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 6:00 p.m., Tuesday, January 14, 2025. 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 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 Commission 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 ZONIFICACIÓN

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 Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrán una junta regular a las 6:00 p.m., el día Martes, 14 de Enero del 2025. La junta se llevará a cabo en la Sala del Cabildo de la ciudad, ubicado en el 1090 E 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 E Union Street, 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 de la Comisión 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 14, 2025
6:00 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 12, 2024.

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 the election of new officers.

4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0858P. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Unit 5 subdivision preliminary plat. The property is located east of 24th Avenue and south of Los Mezquites Unit 4 Subdivision in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2024-0858P

4. C. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0865F. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Unit 5 subdivision final plat. The property is located east of 24th Avenue and south of Los Mezquites Unit 4 Subdivision in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2024-0865F

5. ADJOURNMENT

AGENDA ITEM REVIEW FORM

3. A.

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held November 12, 2024.

Attachments

Minutes

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
NOVEMBER 12, 2024
6:00 p.m.

1. CALL TO THE ORDER /ROLL CALL: Chairman George Amaya called the meeting to order at 6:01 p.m.

PRESENT:

Chairman George Amaya
Vice Chairman Javier Barraza
Commission Member Marco A. Pinzon
Commission Member Hugo Garcia
Commission Member Veronica Zavala (via Zoom)
Commission Member Ruben Walshe
Commission Member Angelica Ortiz (via Zoom at 6:06 p.m.)

ABSENT:

OTHERS PRESENT:

Jose A. Guzman, Director of Development Services
Roman Pacheco, Planning Coordinator
Albert Moreno, I.T.
Ariana Gonzalez, Graphic Arts Specialist
Alberto Leon, LRC Construction
Mark Concha, Riedel Holdings, LLC.
Najeh K. Edais, Edais Engineering, Inc.

2. PLEDGE OF ALLEGIANCE

Vice Chairman Barraza led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held on August 13, 2024.

MOTION: **Commission Member Marco A. Pinzon / Commission Member Hugo Garcia** approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2024-0776. A request by Edais Engineering, Inc., on behalf of Riedel Holdings LLC., to rezone 11.83 acres from Medium-High Residential (R-2) to Medium Density Residential (R1-6), located at the northeast corner of 24th Avenue and Nadine Street in San Luis, Arizona.

A. Staff Presentation

1. **Staff Presentation**

Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Rezoning Case No. 2024-0776 with the following conditions:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.
2. Developer must comply with approved development agreement.

Chairman George Amaya added that staff did their due diligence in informing the public regarding the case and asked if there was no opposition. **Mr. Guzman** responded that staff had sent 47 letters to the adjacent owners and received no comments or opposition to this project.

B. Open Public Hearing
Chairman Amaya opened the public hearing.

C. Call to the public on this item
There were no comments from the public.

D. Close Public Hearing
Chairman Amaya close the public hearing.

E. Action on Rezoning Case No. 2024-0776
MOTION: **Commission Member Hugo Garcia / Commission Member Marco A. Pinzon** will forward Rezoning Case No. 2024-0776 to the city council with a recommendation of approval subject to the conditions of approval as recommended by staff. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Text Amendment Case No. 2024-0835. A request by the City of San Luis to amend Section 18.15.30 of the City of San Luis Code to address

changes to the Arizona Revised Statutes to add required rezoning application review timeframes.

A. Staff Presentation
Jose A. Guzman, Director of Development Services, summarized the staff report recommending approval of Text Amendment Case No. 2024-0835.

B. Open Public Hearing
Chairman Amaya opened the public hearing.

Chairman Amaya asked if, after the first initial administrative completeness review, after staff provides a list of the specific deficiencies to the applicant, they have approximately 15 days to resubmit the application. **Mr. Guzman** responded that they have to resubmit, and staff will have another to review the resubmittal. **Chairman Amaya** asked how many additional reviews are within or would be allowed within the administrative completeness review. **Mr. Guzman** responded that it is as much as needed based on another state statute, so it can go a long time until it is complete. **Chairman Amaya** asked if the city would take action to withdraw an application. **Mr. Guzman** responded no, saying that we would recommend denial.

Vice Chairman Javier Barraza asked if the 180 days start after application section D is complete. **Mr. Guzman** responded yes. **Barraza** also asked what happens if the applicant wants to hold it for over 180 days. Will the application be withdrawn or denied on its own merits, like lack of activity or something? **Mr. Guzman** responded that there is language that we can grant an extension, a one-time extension of 30 days, and we can also approve several extensions based on the circumstances.

C. Call to the public on this item
There were no comments from the public.

D. Close Public Hearing
Chairman Amaya close the public hearing.

E. Action on Text Amendment Case No. 2024-0835

MOTION: **Commission Member Hugo Garcia / Commission Member Marco Pinzon** will forward Text Amendment Case No. 2024-0835 to the city council with a recommendation of approval. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Marco A. Pinzon	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

6. ADJOURNMENT

Chairman George Amaya adjourned the meeting at 6:11 p.m.

APPROVED:

_____
George Amaya, Chairman

ATTEST:

_____
Roman Pacheco, Planning Coordinator

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON NOVEMBER 12, 2024. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

_____
Roman Pacheco, Planning Coordinator

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **4. A.**

Meeting Date: 01/14/2025

Submitted By: Roman Pacheco, Planning Technician, Development Services

ITEM:

Discussion and possible action on any and all matters regarding the election of new officers.

SUMMARY:

As per City Code Section 18.10.020(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."

At this time the following Commission members have served for at least one year and are eligible to act as chairperson or vice-chairperson:

Marco A. Pinzon appointed on 01/25/2017
Javier Barraza appointed on 11/09/2011
Hugo Garcia appointed on 09/26/2012
Veronica Zavala appointed on 3/28/2018
George Amaya appointed on 11/10/2020
Ruben Walshe appointed on 8/24/2022
Angelica Ortiz appointed on 2/08/2023

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.

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **4. B.**

Meeting Date: 01/14/2025

Submitted By: Juan Tejeda, Associate Planner, Development Services, Planning & Zoning

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0858P. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Unit 5 subdivision preliminary plat. The property is located east of 24th Avenue and south of Los Mezquites Unit 4 Subdivision in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2024-0858P

SUMMARY:

This subdivision will contain approximately 11.83 acres and will consist of 51 residential lots. The residential lots range in size from approximately 6,000 square feet to 6,375 square feet, being a portion of Assessor's Parcel Number 227-11-004. This location was originally planned for Los Mezquites Townhomes Unit 2.

GENERAL PLAN:

City Council approved Major Amendment Case No. 2021-0340 changing the land use designation to Medium Density Residential (MDR). The Major Amendment allowed the applicant to rezone the property to residential.

REZONING:

On March 13, 2024 City Council approved Rezoning Case No. 2023-0761, which rezoned this portion of the Assessor's Parcel Number 227-11-004 from Medium Density Residential (R1-6) to Medium-High Density Residential (R-2) for the purpose of developing a townhome subdivision. On December 11, 2024 City Council approved Rezoning Case No. 2024-0776 and Ordinance No. 458, which rezoned this portion of Assessor's Parcel Number 227-11-004 back to Medium Density Residential (R1-6).

DEVELOPMENT AGREEMENT:

This property is part of a development agreement that was approved by Resolution No. 2204, the term of the development agreement is for five (5) years. The development agreement approved includes the following conditions:

- Dedication of Right of Way. At present time owners shall dedicate appropriate right-of-way to the City along County 23 ½ Street and Avenue D ½ alignments in accordance with the updated standards for right-of-way as provided by the Public Works Department. Dedication of right of way on County 24th shall be 62 feet from the center of alignment and 130 feet within 300 feet of the intersection. Dedication of said right-of-way shall occur at such time and in such manner as required by the City in its sole discretion.
- Development of Improvements. At such time that any lot created by City Lot Split Case Number 2021-0387 or any lot within the Rezoning Case No. 2021-0693 is developed, public improvements, including but not limited to streets, roads, retention basins, utility extensions, utility

mains, including pumping stations, lift stations, force mains, traffic signalization, and other off-site public improvements will be made pursuant to City standards as may be required by the Public Works Director of City in his sole discretion. The location of such improvements and/or its development is not confined to the lot being developed but rather may be located on any portion of the entire Property that is the subject of this agreement.

- The owner agrees to make such dedications of property as may be needed or necessary for such development at the discretion of the Public Works Director. Such dedications and the development of such improvements as described above shall be a condition of the issuance of any building permit(s) or other use permit(s) for the development of any such lot or portion of such lot.
- Street Lights. At such time that any lot created by City Lot Split Case Number 2021-0387 or any lot within Rezoning Case No. 2021-0693 is developed, the Public Works Director may require, in his sole discretion, that the development of streetlights in the public right-of-way is needed or desired, the development of such street lighting in the manner and at the locations as may be determined by the Public Works Director, in his sole discretion, shall be a condition of the issuance of building permit(s) or other use permit(s) for the development of any such lot.
- Residential Development. The developer is requesting Rezoning Case No. 2021-0693 to change Assessor Parcel Number 227-11-004 and portion of parcel 227-11-005 to Medium Density Residential (R1-6) to allow for single-family development. At such time as any portion of the property is developed with single-family homes, the development will be of lots no less in size of 6,000 square feet, amending the lot size requirement and removing the minimum home size on Resolution No. 933.
- Traffic Light Contribution. Any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the city the sum of $260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E.
- Waste Water Treatment Plant. The developer agrees to execute, record, and deliver such agreements, easements, and/or covenants, conditions, and restrictions that run with the land which is the subject of this development agreement for the benefit of the City of San Luis that will allow the real property of Developer that is the subject of this agreement to be used for fumes or odors from its wastewater treatment operations located at 358 N. Avenue D, and to waive any claims for any damages that might arise from wastewater treatment operations, whatsoever, and agree to indemnify and hold the City of San Luis and its officers, agents, and employees harmless from any and all claims, whatsoever, known or unknown, emanating from wastewater treatment operations including, but not limited to, claims arising from fumes or odors.
- Land Dedication for Park. The owner wishes to donate to the city, and the city agrees to accept from the Owner certain land within the Property, containing five (5) gross acres of buildable land in addition to the open space requirement. The owner agrees to convey to the City by executing a Deed, free and clear of all liens and encumbrances.
- Covenants, Conditions, and Restrictions. For any lot developed or to be developed as other than residential development, the Owner shall record a covenant, condition, and restriction to run with the land prohibiting the development and use of the property as a school, public or private, of any kind nature, or description.
- Special Taxing Districts. The owner agrees to agree to the formation of a street lighting improvement district, a community facilities district, and any enhanced municipal district needed.
- Regulations. The terms of this Agreement are in addition to City codes, rules, fees, and regulations that are applicable to this action.
- Buffer. The developer agrees to build an 8-foot cmu wall along the entire property line along the Detention Center and the East Waste Water Treatment Plant. Including as a buffer, a 30 feet wide green area, and the residential street, totaling 82 feet.

