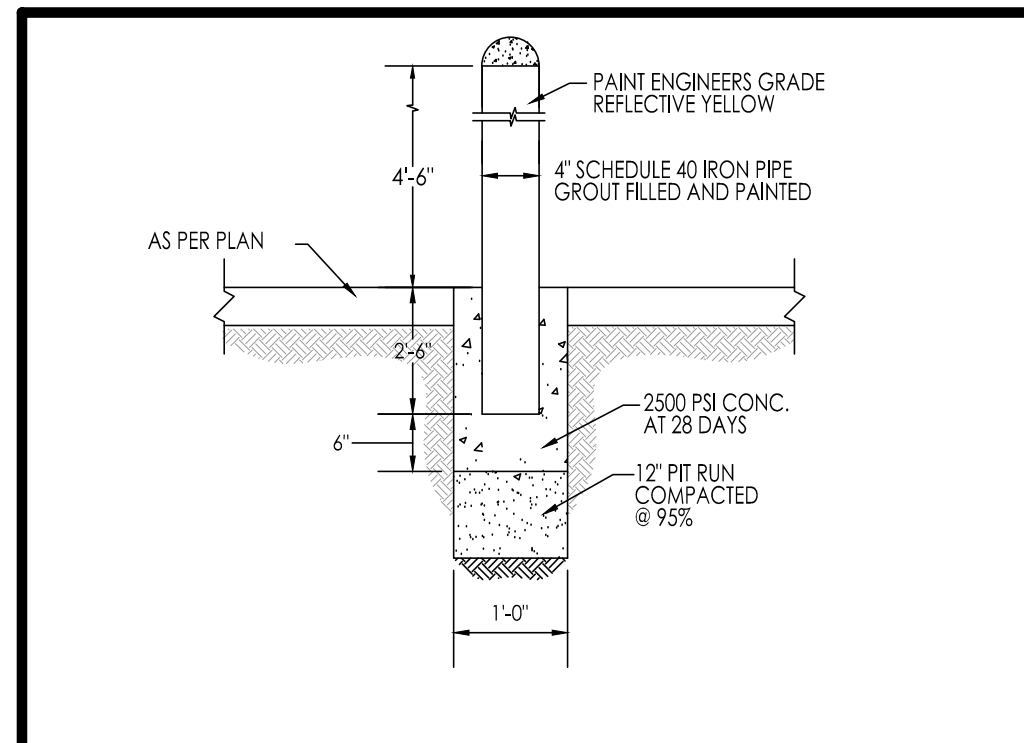
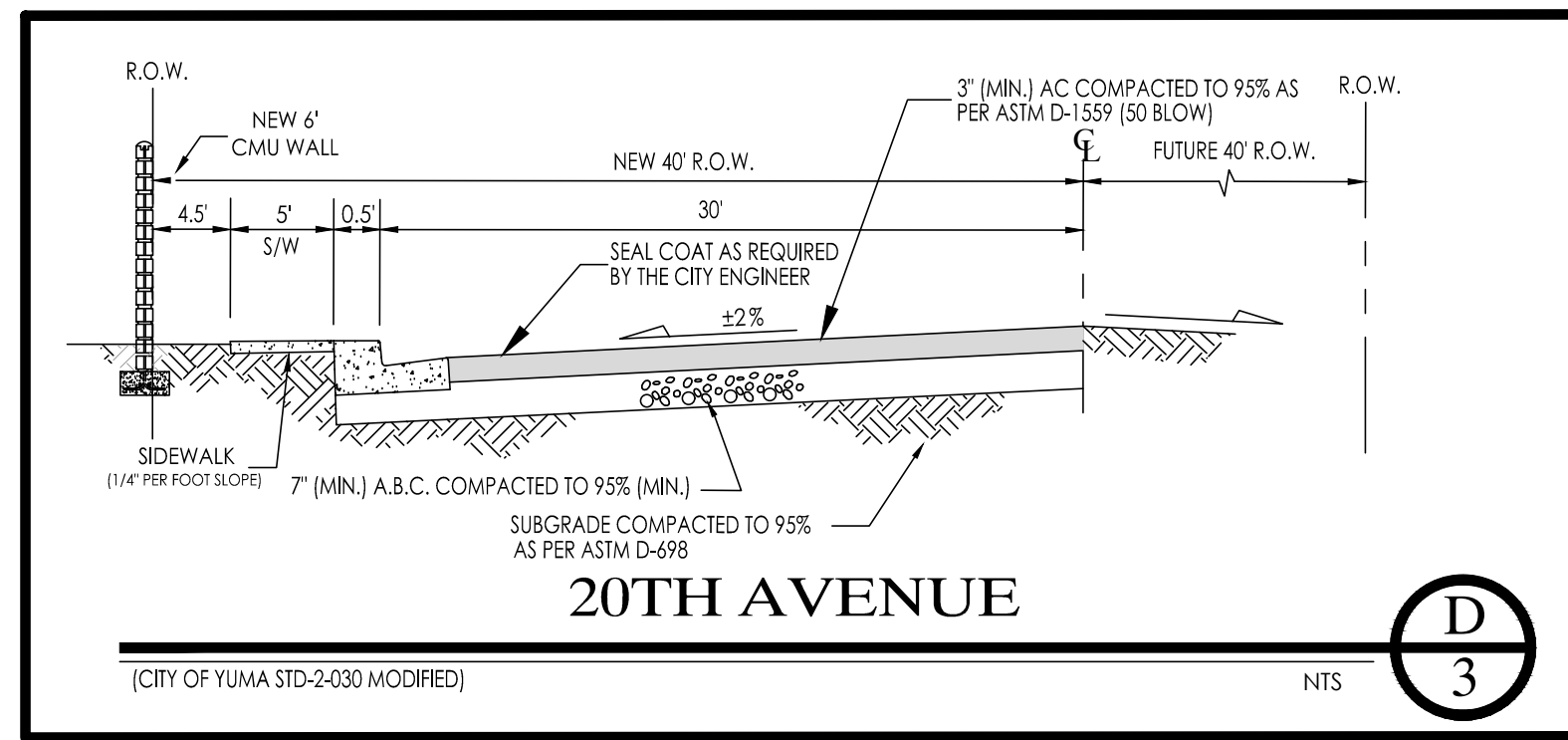
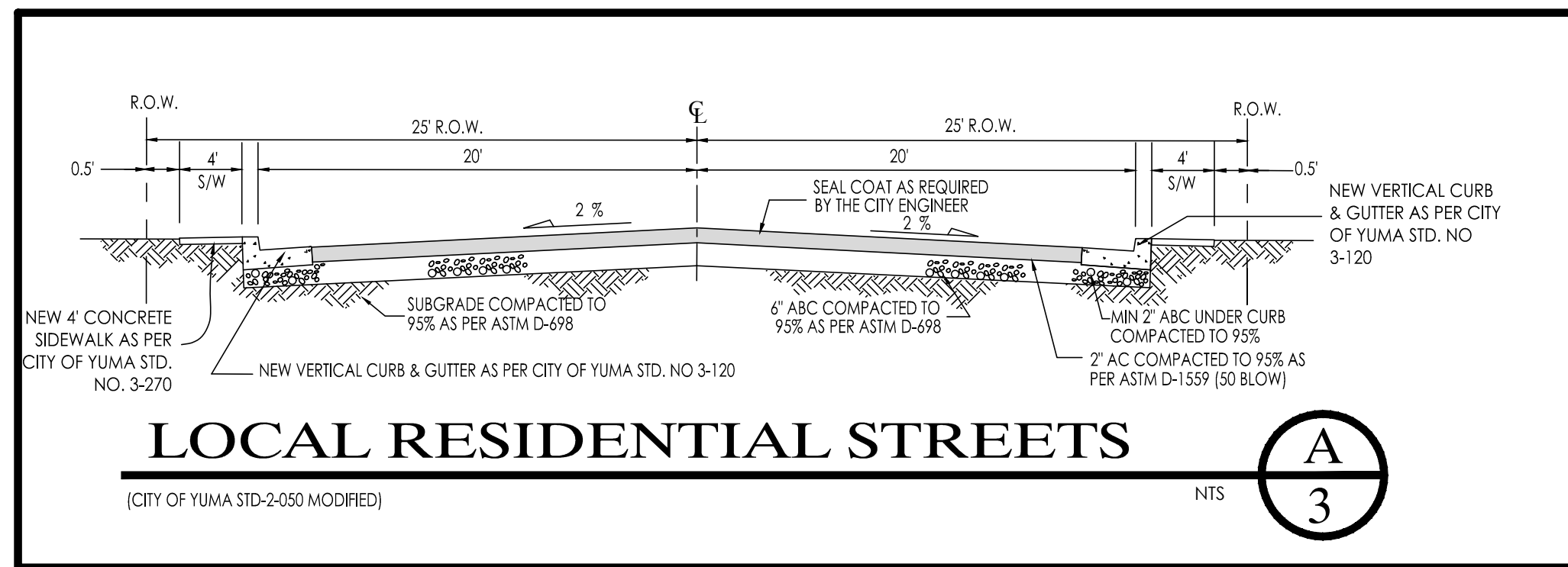
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**SANTA CECILIA #2**  
**PAVING AND GRADING PLAN**

SCALE: AS SHOWN    DESIGNED BY: J.L.S.    CHECKED BY: N.K.E.  
DATE: OCT.-2017    DRAWN BY: J.L.S.    JOB No. 17-020

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



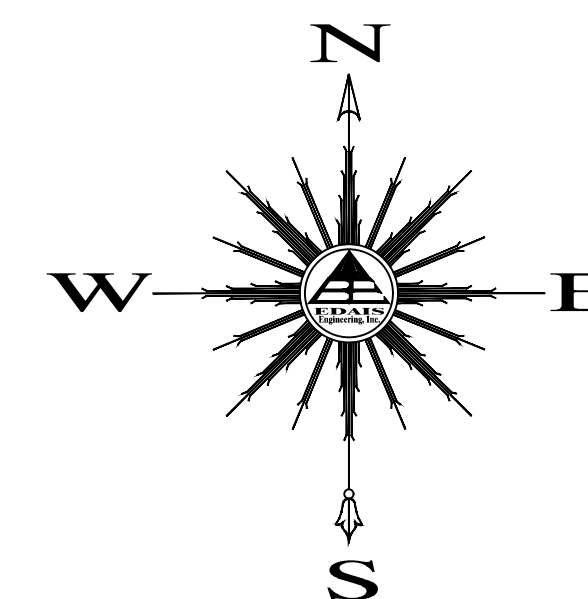
**SANTA CECILIA #2**  
**PAVING & GRADING DETAILS**

SCALE: AS SHOWN    DESIGNED BY: J.L.S.    CHECKED BY: N.K.E.  
DATE: OCT. 17'    DRAWN BY: J.L.S.    JOB No. 17-020

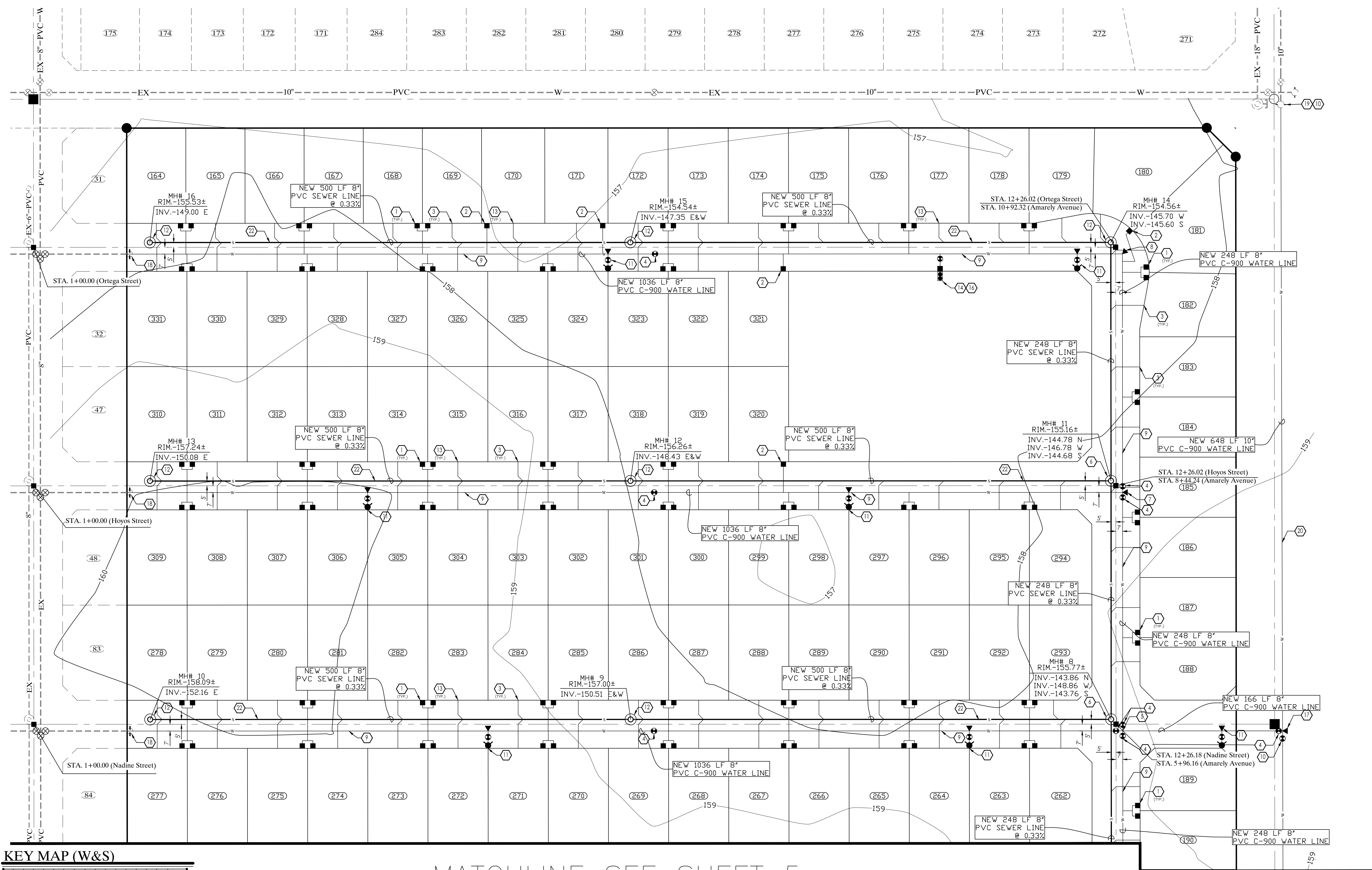
**Edais Engineering, Inc.**  
30725 S. Ave. 4E    Yuma, Arizona 85365  
(928) 341-3566    FAX (928) 341-1075  
EMAIL: najeh@edaisgroup.com