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for the review of the preliminary plat for Los Mezquites Unit 5 Subdivision.

Staff recommends approval of Subdivision Case No. 2024-0858P with the following conditions:

1. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.
2. Developer must comply with all provisions and conditions of Ordinance No. 458.
3. Developer shall develop and construct any and all improvements needed and necessary for the signalization of the intersections at County 24th Street and Ave. E and County 23 ½ Street and Ave. E in accordance with the Public Works Standards of the City and the standards of the Arizona Department of Transportation, subject to the payback provisions of Section 15.10.130 (C) of the City Code.

As per Section 4.10(3) of the Subdivision Regulations, "Conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat, which will be submitted for approval of the Commission and the City Council upon fulfillment of the requirements of these regulations (Subdivision Regulations) and the conditions of the conditional approval."

RECOMMENDED MOTION:

I MOVE TO APPROVE SUBDIVISION CASE NO. 2024-0858P PRELIMINARY PLAT FOR LOS MEZQUITES UNIT 5 WITH CONDITIONS AS PRESENTED BY STAFF.

Attachments

PRESENTATION
LOCATION MAP
PRELIMINARY PLAT
ORDINANCE NO. 458
DEVELOPMENT AGREEMENT
IMPROVEMENT PLANS

PLANNING & ZONING COMMISSION

January 14, 2025

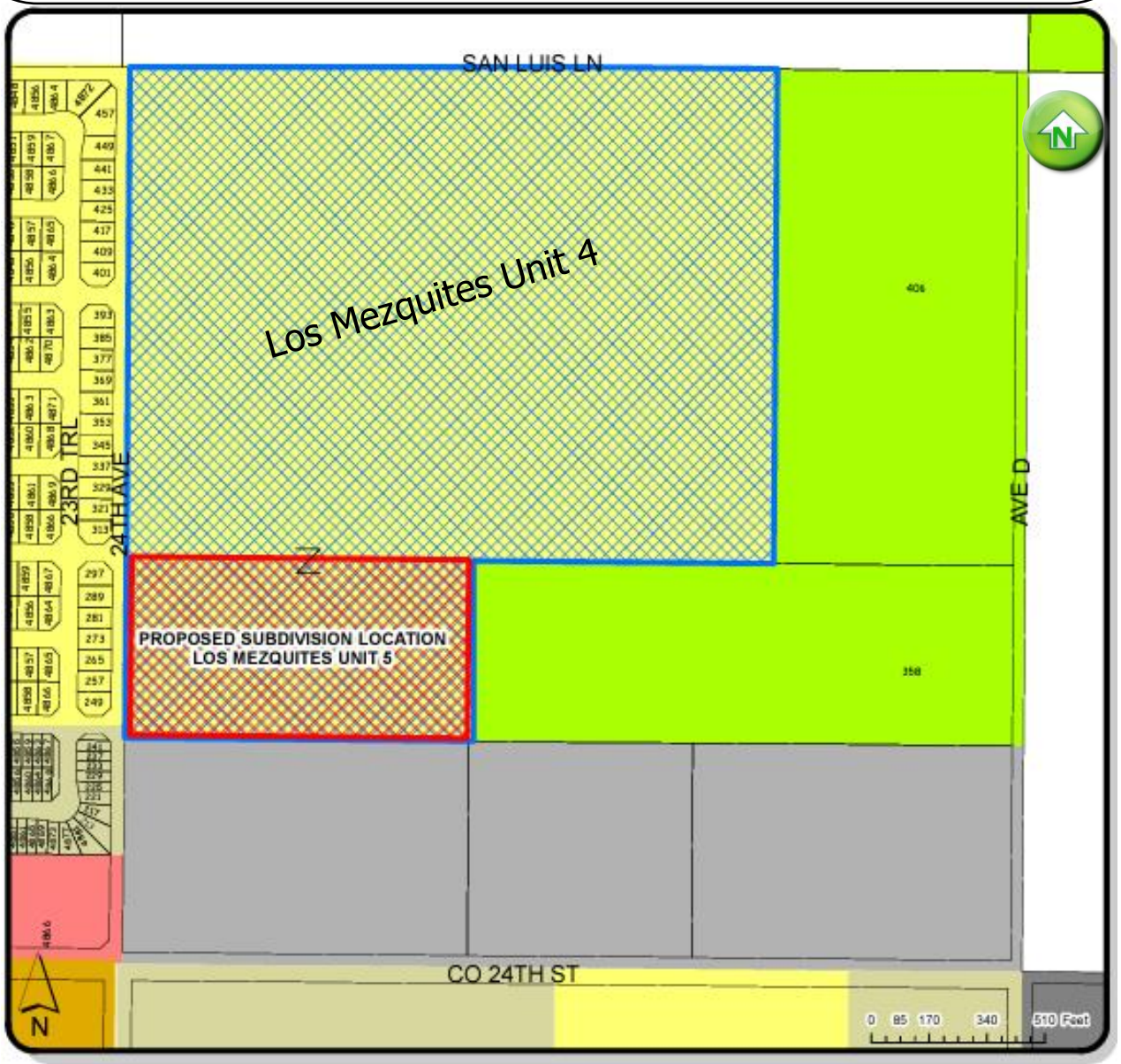
Subdivision Case Nos. 2024-0858P & 2024-0858F
Los Mezquites Unit 5 Subdivision
Preliminary and Final Plats

- Requests: Edais Engineering, Inc., representing Riedel Holdings, LLC, seeks approval of Los Mezquites Unit 5 subdivision Preliminary and Final Plats.

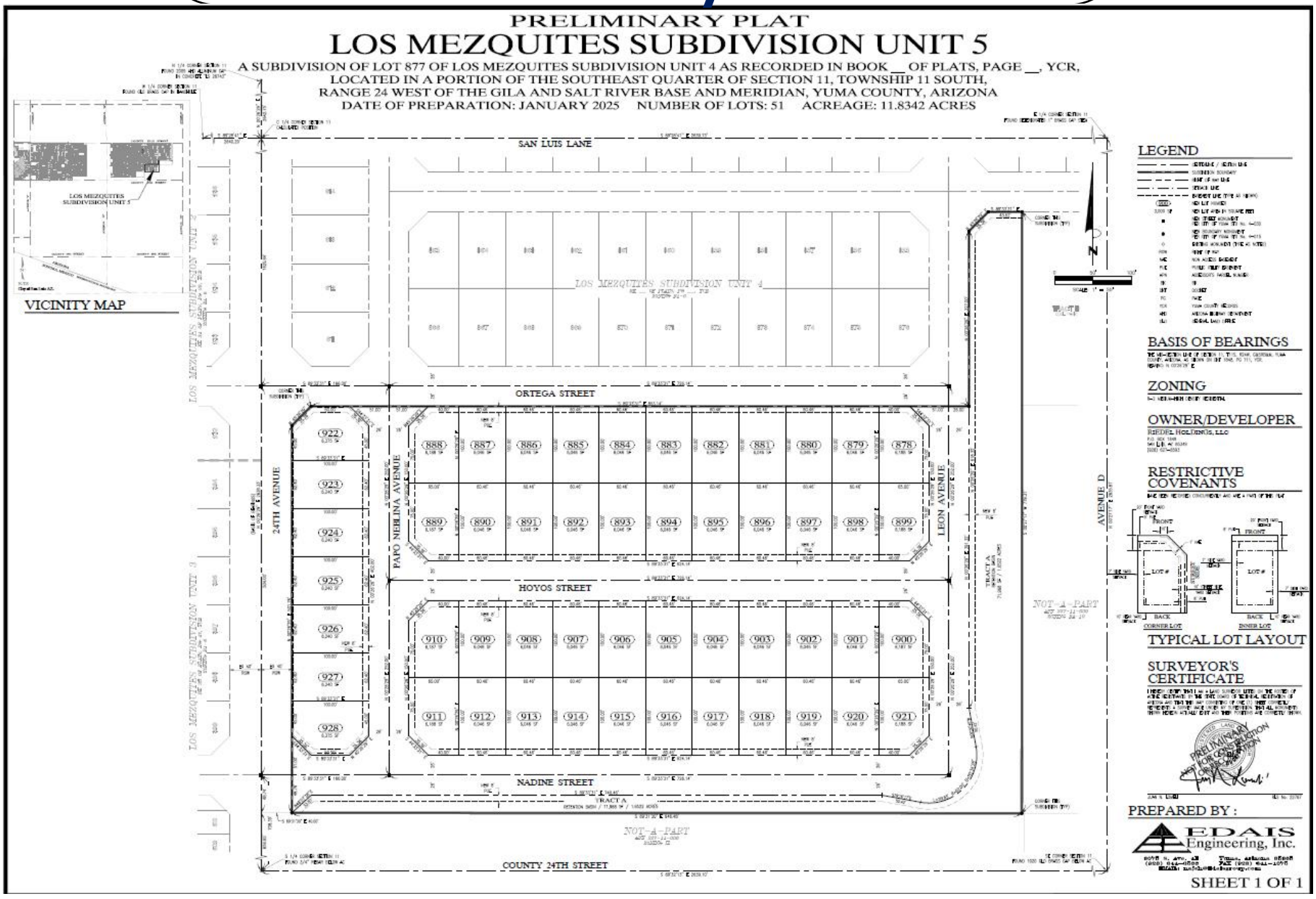
- Location: East of 24th Avenue, and South of Los Mezquites Unit 4 subdivision, San Luis, Arizona.

- Summary: This subdivision is approximately 11.83 acres in size and will consist of 51 residential lots. The residential lots range in size from approximately 6,000 square feet to 6,375 square feet, being a portion of APN 227-11-004.

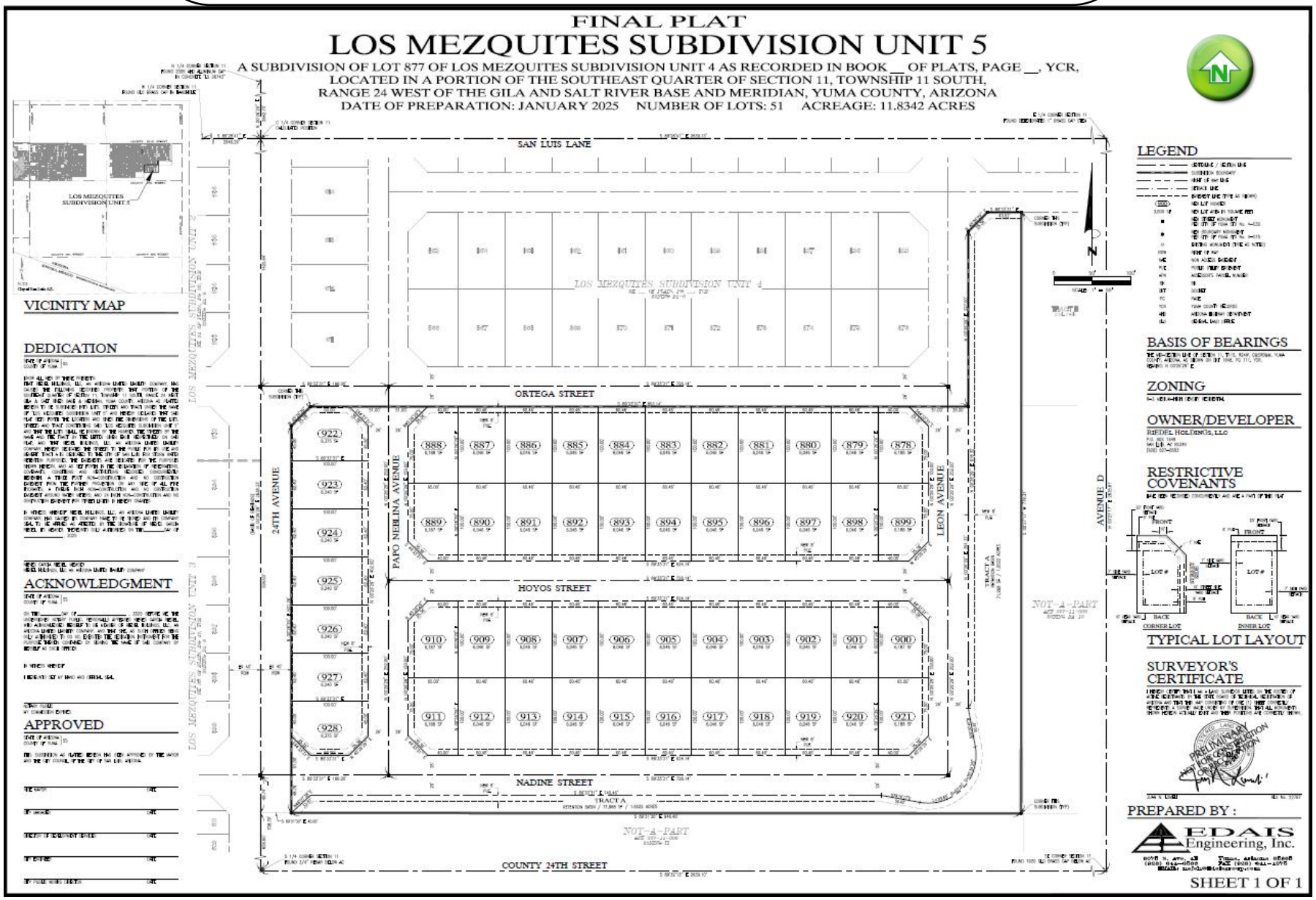
Los Mezquites Unit 5 Subdivision Preliminary and Final Plats



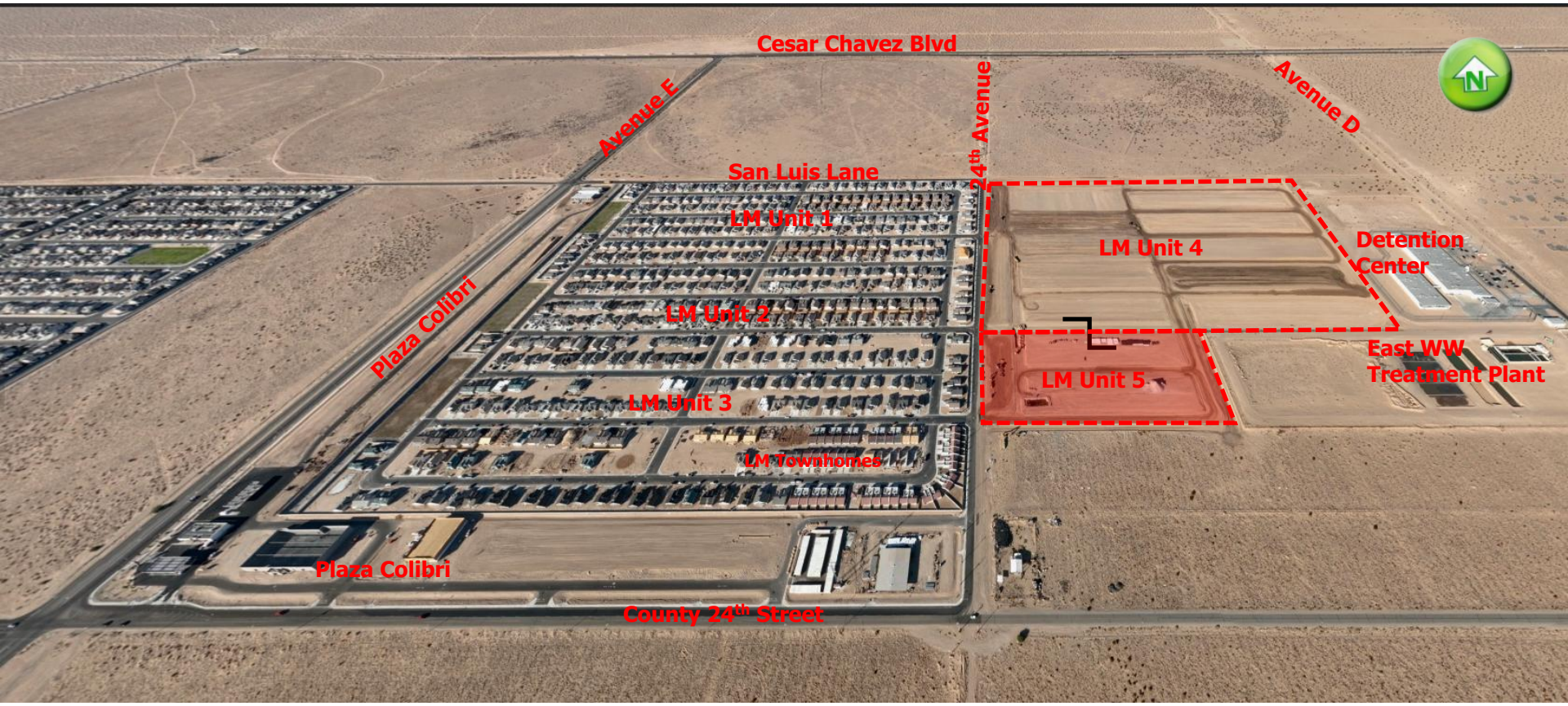
Los Mezquites Unit 5 Subdivision Preliminary Plat



Los Mezquites Unit 5 Subdivision Final Plat



Los Mezquites Unit 5 Subdivision
Preliminary & Final Plats



Looking east at subject property

Looking west from subject property

Looking south from subject property

Looking north from subject property

Los Mezquites Unit 5 Subdivision
Preliminary Plat

Staff recommends approval of Subdivision Case No. 2024-0858P with the following conditions:

1. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.

2. Developer must comply with all provisions and conditions of Ordinance No. 458.

Los Mezquites Unit 5 Subdivision Preliminary Plat

Staff recommends approval of Subdivision Case No. 2024-0858P with the following conditions: (cont.)

3. Developer shall develop and construct any and all improvements needed and necessary for the signalization of the intersections at County 24th Street and Ave. E and County 23 ½ Street and Ave. E in accordance with the Public Works Standards of the City and the standards of the ADOT, subject to the payback provisions of Section 15.10.130 (C) of the City Code.

Los Mezquites Unit 5 Subdivision
Final Plat

Staff recommends approval of Subdivision Case No. 2024-0858F with the following conditions:

1. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.

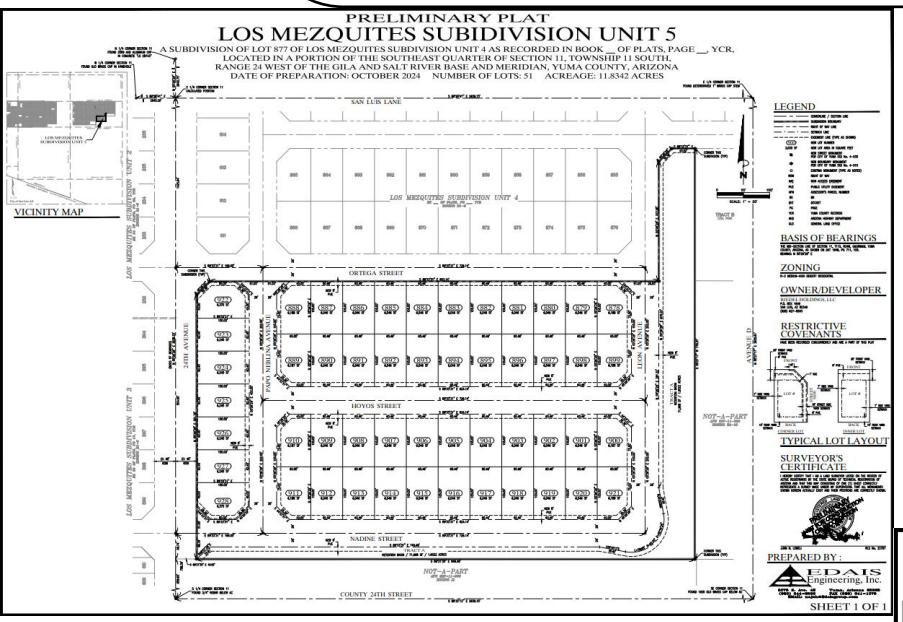
2. Developer must comply with all provisions and conditions of Ordinance No. 458.

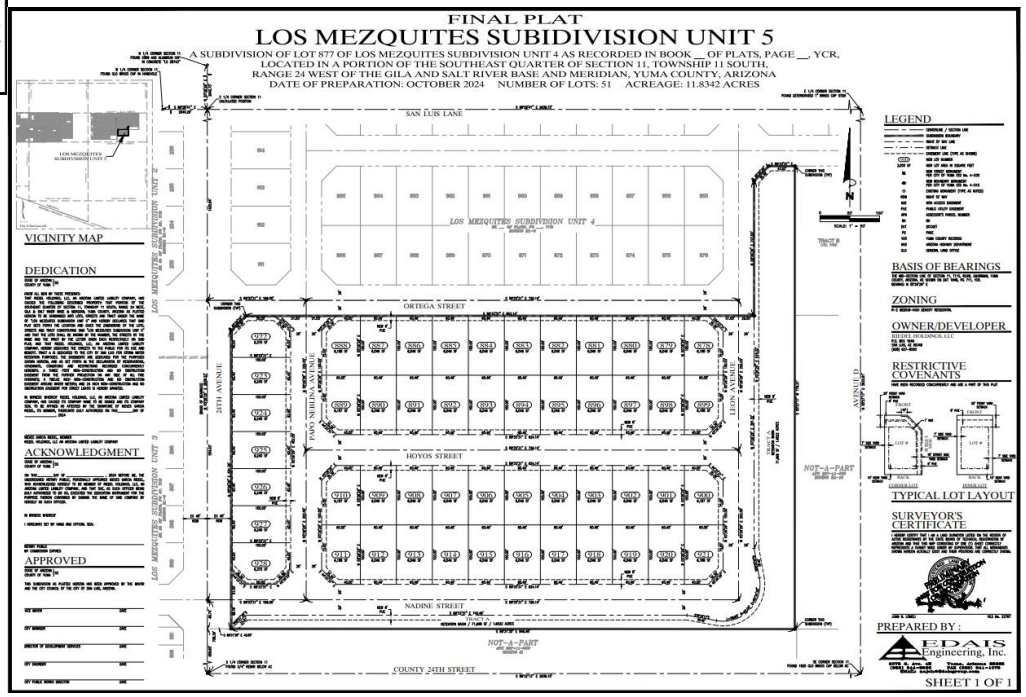
Los Mezquites Unit 5 Subdivision
Final Plat