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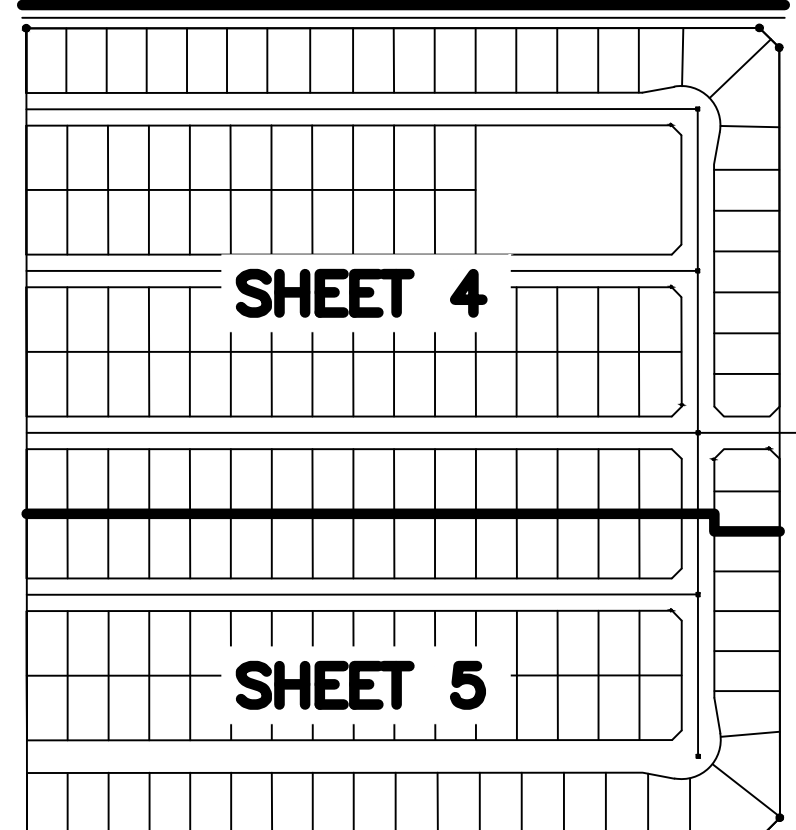
3



SCALE: 1" = 50'



KEY MAP (W&S)

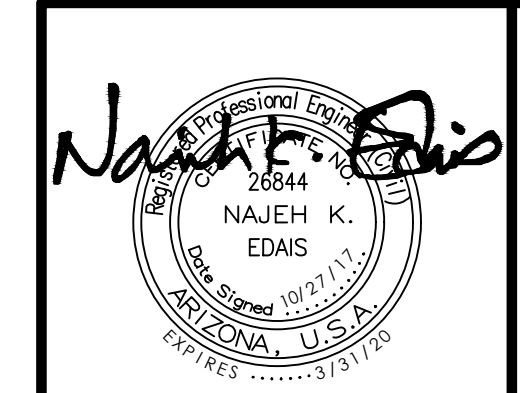


MATCHLINE SEE SHEET 5

NOTES:

1. FOR LEGEND, WATER/SEWER CONSTRUCTION KEYNOTES AND MATERIAL LIST SEE SHEET 5.
2. SEE SUBDIVISION PLAT FOR ALL DIMENSIONS.
3. SEE PAVING AND GRADING PLAN FOR ALL GRADES.
4. TRENCHING AND BACKFILLING FOR WATER AND SEWER LINES TO BE IN ACCORDANCE WITH CITY OF YUMA STD. 5-081
5. THE CITY OF SAN LUIS WILL ONLY ACCEPT CLOW OR WATEROUS WB-67 FIRE HYDRANTS.
6. THE CITY OF SAN LUIS REQUIRE THAT ALL FITTINGS TO HAVE MEGA LUG OR APPROVED EQUAL MECHANICAL RESTRAINS AND VERTICAL BENDS TO BE MJ RESTRAINED AT THE BENDS PLUS ONE ADDITIONAL RESTRAINT 20' UPSTREAM AND DOWNSTREAM OF THE BEND.

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



**SANTA CECILIA #2**  
**WATER & SEWER PLAN**

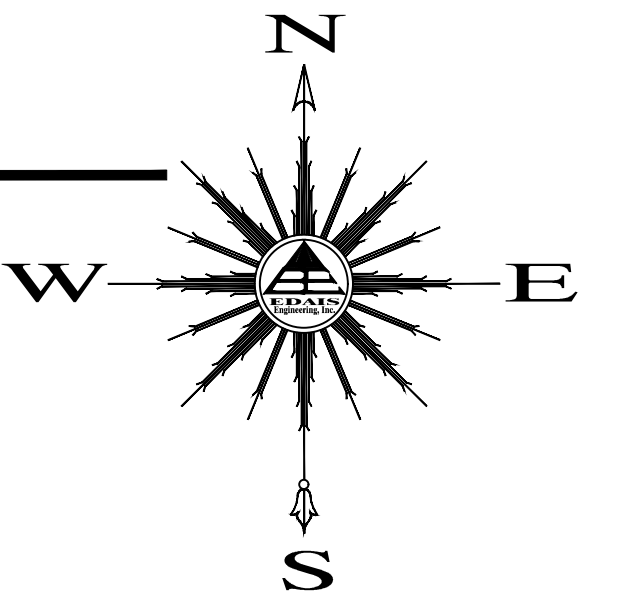
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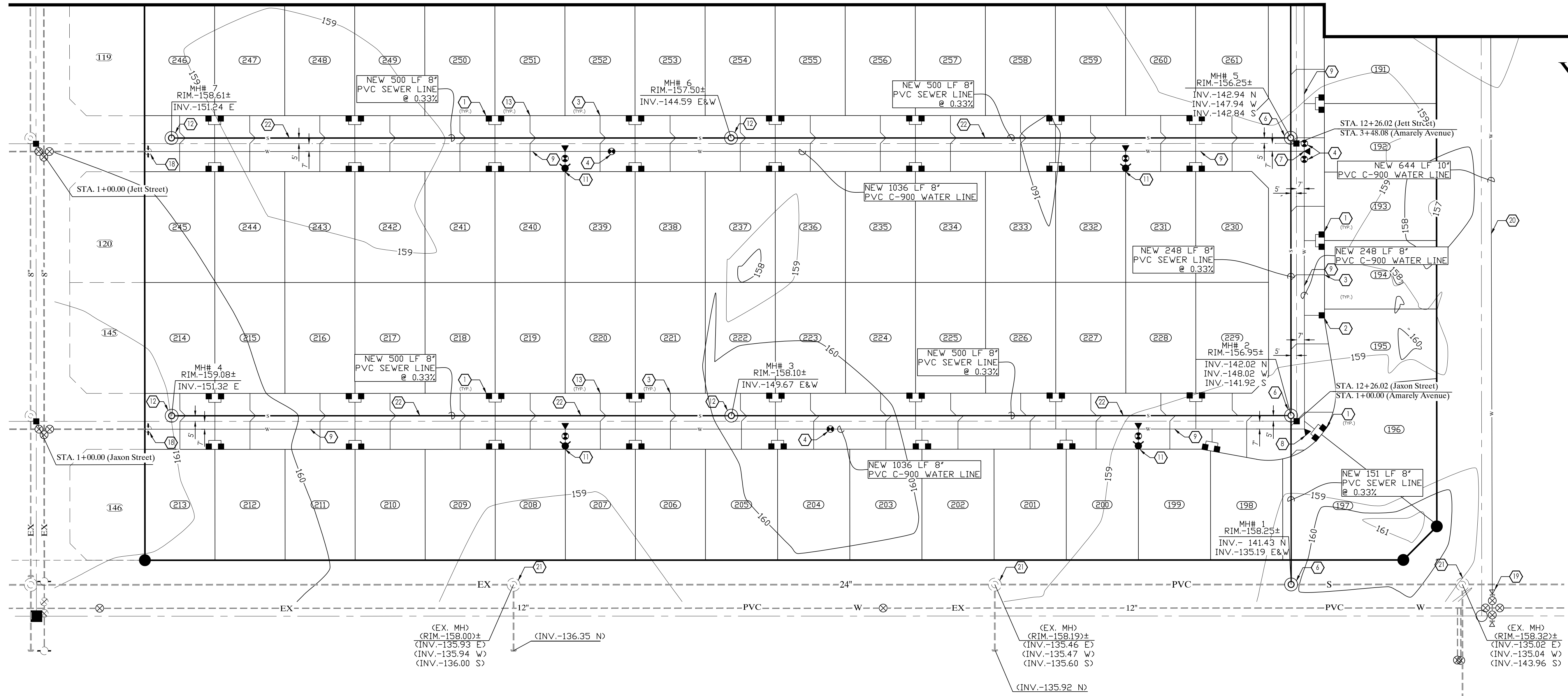
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MATCHLINE SEE SHEET 4