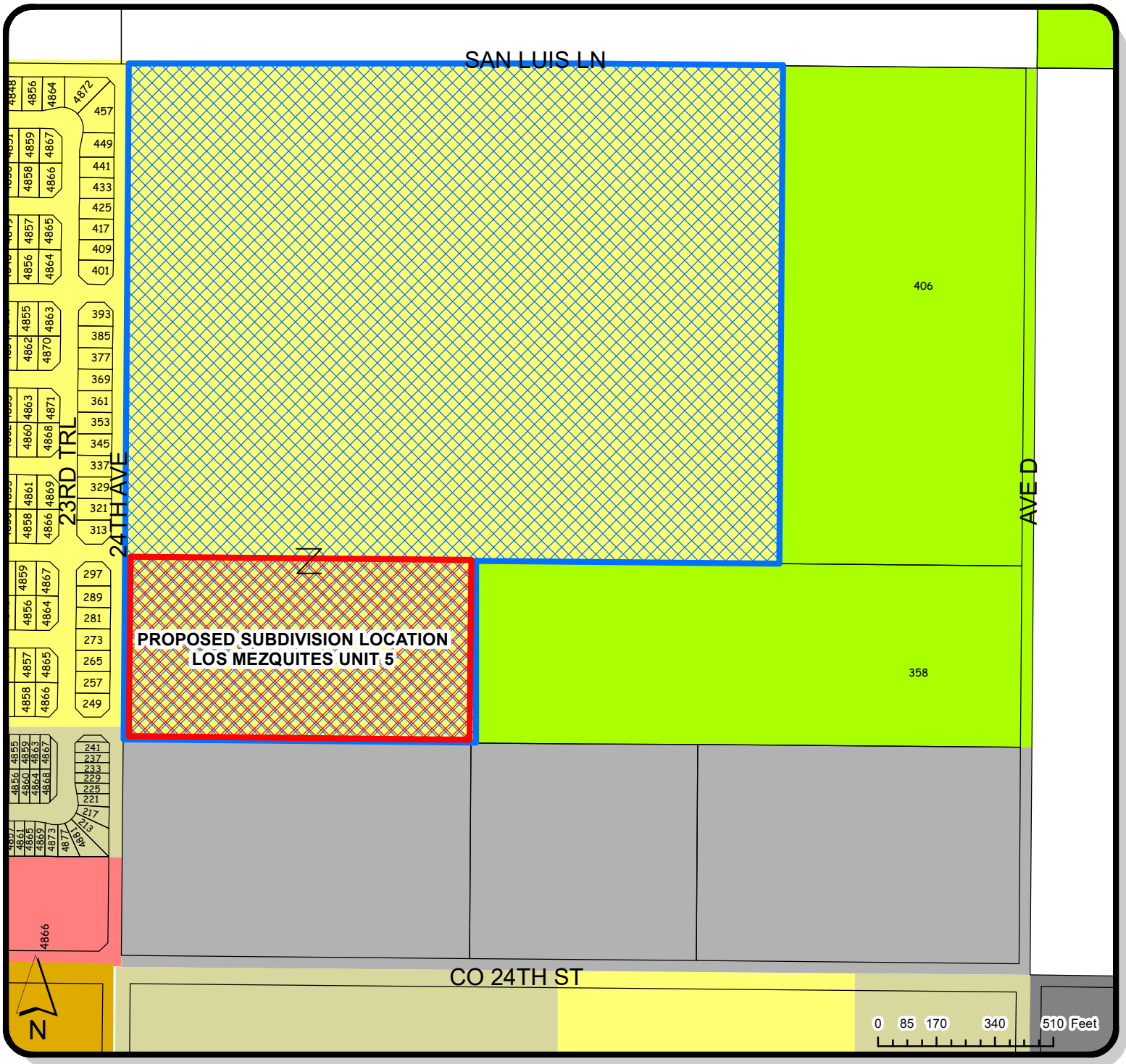
Staff recommends approval of Subdivision Case No. 2024-0858F with the following conditions: (cont.)

3. Developer shall develop and construct any and all improvements needed and necessary for the signalization of the intersections at County 24th Street and Ave. E and County 23 ½ Street and Ave. E in accordance with the Public Works Standards of the City and the standards of the ADOT, subject to the payback provisions of Section 15.10.130 (C) of the City Code.

Los Mezquites Unit 5 Subdivision
Preliminary and Final Plats







LOCATION MAP

LOCATION OF SUBJECT PROPERTY

- PARCEL ID: 227-11-004
- PROPOSED SUBDIVISION LOCATION

Legend

SINGLE RESIDENCE ZONING DISTRICTS
R1-6
RA-10

MULTIPLE RESIDENCE ZONING DISTRICTS
R-2
R-3

COMMERCIAL ZONING DISTRICTS
C-2

INDUSTRIAL ZONING DISTRICTS
LI
HI

SUBDIVISION

CASE #
2024-0858P
2024-0865F

DATE:
12/17/2024

PLANNING & ZONING

GIS

CREATED BY:
ISAAC GUTIERREZ

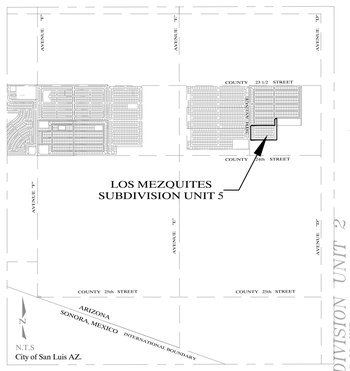
CHECKED BY:
JUAN TEJEDA

APPROVED BY:
JOSE A. GUZMAN

PRELIMINARY PLAT

LOS MEZQUITES SUBDIVISION UNIT 5

A SUBDIVISION OF LOT 877 OF LOS MEZQUITES SUBDIVISION UNIT 4 AS RECORDED IN BOOK __ OF PLATS, PAGE __, YCR,
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH,
RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: JANUARY 2025 NUMBER OF LOTS: 51 ACREAGE: 11.8342 ACRES



VICINITY MAP

N 1/4 CORNER SECTION 11
FOUND 2009 AHD ALUMINUM CAP
IN CONCRETE "LS 28743"

W 1/4 CORNER SECTION 11
FOUND GLO BRASS CAP IN HANDHOLE

N 00°26'29" E 2642.15'

C 1/4 CORNER SECTION 11
CALCULATED POSITION

S 89°28'41" E 2640.29'

S 89°28'41" E 2639.73'

E 1/4 CORNER SECTION 11
FOUND DETERIORATED 1" BRASS CAP STEM

SAN LUIS LANE

LOS MEZQUITES SUBDIVISION UNIT 2
BK 34 OF PLATS, PG 20, YCR
ZONING R1-6

LOS MEZQUITES SUBDIVISION UNIT 3
BK 35 OF PLATS, PG 47, YCR
ZONING R1-6

LOS MEZQUITES SUBDIVISION UNIT 4
BK __ OF PLATS, PG __, YCR
ZONING R1-6

1425.84'

614 613 612 611

865 864 863 862 861 860 859 858 857 856 855

866 867 868 869 870 871 872 873 874 875 876

232 233 234 235 236 394 395 396 397 398 399 609 610

CORNER THIS SUBDIVISION (TYP)

N 45°26'29" E 35.36'

S 89°33'31" E 43.52'

N 00°26'29" E 227.00'

0 50' 100'
SCALE: 1" = 50'

TRACT B
COSL PARK

S 89°33'31" E 166.00'

S 89°33'31" E 726.14'

ORTEGA STREET

S 89°33'31" E 853.14'

26'

50.00' 51.00' 51.00' 40.00' 60.46' 60.46' 60.46' 60.46' 60.46' 60.46' 60.46' 60.46' 60.46' 40.00' 51.00' 26.00'

S 44°33'31" E 35.36'

NEW 8' PUE

922 6,375 SF
923 6,240 SF
924 6,240 SF
925 6,240 SF
926 6,240 SF
927 6,240 SF
928 6,375 SF

888 6,188 SF
887 6,046 SF
886 6,046 SF
885 6,046 SF
884 6,046 SF
883 6,046 SF
882 6,046 SF
881 6,046 SF
880 6,046 SF
879 6,046 SF
878 6,188 SF

889 6,187 SF
890 6,046 SF
891 6,046 SF
892 6,046 SF
893 6,046 SF
894 6,046 SF
895 6,046 SF
896 6,046 SF
897 6,046 SF
898 6,046 SF
899 6,188 SF

910 6,187 SF
909 6,046 SF
908 6,046 SF
907 6,046 SF
906 6,046 SF
905 6,046 SF
904 6,046 SF
903 6,046 SF
902 6,046 SF
901 6,046 SF
900 6,187 SF

911 6,188 SF
912 6,046 SF
913 6,046 SF
914 6,046 SF
915 6,046 SF
916 6,046 SF
917 6,046 SF
918 6,046 SF
919 6,046 SF
920 6,046 SF
921 6,188 SF

S 89°33'31" E 100.00'

(BASIS OF BEARINGS)
N 00°26'29" E 2639.33'

24TH AVENUE

PAPO NEBLINA AVENUE

LEON AVENUE

AVENUE D

N 00°26'29" E 150.00'
N 00°26'29" E 100.00'
N 00°26'29" E 75.00'
N 00°26'29" E 252.00'
N 00°26'29" E 402.00'
N 00°26'29" E 501.76'
N 00°26'29" E 618.32'
N 00°26'29" E 391.32'
N 00°26'29" E 252.00'
N 00°26'29" E 504.00'
N 00°27'17" W 779.31'
N 00°27'17" E 2635.61'

S 44°33'31" E 35.36'
N 45°26'29" E 35.36'

NEW 8' PUE

EX 40' ROW

TRACT A
RETENTION BASIN
71,968 SF / 1.6522 ACRES

NOT-A-PART
APN 227-11-009
ZONING RA-10

HOYOS STREET

NADINE STREET

S 89°33'31" E 624.14'

S 89°33'31" E 740.46'

TRACT A
RETENTION BASIN / 71,968 SF / 1.6522 ACRES

S 78°16'17"E 50.42'

L=119.65' R=462.00' D=14°50'24"

S 89°31'30" E 946.48'

S 89°31'30" E 40.00'

48.74'

48.76'

N 45°02'30" E 33.81'

708.39'

659.65'

CORNER THIS SUBDIVISION (TYP)

NOT-A-PART
APN 227-11-006
ZONING LI

S 1/4 CORNER SECTION 11
FOUND 3/4" REBAR BELOW AC

COUNTY 24TH STREET

S 89°32'13" E 2639.10'

SE CORNER SECTION 11
FOUND 1920 GLO BRASS CAP BELOW AC

LEGEND

	CENTERLINE / SECTION LINE
	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	SETBACK LINE
	EASEMENT LINE (TYPE AS SHOWN)
(900)	NEW LOT NUMBER
3,000 SF	NEW LOT AREA IN SQUARE FEET
■	NEW STREET MONUMENT PER CITY OF YUMA STD No. 4-030
●	NEW BOUNDARY MONUMENT PER CITY OF YUMA STD No. 4-015
○	EXISTING MONUMENT (TYPE AS NOTED)
ROW	RIGHT OF WAY
NAE	NON ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
APN	ASSESSOR'S PARCEL NUMBER
BK	BK
DKT	DOCKET
PG	PAGE
YCR	YUMA COUNTY RECORDS
AHD	ARIZONA HIGHWAY DEPARTMENT
GLO	GENERAL LAND OFFICE

BASIS OF BEARINGS

THE MID-SECTION LINE OF SECTION 11, T11S, R24W, G&SRB&M, YUMA COUNTY, ARIZONA, AS SHOWN ON DKT 1848, PG 711, YCR.
BEARING: N 00°26'29" E

ZONING

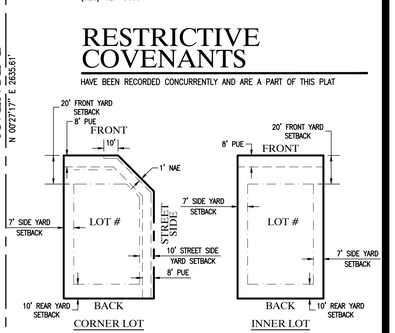
R1-6 MEDIUM DENSITY RESIDENTIAL

OWNER/DEVELOPER

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

RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT



TYPICAL LOT LAYOUT

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.

REGISTERED LAND SURVEYOR
JUAN N. LOMELI
22767
ARIZONA U.S.A.
PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDATION

JUAN N. LOMELI RLS No. 22767

PREPARED BY :

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

SHEET 1 OF 1

Z:\Dat2023\23277\drawings\23277-LM-Final Plat Rev2.dwg

WHEN RECORDED, MAIL TO:

CITY OF SAN LUIS
ATTN: CITY CLERK
P.O. BOX 1170
SAN LUIS, ARIZONA 85349

CONFORMED COPY
2024-30028 ORDINANCE
12/16/2024 02:58:25 PM Pages: 4 Fees: $15.00
Requested By:SAN LUIS CITY CLERK'S OFFICE
Richard Colwell' County Recorder, YUMA County AZ

The above area is to be reserved for recording information.

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CAPTION HEADING:

ORDINANCE

Ordinance No. 458
Los Mezquites Unit 5
Rezoning Case No. 2024-0776
Amending the official zoning map of the City of San Luis by changing the zoning classification of 11.83 acres from Medium High Density Residential (R-2) to Medium Residential (R1-6) located at the northeast corner of 24th Avenue and Nadine Street

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Ordinance

NO. 458

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN LUIS BY CHANGING THE ZONING CLASSIFICATION OF 11.83 ACRES FROM MEDIUM-HIGH DENSITY RESIDENTIAL (R-2) TO MEDIUM DENSITY RESIDENTIAL (R1-6) LOCATED AT THE NORTHEAST CORNER OF 24TH AVENUE AND NADINE STREET; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Mayor and City Council of the City of San Luis desire to amend the City of San Luis Official Zoning District Map (the "Zoning Map") pursuant to A.R.S. §9-462.04 to change the zoning classification for 11.83 acres being a portion of real property located on Assessor Parcel ID No. 227-11-004; as attached hereto as "Exhibit A" and

WHEREAS, the aforementioned change in zoning classification is consistent with the General Plan of the City of San Luis; and

WHEREAS, all due and proper notices of public hearings on the Zoning Map Amendment have been given and proper public hearings have been held, and a recommendation has been given regarding the Zoning Map Amendment by the Planning and Zoning Commission of the City of San Luis; and

WHEREAS, the Planning and Zoning Commission recommended approval of the zoning.

BE IT ORDAINED by the Mayor and Council of the City of San Luis, Arizona, as follows:

SECTION 1. That the above recitals are hereby incorporated as though fully set forth herein.

SECTION 2. That the Official Zoning Map of the City of San Luis is hereby amended by changing the zoning classification from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) of the property subject to the following condition:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

2. Developer must comply with approved development agreement.

Property more fully described as:

A portion of the southeast quarter (SE1/4) of Section 11, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona.

Containing 11.83 acres more or less.

SECTION 3. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis, Arizona, this 11th day of December, 2024.

Tadeo Azael De La Hoya, Vice Mayor

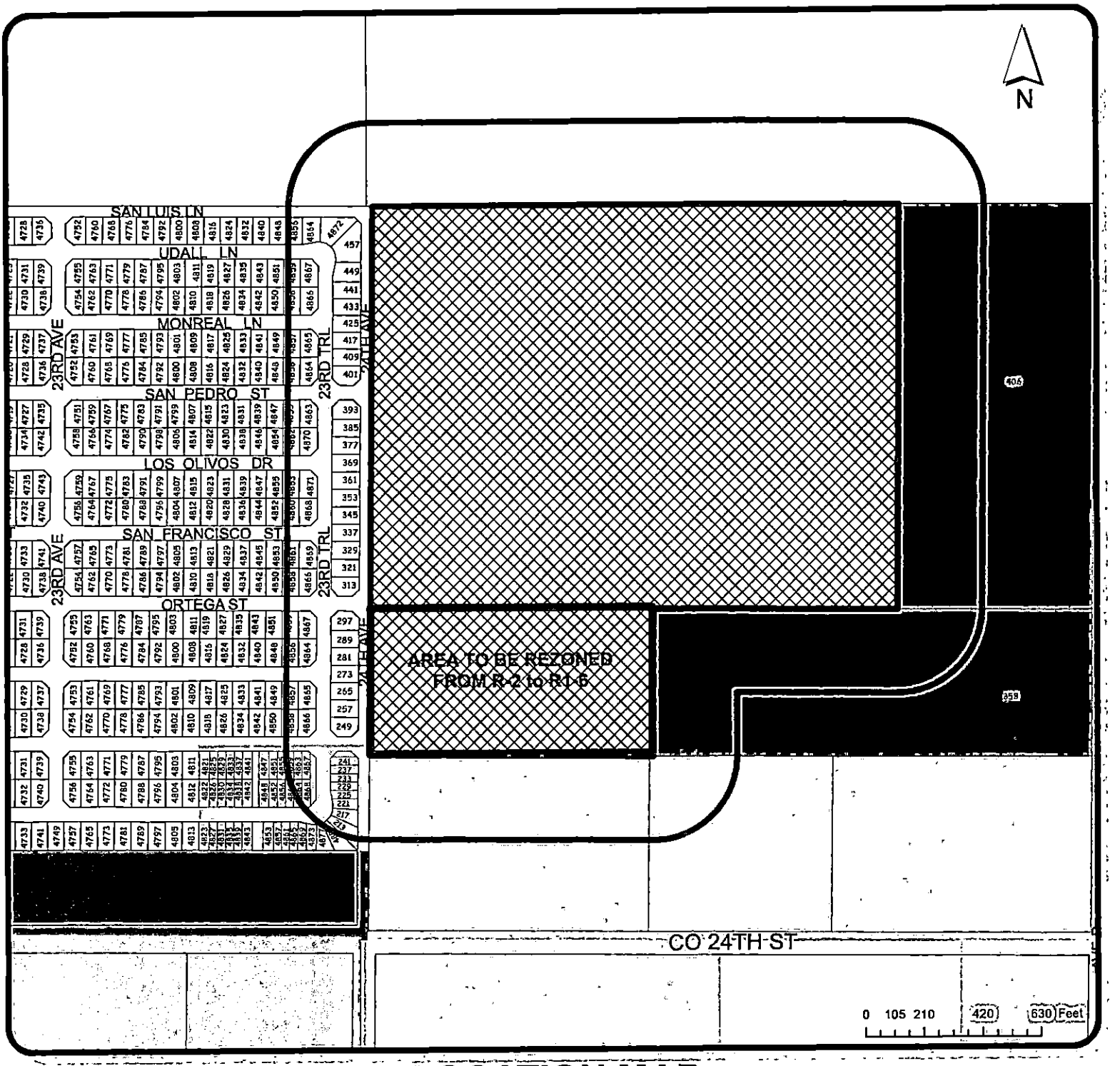
ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney

Ordinance No. 458
Exhibit A



LOCATION MAP

LOCATION OF SUBJECT PROPERTY

- PARCEL ID: 227-11-004
- 300ft Notification Area
- REZONING AREA

Legend
SINGLE RESIDENCE ZONING DISTRICTS
R1-6
RA-10
MULTIPLE RESIDENCE ZONING DISTRICTS
R-2
R-3
COMMERCIAL ZONING DISTRICTS
C-2
INDUSTRIAL ZONING DISTRICTS
I-1

REZONING

CASE #
2024-0776

2021-47097 RESOLUTION
12/22/2021 09:51:20 AM Pages: 13 Fees: $15.00
Requested By:CITY OF SAN LUIS
Recorded By: arios
Robyn Stallworth Pouquette County Recorder, YUMA County AZ

WHEN RECORDED MAIL TO:

CITY OF SAN LUIS
ATTN: CITY CLERK
P.O. BOX 1170
SAN LUIS, ARIZONA 85349

The above area is to be reserved for recording information

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CAPTION HEADING:

Resolution
Resolution No. 2204
Riedel Holdings, L.L.C.
Los Mezquites Development Agreement

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Resolution

NO. 2204

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA AUTHORIZING AND DIRECTING THE ENTERING INTO A DEVELOPMENT AGREEMENT DEVELOPMENT BETWEEN THE CITY OF SAN LUIS, ARIZONA AND RIEDEL HOLDINGS, AZ LLC.

WHEREAS, Nieves Riedel, Riedel Holdings, L.L.C.; Owner, desires to enter into a development agreement for Los Mezquites project to be located in San Luis, Arizona; 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

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;

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this 21st day of December 2021.

APPROVED:

Africa Luna-Carrasco, Vice-Mayor

ATTEST:

for Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney

LOS MEZQUITES DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "**Agreement**") is entered into as of 21st day of December, 2021 ("**Effective Date**") by and between the City of San Luis an Arizona municipal corporation (the "**City**") and Riedel Holdings, AZ LLC, (the "**Owner**"). This Agreement is entered into pursuant to City Resolution Number 2204.