SCALE: 1"=50'



**WATER / SEWER CONSTRUCTION KEYNOTES**

- 1. INSTALL 1" DUAL WATER SERVICE (TYP.) AS PER CITY OF YUMA STD. NO. 5-148, 5-149, 5-154 & 5-142
- 2. INSTALL 1" SINGLE WATER SERVICE (TYP.) AS PER CITY OF YUMA STD. NO. 5-148, 5-149, 5-154 & 5-142
- 3. INSTALL 4" SEWER SERVICE (TYP.) PER CITY OF YUMA STD. NO. 5-021
- 4. INSTALL 8" GATE VALVE W/ V.B. & C. AS PER CITY OF YUMA STD. NO. 5-210 & 5-211
- 5. INSTALL 8" X 8" CROSS W/ THRUST BLOCK AS PER CITY OF YUMA STD. NO. 5-090
- 6. INSTALL TYPE 'A' DROP SEWER CONNECTION TO MANHOLE AS PER CITY OF YUMA STD. NO. 5-041 & STD. NO. 5-042
- 7. INSTALL 8" X 8" TEE W/ THRUST BLOCK AS PER CITY OF YUMA STD. NO. 5-090
- 8. INSTALL 90° ELL W/ THRUST BLOCK AS PER CITY OF YUMA STD. NO. 5-090
- 9. INSTALL NEW 8" PVC C-900 WATER LINE PER CITY OF YUMA STANDARDS AND SPECIFICATIONS
- 10. INSTALL 10" GATE VALVE W/ V.B. & C. AS PER CITY OF YUMA STD. NO. 5-210 & 5-211
- 11. INSTALL 6" FIRE HYDRANT COMPLETE AS PER CITY OF YUMA STD. NO. 5-120
- 12. CONSTRUCT NEW SANITARY SEWER POLYMER MANHOLE WITH GRADE RINGS AS PER CITY OF SAN LUIS SUPPLEMENT TO CITY OF YUMA AND MAC UNIFORM STANDARD SPECIFICATIONS
- 13. CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT UNLESS NOTED OTHERWISE
- 14. INSTALL 2" WATER SERVICE (TYP.) AS PER CITY OF YUMA STD. NO. 5-150
- 15. INSTALL 14" MIN. C-909 PVC CROSSING AS PER CITY OF YUMA STD. NO. 5-060
- 16. INSTALL 2" BACKFLOW PREVENTOR W/ CAGE AS PER CITY OF YUMA STD. NO. 5-116
- 17. INSTALL 10" X 8" TEE W/ THRUST BLOCK AS PER CITY OF YUMA STD. NO. 5-090
- 18. REMOVE EXISTING BLOWOFF VALVE AND CONNECT NEW 8" WATER MAIN TO MATCH
- 19. REMOVE EXISTING BLOWOFF VALVE AND CONNECT NEW 10" WATER MAIN TO MATCH
- 20. INSTALL NEW 10" PVC C-900 WATER LINE PER CITY OF YUMA STANDARDS AND SPECIFICATIONS
- 21. ADJUST EXISTING MANHOLE RIM & COVER TO NEW GRADE
- 22. INSTALL NEW 8" PVC SDR-35 SEWER LINE PER CITY OF YUMA STANDARDS AND SPECIFICATIONS

**LEGEND**

- CENTERLINE
- PROPERTY LINE
- BOUNDARY LINE
- W- EXISTING PVC WATER MAIN
- S- EXISTING PVC SEWER LINE
- W- NEW PVC WATER MAIN
- S- NEW PVC SEWER LINE
- (20) NEW LOT NUMBER
- 146 EXISTING 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 CLEANOUT
- NEW TEMPORARY BLOWOFF VALVE
- NEW FIRE HYDRANT
- NEW MANHOLE
- NEW RIM ELEVATION
- INV. NEW INVERT ELEVATION
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. NO. 4-080
- EXISTING WATER VALVE

**MATERIAL LIST**

WATER			SEWER		
DESCRIPTION	UNIT	QTY	DESCRIPTION	UNIT	QTY
1" WATER SERVICE	EA	168	4" SEWER SERVICE	EA	168
8" GATE VALVE/W V.B. & C.	EA	13	SEWER MANHOLE	EA	16
10" GATE VALVE W/ V.B. & C.	EA	2	DROP SEWER CONNECTIONS	EA	4
6" FIRE HYDRANT	EA	11	8" SEWER LINE	LF	6143
8" X 8" PVC TEE W/THRUST BLOCK	EA	2			
90° ELL W/THRUST BLOCK	EA	2			
2" BACKFLOW PREVENTOR W/CAGE	EA	1			
8" X 8" PVC CROSS W/ THRUST BLOCK	EA	1			
8" X 10" TEE W/ THRUST BLOCK	EA	1			
2" WATER SERVICE	EA	1			
WATER CONNECTION	EA	1			
8" PVC C-900 WATER MAIN	LF	6338			
10" PVC C-900 WATER MAIN	LF	1292			