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, Owner, owns real property located in the municipal limits of the City which is legally described on Exhibit 1 (the **"Property")** and is currently being developed for a commercial shopping center ("**Shopping Center**") and residential housing ("**Housing**"), and

C. WHEREAS, Owner has applied for a rezoning and lot split in order to develop the aforementioned Shopping Center and Housing Projects;

D. WHEREAS, A.R.S. § 9-500.05 provides, in part, that a development agreement can provide for the permitted uses of land; the density and intensity of uses; reservation or dedication of land for public purposes; conditions, terms, restrictions and requirements for public infrastructure; conditions, terms, restrictions and requirements relating to the governing body's intent to form a special taxing district pursuant to title 48; and any other matters relating to the development of the property; and

E. WHEREAS, the City and Owner desire to enter into an agreement to provide for the rezoning and the splitting of land and provide for the lands future development; and

F. WHEREAS, the City's governing body has authorized execution of this Agreement by Resolution No. 2204;

NOW, THEREFORE, the parties agree as follows:

AGREEMENT

DEFINITIONS

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

Agreement shall mean this development agreement.

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

Owner shall mean and refer to Riedel Holdings LLC, and any successor in ownership.

Property as used in this Agreement shall mean and refer to all of the real Property, which is legally described in Exhibit 1.

ARTICLE 1. DEVELOPMENT PLAN

1.1. Duration of Development Agreement. The term of this Agreement shall be for a period of five (5) years from date of execution.

1.2 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 5.3 of this Agreement.

1.3.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 under 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.

ARTICLE 2. SPECIAL PROVISIONS FOR DEVELOPMENT

2.1 Dedication of Right of Way. At present time Owners shall dedicate appropriate right-of-way to the City along County 23 ½ Street and Avenue D ½ alignments in accordance with the updated standards for right-of-way as provided by Public Works Department. Dedication of right of way on County 24th shall be 62 feet from center of alignment and 130 feet within 300 feet of the intersection. Dedication of said right-of-way shall occur at such time and in such manner as required by the City in its sole discretion.

2.2 Development of Improvements. At such time that any lot created by City Lot Split Case Number 2021-0387 or any lot within the Rezoning Case No. 2021-0693 is developed, public improvements, including but not limited to streets, roads, retention basins, utility extensions, utility mains, including pumping stations, lift stations, force mains, traffic signalization, and other off-site public improvements will be made pursuant to City standards as may be required by the Public Works Director of City in his sole discretion. The location of such improvements and/or its development is not confined to the lot being developed, but rather may be located on any portion of the entire Property (Exhibit 1) that is the subject of this agreement. Owner agrees to make such

dedications of property as may be needed or necessary for such development in the discretion of the Public Works Director. Such dedications and the development of such improvements as described above shall be a condition of the issuance of any building permit(s) or other use permit(s) for the development of any such lot or portion of such lot.

2.3 Street Lights. At such time that any lot created by City Lot Split Case Number 2021-0387 or any lot within Rezoning Case No. 2021-0693 is developed, the Public Works Director may require, in his sole discretion, that the development of street lights in the public right-of-way is needed or desired, the development of such street lighting in the manner and at the locations as may be determined by the Public Works Director, in his sole discretion, shall be a condition of the issuance of building permit(s) or other use permit(s) for the development of any such lot.

2.4 Residential Development. Developer is requesting Rezoning Case No. 2021-0693 to change Assessor Parcel Number 227-11-004 and portion of parcel 227-11-005 to Medium Density Residential (R1-6) to allow for single-family development. At such time as any portion of the property is developed with single family homes, the development will be of lots no less in size of 6,000 square feet, amending the lot size requirement and removing the minimum home size on Resolution No. 933.

2.5 Traffic Light Contribution. Any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the city the sum of $260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E.

2.6 Waste Water Treatment Plant. Developer agrees to execute, record, and deliver such agreements, easements, and/or covenants conditions and restrictions that run with the land which is the subject of this development agreement for the benefit of the City of San Luis that will allow the real property of Developer that is the subject of this agreement to be used for fumes or odors from its wastewater treatment operations located at 358 N. Avenue D, and to waive any claims for any damages that might arise from wastewater treatment operations, whatsoever, and agree to indemnify and hold the City of San Luis and its officers, agents, and employees harmless from any and all claims, whatsoever, known or unknown, emanating from wastewater treatment operations including, but not limited to, claims arising from fumes or odors.

2.7 Land Dedication for Park. Owner wishes to donate to the City, and City agrees to accept from Owner, certain land within the Property, containing 5 gross acres of buildable land in addition to the open space requirement. Owner agrees to convey to the City by executing a Deed, free and clear of all liens and encumbrances.

2.8 Covenants Conditions and Restrictions. For any lot developed or to be developed as other than residential development, Owner shall record a covenant, condition and restriction to run with the land prohibiting the development and use of the property as a school, public or private, of any kind nature, or description.

2.9 Special Taxing Districts. Owner agrees to agree to the formation of a street lighting improvement district, a community facilities district and any enhanced municipal district needed.

2.10 Regulations. The terms of this Agreement are in addition to City codes, rules, fees, and regulations that are applicable to this action.

2.11 Buffer. Developer agrees to build an 8 foot cmu wall along the entire property line along the Detention Center and the East Waste Water Treatment Plant. Including as a buffer, a 30 feet wide green area and the residential street, totaling 82 feet.

ARTICLE 3. INDEMNIFICATION

3.1. Owner agrees to defend, indemnity 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.

3.2. 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.

3.3. 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.

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

ARTICLE 4. MEDIATION AND DEFAULT

4.1. 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.

4.2. 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.

4.3. Default. Failure or unreasonable delay be 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 5. CONFLICT OF INTEREST; REPRESENTATIVES NOT INDIVIDUALLY LIABLE

5.1. 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. This agreement is subject to the provisions of A.R.S. §38-511.

5.2. 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 6. MISCELLANOUS PROVISIONS

6.1. 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 Manager
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.
1964 E. Cesar Chavez Blvd., Suite 1
P O Box 1649
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.

6.2. 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.

6.3. 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.

6.4. 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.

6.5. 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.

6.6. 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.

6.7. 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.

6.8. 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.

6.9. 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.

6.10. 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.

6.11. 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.

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

6.13. 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.

6.14. Employment Eligibility, E-Verify

1. The Owner warrants his compliance with all federal immigration laws and regulations that relate to its employees and its compliance with A.R.S. § 23214, subsection A.
2. A breach of a warranty under paragraph 1 shall be deemed a material breach of the Agreement that is subject to penalties up to and including termination of the contract.
3. That the City retains the legal right to inspect the papers of any contractor or subcontractor employee who work on the Agreement to ensure that the contractor or subcontractor is complying with the warranty under paragraph 1.

6.15. Time is of the Essence. Time is of the essence 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

By: _____
Vice Mayor

KMM

ATTEST:

By: _____, Deputy City Clerk
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

THE OWNER, Riedel Holding, L.L.C.

By: _____
Its: President

STATE OF ARIZONA)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this 21st day of December 2021, by Africa Luna-Carrasco, Vice-Mayor of the City of San Luis, Arizona, a municipal corporation.

Angelica Cifuentes
Notary Public

My Commission Expires: 05-11-2023

Angelica Cifuentes
Notary Public - Arizona
Yuma County
Commission Number 562004
My Comm. Exp. 5/11/2023

STATE OF ARIZONA)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this 22ND day of DECEMBER 2021, by NIEVES RIEDEL, on behalf of Riedel Holdings L.L.C., an Arizona Limited Liability Corporation.

Janet Taylor
Notary Public

My Commission Expires: 09/28/2025

Janet Taylor
Notary Public - Arizona
Yuma County
Commission Number 613060
My Comm. Exp. 9/28/2025

Exhibit 1

Los Mezquites Development Agreement

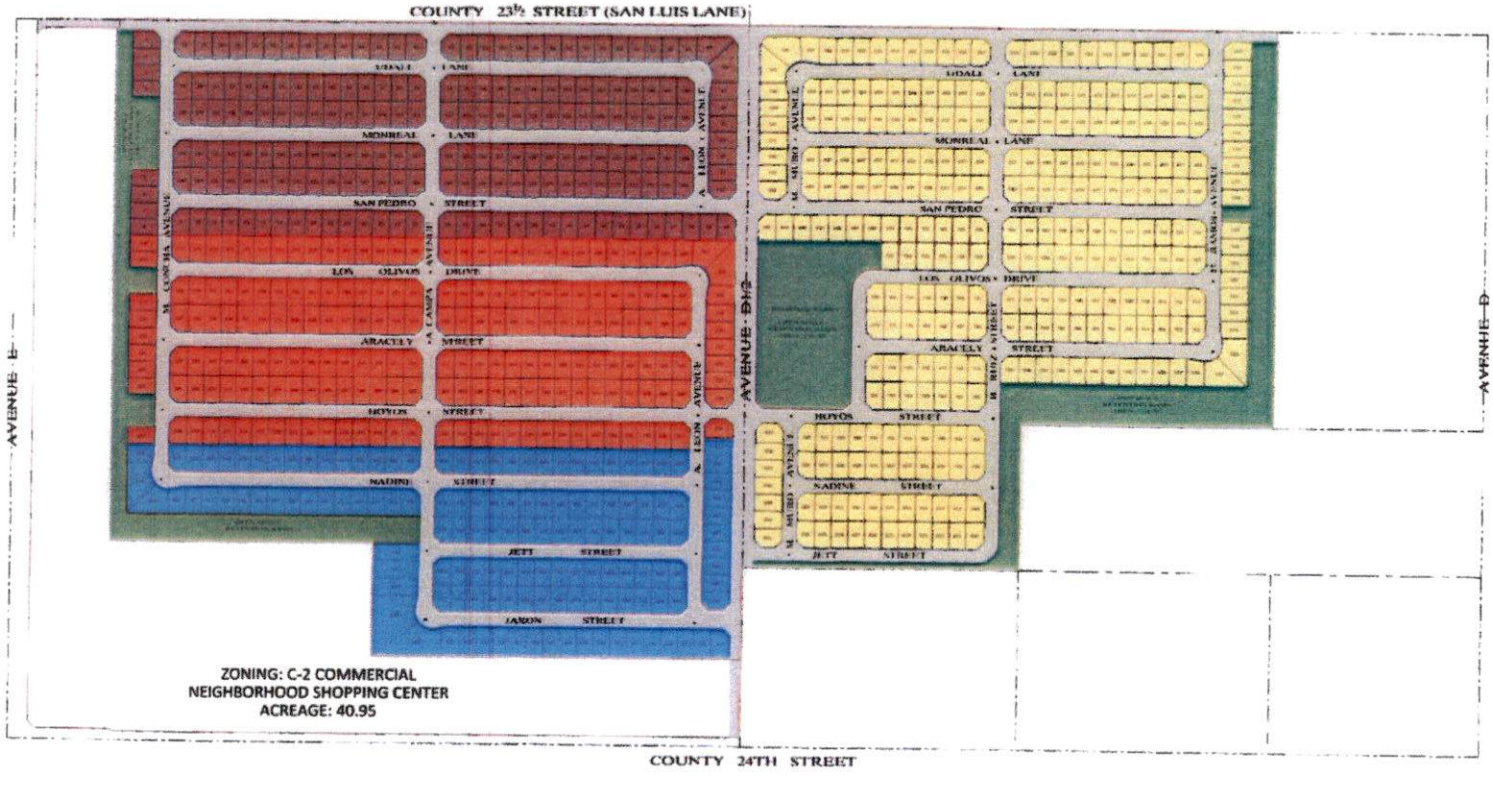
LOS MEZQUITES SUBDIVISION

DATE OF PREPARATION: NOVEMBER 2021 NUMBER OF LOTS: 897
MASTER PLAN LAYOUT

Parcel 227-11-005: A portion of the SW¼ of Section 14, Township 11 South Range 24 West. Except road right of way. **(108.91 acres)**

Parcel 227-11-004: South East ¼ of Section: 11 Township: 11S Range: 24W SE4 EXC THE E 751.25 FT OF N 1449.58 FT & EXC S 660 FT +/- & EXC THE E 1652.78 FT OF THE N 576.11 FT +/- OF S 1185.05 FT +/- **(74.64 acres)**

N
W E
S
SCALE: 1"=200'



PRELIMINARY
NOT FOR
CONSTRUCTION

LOS MEZQUITES UNIT 4 AND LOS MEZQUITES UNIT 5

GENERAL NOTES

1. 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 SAN LUIS SUPPLEMENT TO THE CITY OF YUMA STANDARDS AND THE MAG SPECIFICATION, UNLESS OTHERWISE SPECIFICALLY NOTED ON THESE PLANS.

2. 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.

3. 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.

4. DUST CONTROL
DUE TO THE LOCATION OF THE WORK THE CONTRACTOR SHALL 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. DURING AND AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL SWEEP THE STREETS TO REMOVE ALL LOOSE DIRT AND DUST RESULTING FROM THE CONSTRUCTION OPERATIONS.

5. BARRICADES
CONTRACTOR SHALL PROVIDE LIGHTED BARRICADES POSITIONED ON FOUR FOOT CENTER AROUND THE PERIMETER OF OPEN EXCAVATIONS AT THE CONCLUSION OF THE WORK DAY.

6. CLEANUP
THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL UNCLASSIFIED EXCAVATION MATERIAL, EXISTING PAVEMENT, CONCRETE DEBRIS AND ALL OTHER MATERIAL RESULTING FROM DEMOLITION ACTIVITIES.

7. PERMITS
THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND BUSINESS LICENSES AND SHALL NOTIFY THE CITY OF SAN LUIS, ARIZONA, AND EDAIS ENGINEERING, INC. AT LEAST 72 HOURS PRIOR TO COMMENCING WORK AND AT LEAST 48 HOURS PRIOR TO REQUIRING AN INSPECTION.

8. 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.

9. POWER LINES
THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH OVERHEAD ELECTRIC LINE CONDITIONS AND TAKE NECESSARY PRECAUTIONS, TO PROTECT AGAINST INJURY AND DAMAGE DURING CONSTRUCTION.

10. 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.

11. CHANGES
THE CONTRACTOR SHALL NOTIFY THE CITY OF SAN LUIS, AZ. AND THE ENGINEER IMMEDIATELY OF ANY CONDITIONS REQUIRING CHANGE TO THE PLANS.

12. 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.

13. CONSTRUCTION STAKING
ALL CONSTRUCTION STAKING WILL BE PROVIDED BY THE CONTRACTOR. CONSTRUCTION STAKING MUST BE DONE BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR.

14. 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.

15. REFER TO SUBDIVISION PLAT FOR ALL BOUDNARY INFORMATION AND DIMENSIONS.

16. 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.

17. ALL MATERIAL SUPPLIED MUST BE SUBMITTED AS "SUBMITTALS FOR CONSTRUCTION".

18. 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.

19. 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.

20. UNDERGROUND UTILITIES SHOWN HEREON ARE ONLY APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION, DEPTH AND ROUTING OF UTILITIES BEFORE CONSTRUCTION.

21. ALL EXISTING MONUMENTATION SHALL BE REFERENCED PRIOR TO CONSTRUCTION AND REPLACED IF DISTURBED AFTER ALL WORK IS COMPLETED BY CONTRACTOR.

22. 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.

23. 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

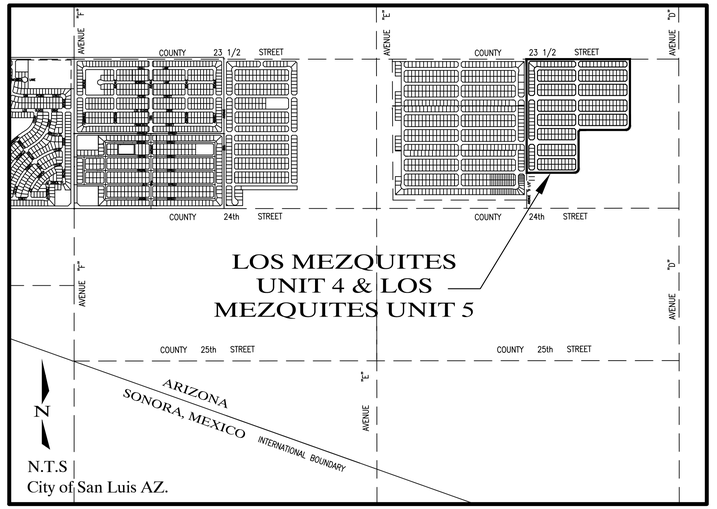
1. ALL WATER LINE CONSTRUCTION HEREON TO BE IN ACCORDANCE WITH CITY OF SAN LUIS STANDARDS, INCLUDING THE ADOPTED CITY OF YUMA CONSTRUCTION STANDARD DETAIL DRAWINGS, THE MAG UNIFORM STANDARD SPECIFICATIONS AND THE CITY OF SAN LUIS SUPPLEMENT TO THE CITY OF YUMA STANDARDS AND THE MAG SPECIFICATION, AND THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS, UNLESS OTHERWISE SPECIFICALLY NOTED ON THESE PLANS.
2. 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.
3. ALL WATERLINES WILL BE PRESSURE AND LEAKAGE TESTED TO 150 PSI FOR 2 HOURS. SEE THIS SHEET FOR TEST PROCEDURE.
4. WATER CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE BACTERIOLOGICAL TEST RESULTS TAKEN ON THE SYSTEM.
5. 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.
6. 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.
7. 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.
8. THE ENGINEER SHALL REVIEW ALL PIPE (WATER) MATERIAL SUBMITTALS TO ENSURE CONFORMANCE TO REQUIREMENTS BEFORE THE START OF CONSTRUCTION.
9. ALL WATER LINES (MAINS AND SERVICES) SHALL INCLUDE THE INSTALLATION OF TRACER WIRE IN ACCORDANCE WITH STANDARD DETAIL No. 5-030.
10. THE END OF EACH WATER LINE TO HAVE A TEMPORARY OR PERMANENT BLOWOFF VALVE, AS SHOWN IN PLANS.
11. THE CONTRACTOR MUST COORDINATE CONSTRUCTION INSPECTION WITH THE ENGINEER.
12. WATER/ SEWER LINES SEPARATION NEEDS TO BE IN ACCORDANCE WITH A.A.C.R18-5-502
13. A MINIMUM OF SEVEN FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SEWER LINES AND WATER AND SEWER SERVICE LINES
14. 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).
15. FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
16. 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.
17. ENGINEERING PERSONNEL SHALL BE PRESENT WHEN WATER MAINS ARE BOTH FLUSHED AND PRESSURE TESTED.
18. 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. 19 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 CITY OF SAN LUIS ENGINEER.
20. WATER LINES 4" OR LARGER SHALL BE PVC C900 DR 18 CLASS 235.
21. CONTRACTOR WILL PROVIDE THE ENGINEER WITH ALL REQUIRED COMPACTION AND CONCRETE TESTS.
22. ALL WATER LINE INSTALLATION MUST MEET OR EXCEED STANDARDS ESTABLISHED IN ADHS BULLETIN NO. 10.
23. ALL PVC WATER DISTRIBUTION PIPES MUST BE APPROVED BY AND SHALL BEAR THE NSF SEAL FOR POTABLE WATER USE.
24. 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 OWWOM REGIONAL OFFICE.
25. ALL PIPES, FITTINGS, VALVES, COATINGS, ETC. SHALL CONFORM TO ANS/NSF STANDARD 60 AND 61.
26. IF DEAD ENDS ON WATER MAINS CANNOT BE AVOIDED, THEY MUST HAVE BLOW-OFF VALVES (MIN. DIA. 2")

WATER LINE TESTING PROCEDURE

1. 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.
2. INITIAL PRESSURES FOR BOTH THE PRESSURE TEST AND ALLOWABLE LEAKAGE TEST SHALL BE A MINIMUM OF 150 PSI
3. 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.
4. 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.
5. DISINFECTION PROCEDURES FOR WATER LINES TO BE DONE AS PER AWWA C-605-94

GENERAL SEWER NOTES

1. SEWER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SITE AND SOIL CONDITION AND SHALL NOTIFY ALL UTILITY AGENCIES PRIOR TO EXCAVATION.
3. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONDITIONS REQUIRING CHANGE TO THE PLANS.
4. CONTRACTOR SHALL NOTIFY CITY OF SAN LUIS PUBLIC WORKS PRIOR TO START OF CONSTRUCTION.
5. STANDARD SPECIFICATIONS AND ARIZONA STATE HEALTH DEPARTMENT BUL. NO. 11 SHALL APPLY TO THIS PROJECT.
6. A MINIMUM OF 7' SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SEWER LINES AND WATER AND SEWER MAINS.
7. 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,
A. SEWER MAIN OR SERVICE CROSSES LESS THEN 2' BELOW A WATER MAIN
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).
8. 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
9. SEWER PIPE SHALL BE PVC, HAVE N.S.F. SEAL OF APPROVAL, AND MEET ASTM D-3034, SDR 35.
10. 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.
11. EXFILTRATION FROM MANHOLES SHALL BE LIMITED TO 0.1 GALS./HR./VERTICAL FOOT.
12. 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.
13. 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.
14. SEWER LINE TEST SHALL BE PERFORMED IN ACCORDANCE WITH AAC R18-9-E301 (D) (C)
15. ALL MANHOLES SHALL BE TESTED PER AAC R18-9-e301 (D) 3 e.