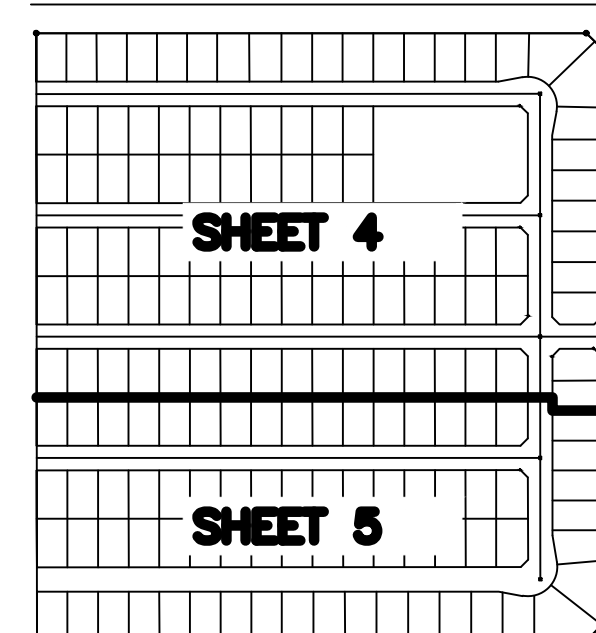
**NOTES:**

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**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.

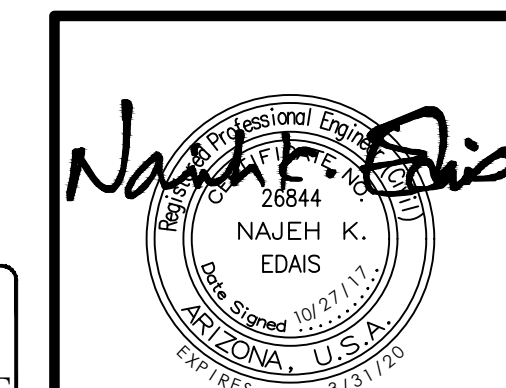
**KEY MAP (W&S)**



**WATER LINE MAXIMUM BENDING ALLOWANCE SCHEDULE**

PIPE DIAMETER (IN)	MINIMUM RADIUS (FT)
12"	315'
10"	265'
8"	215'
6"	165'
4"	110'
2"	60'
1"	50'

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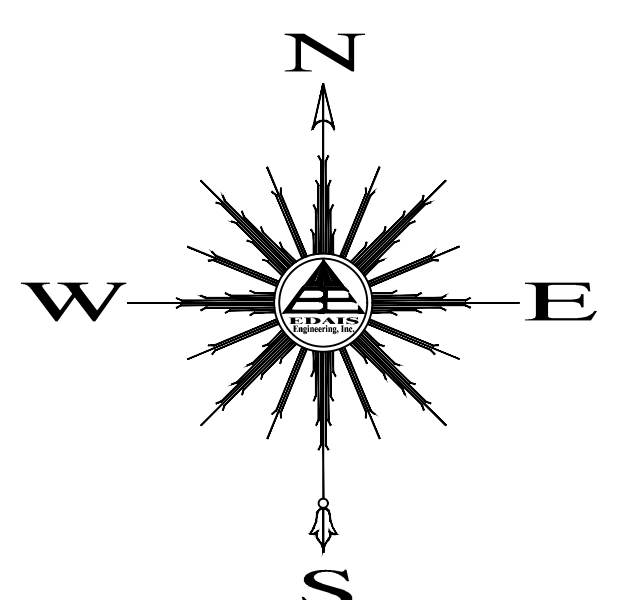
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**WATER & SEWER PLAN**

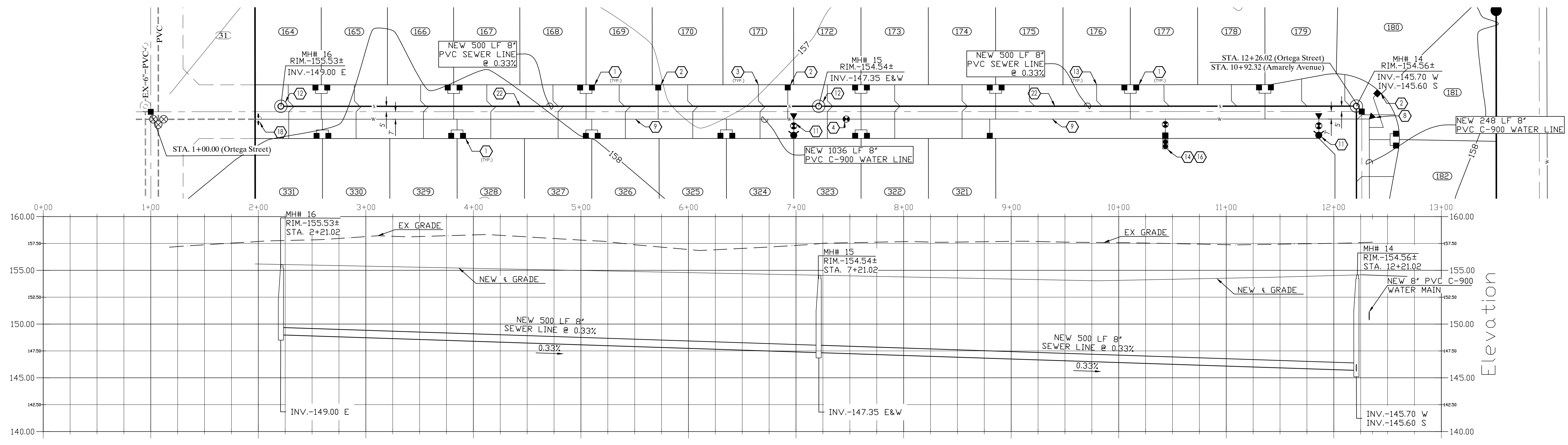
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EMAIL: EEA@Edaisengineering.com

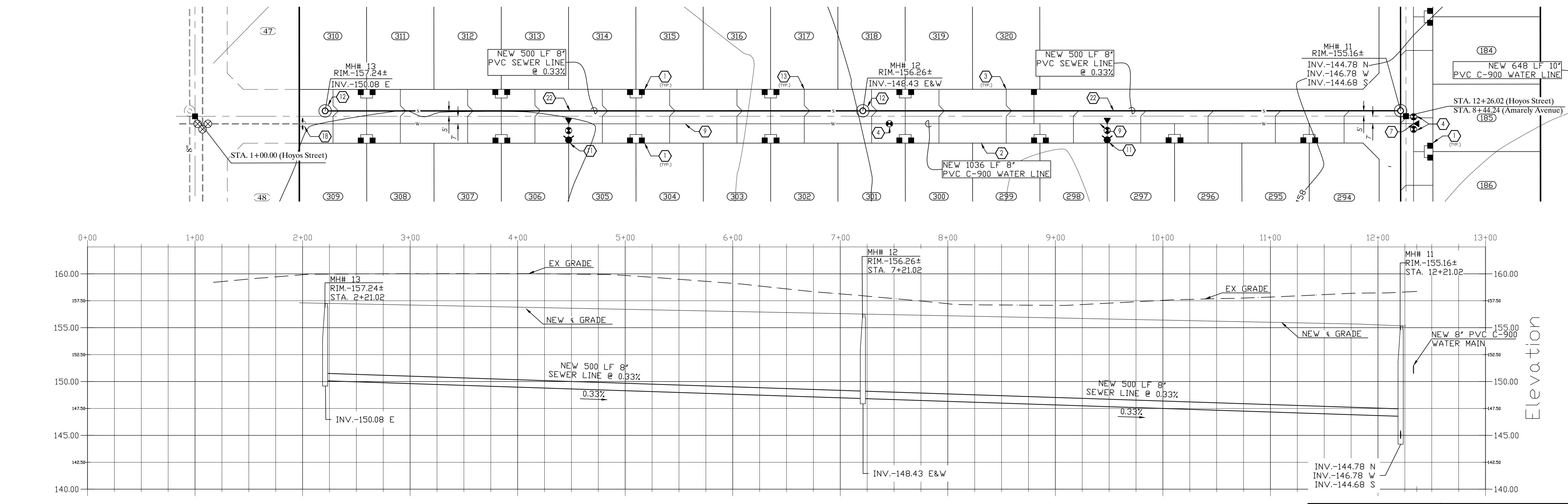
SHEET 5



SCALE HORIZ: 1"=50'  
SCALE VERT: 1"=5'



Ortega Street



Hoyos Street

**NOTES:**

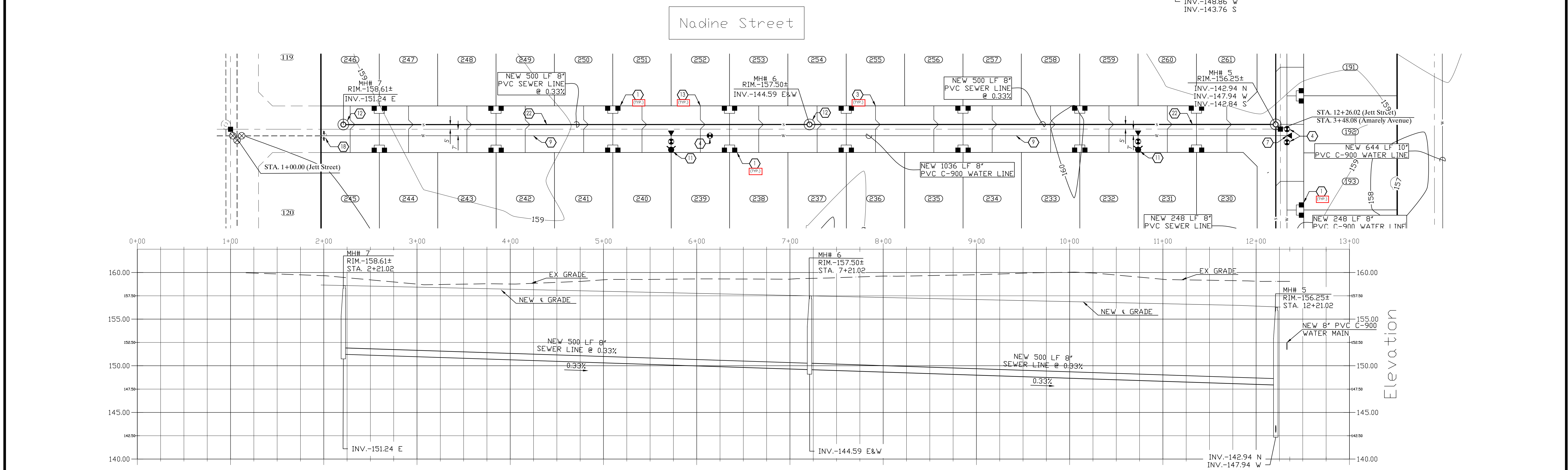
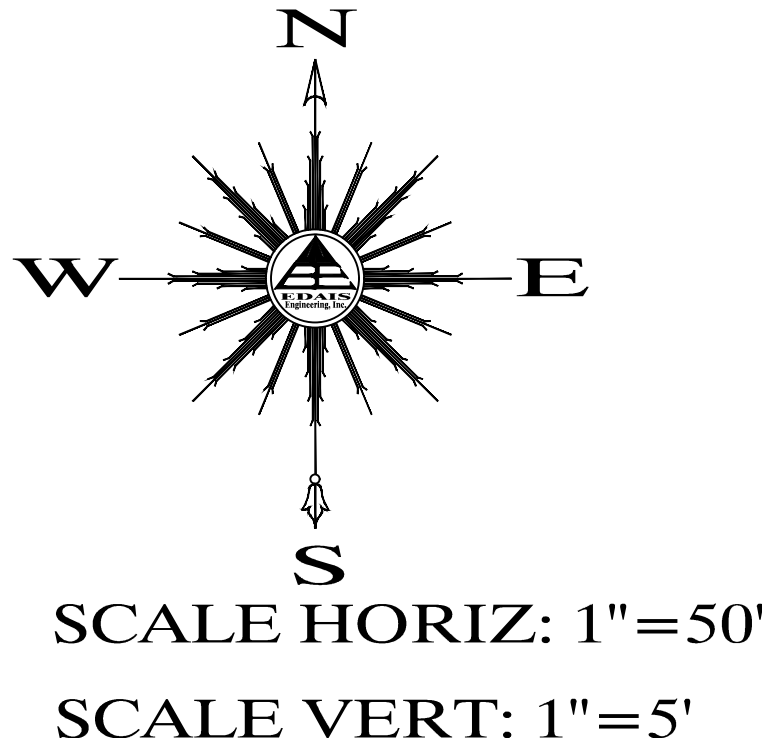
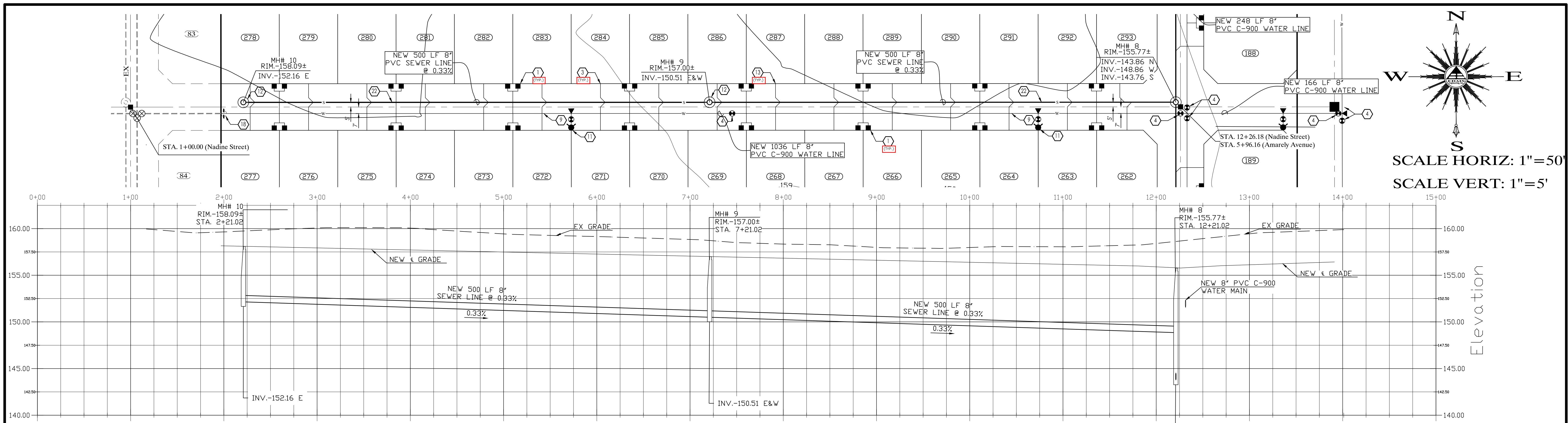
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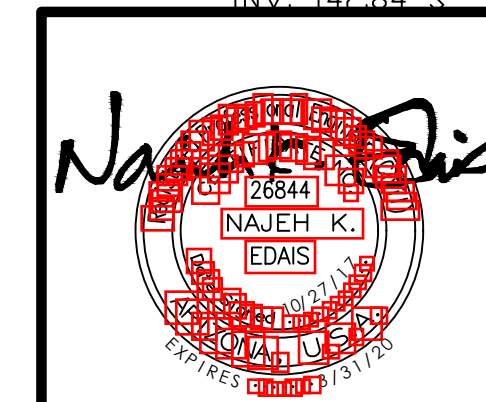


<b>SANTA CECILIA #2</b>			
<i>WATER &amp; SEWER PROFILES</i>			
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WATER AND SEWER PROFILES

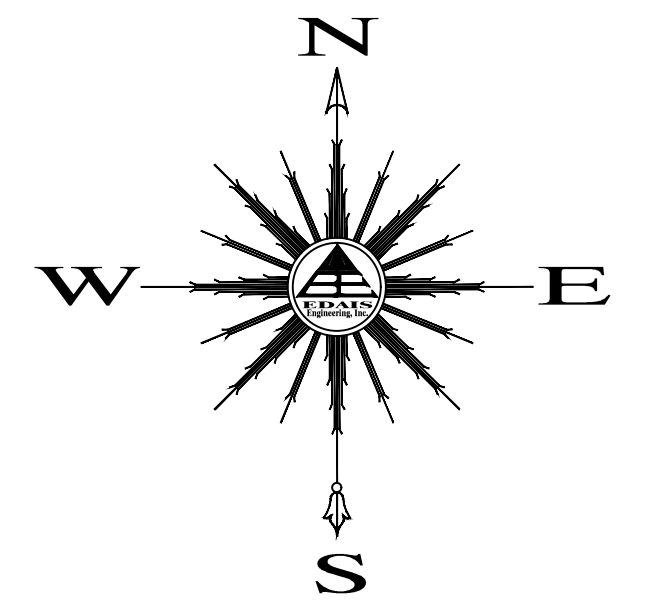
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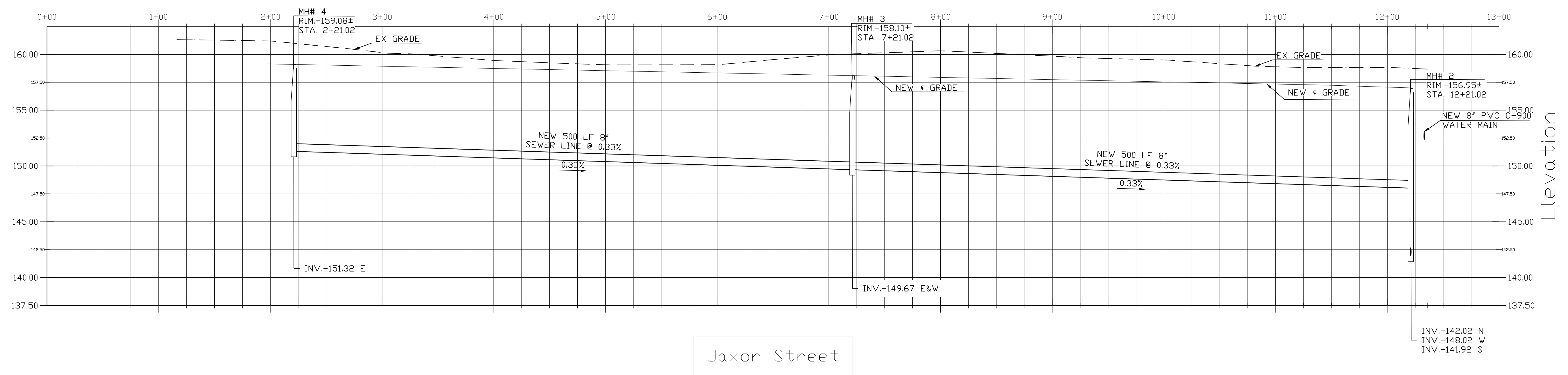
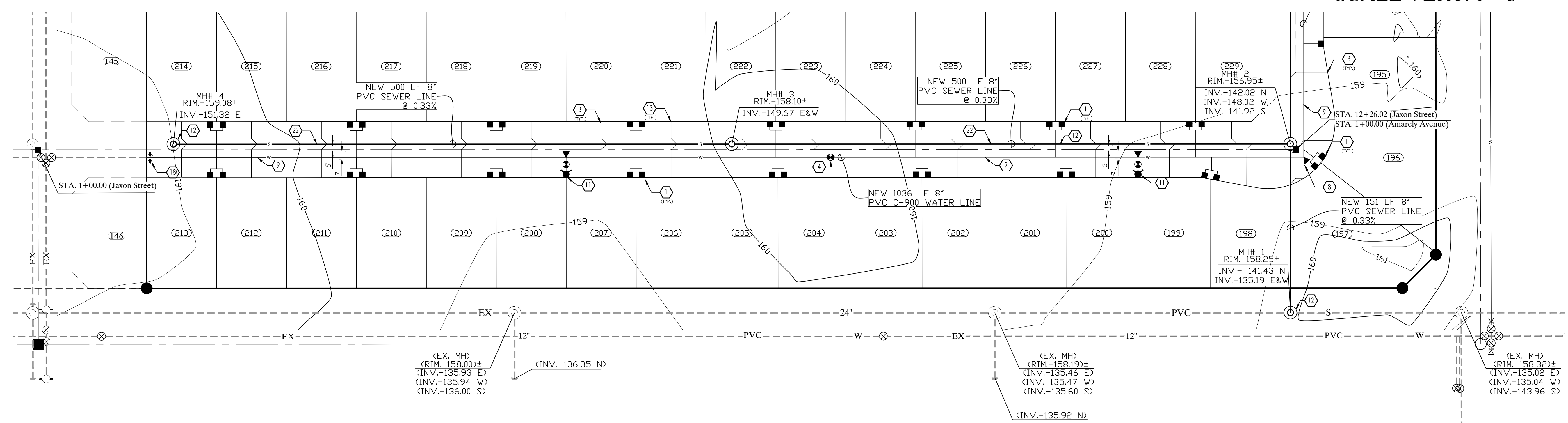
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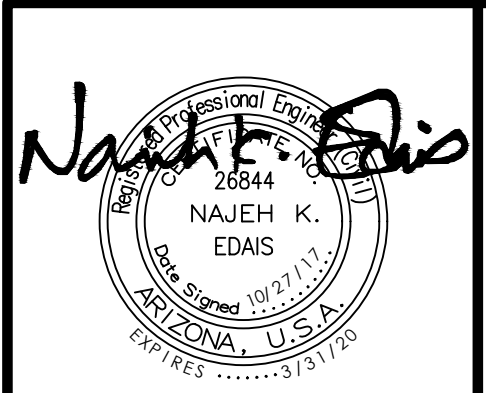
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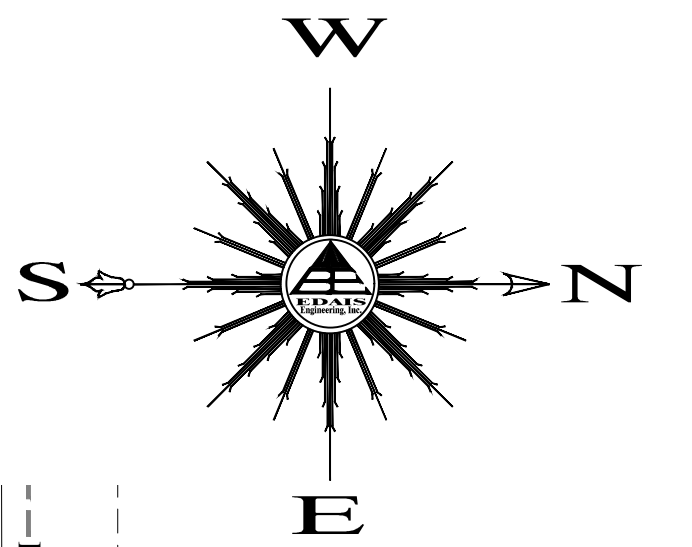
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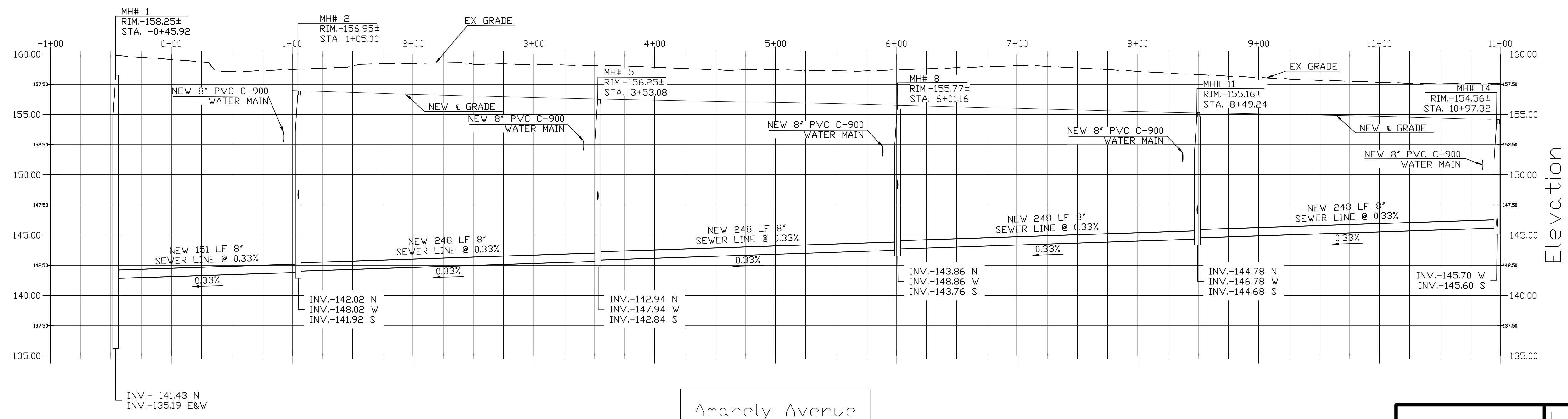
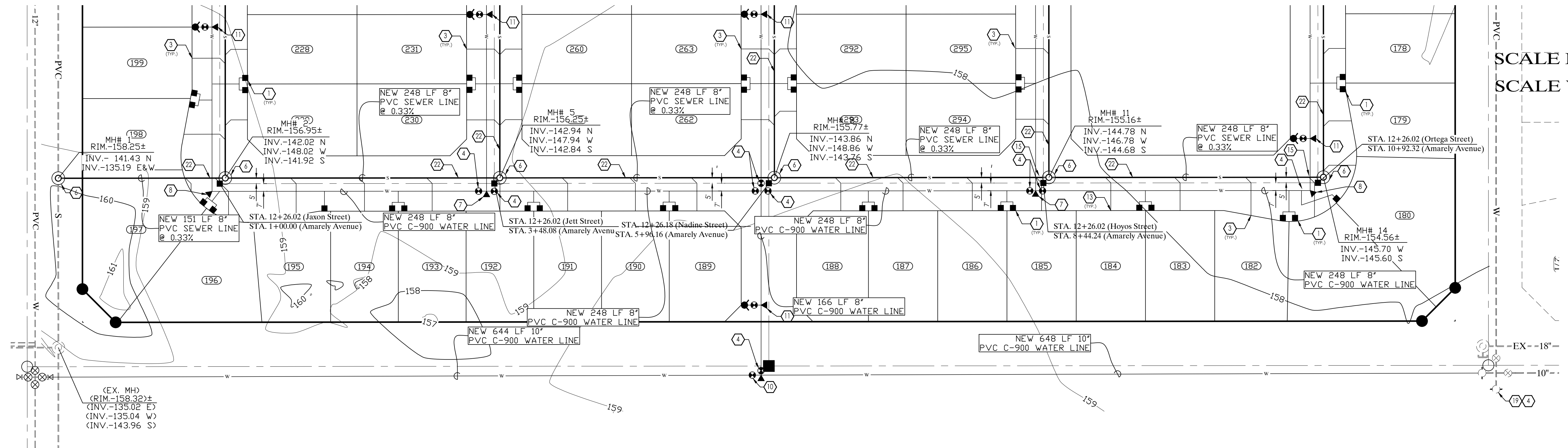
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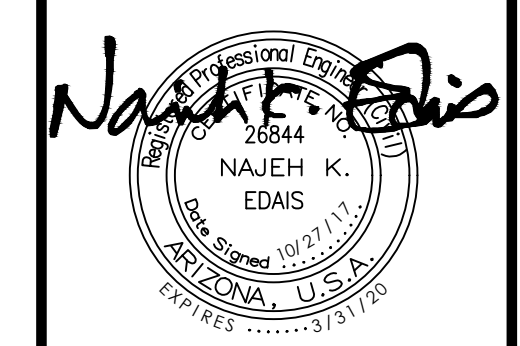
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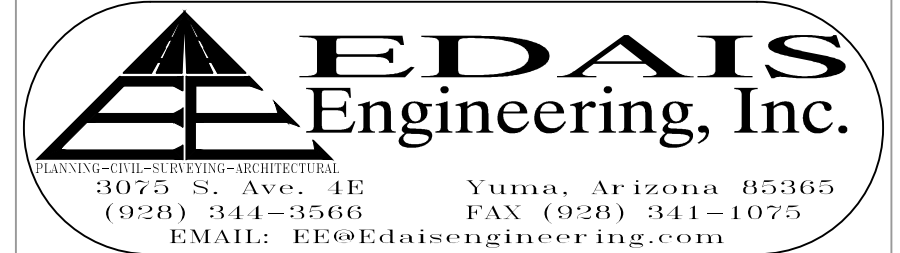
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