VICINITY MAP

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
2	LOT NUMBERS
(103.5)	EXISTING ELEVATION
(A=102.60) (C=101.80) (G=101.80)	EXISTING ASPHALT ELEVATION
C=100.00 G=100.00	EXISTING CURB & GUTTER ELEVATION
A=100.00	NEW CURB AND GUTTER ELEVATION
	NEW ASPHALT ELEVATION
-- EX--- S---	EXISTING SEWER LINE
-- EX--- W---	EXISTING WATER MAIN
— NEW — S ——	NEW SEWER LINE
— NEW — W ——	NEW WATER MAIN
◎	NEW MANHOLE
◎	EXISTING MANHOLE
○	NEW MANHOLE
INV.=99.33 (N)	INDICATES INVERT ELEVATION
	NEW DUAL WATER SERVICE
	NEW SINGLE WATER SERVICE
	NEW FIRE HYDRANT
	NEW GATE VALVE
⊗	NEW GATE VALVE
	NEW TEMPORARY BLOWOFF
	NEW SEWER SERVICE

SHEET INDEX

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LOS MEZQUITES TOWNHOMES 2 PLAT -- 1 OF 1
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SPECIFICATION AND NOTES ------- L1.10

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 W1/4 COR OF SECTION 11, T11S, R24W, FOUND B.C. GLO 1920 IN HAND HOLE
ELEVATION = 156.96 FEET

REVISIONS

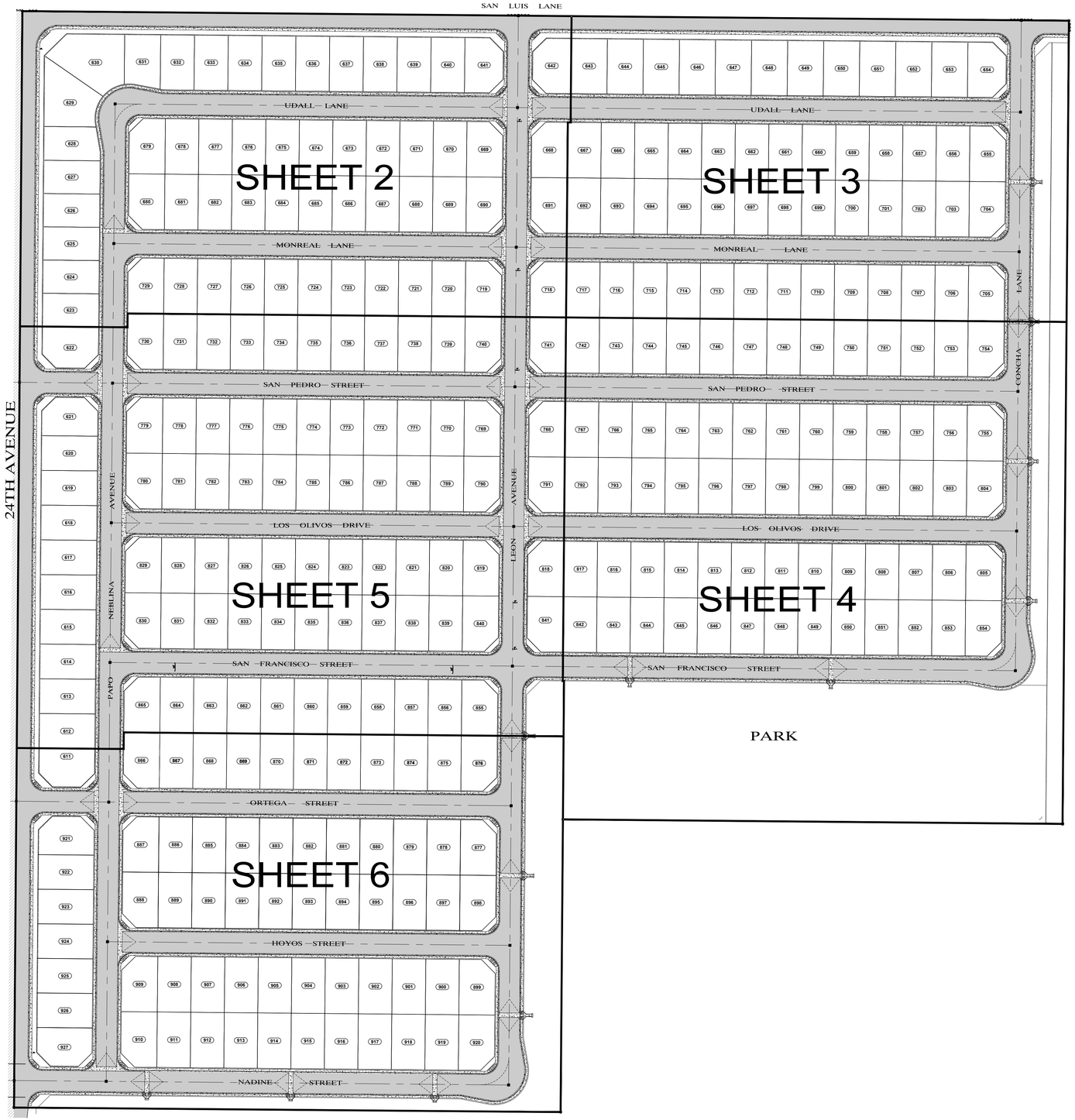
COVER SHEET

LOS MEZQUITES UNIT 4 AND LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
3075 S. Ave. 4E
Yuma, AZ 85365
(928) 344-3566
najeh@Edaisgroup.com
www.edaisengineering.com

Najeh K. Edais
26844
NAJEH K. EDAIS
Date Registered 08/14
ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE: APR 2024
DRAWN: LPR/JAT
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER 0



N

W E

S

SCALE: 1"=100'

REVISIONS

PAVING AND
GRADING PLAN
KEY MAP

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

EDAIS
Engineering, Inc.
civil engineering
3075 S. Ave. 42
Yuma, Arizona 85365
najeh@Edaisgroup.com (928) 344-3566
www.edaisengineering.com

Najeh K. Edais
Registered Professional Engineer
26844
NAJEH K.
EDAIS
Date Signed 03/04
ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE:
APR 2024

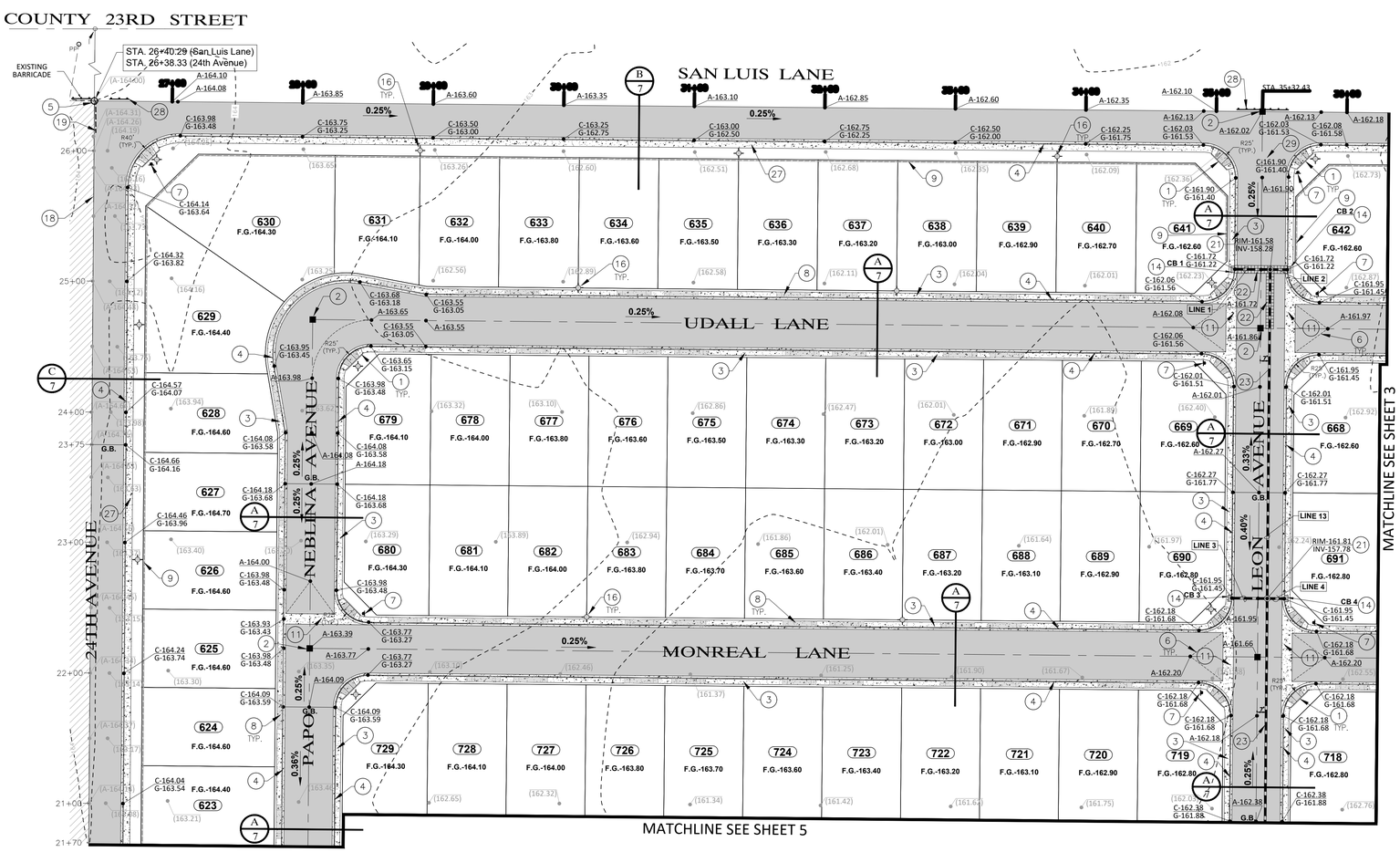
DRAWN:
LPR

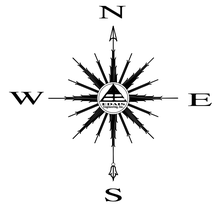
CHECKED:
NKE

PROJECT:
21-028

SHEET NUMBER
1

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





SCALE: 1"=50'

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING ASPHALT
- EXISTING VERTICAL CURB AND GUTTER
- NEW ASPHALT
- NEW CMU WALL
- FOUND MONUMENT (TYPE AS SHOWN) INDICATES BRASS CAP
- B.C.
- (158.57) (A-159.03) EXISTING NATURAL SOIL ELEVATION / EXISTING ASPHALT ELEVATION
- (C-157.63) (G-157.13) EXISTING CURB & GUTTER ELEVATION
- 100 NEW LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- Y.C.R. YUMA COUNTY RECORDER
- 100 NEW LOT NUMBER
- A-122.50 NEW ASPHALT ELEVATION
- C-159.98 G-159.48 NEW CURB & GUTTER ELEVATION
- -0.2% NEW SLOPE
- NEW STREET LIGHT
- 4:1 RETENTION SLOPE
- GRADE BREAK
- H.W.E HIGH WATER ELEVATION
- NEW STREET MONUMENT AS PER YUMA CITY OF YUMA STD. No. 04-030 & 04-035
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. DETAIL No. 04-015
- NEW DRIVEWAY
- NEW DOUBLE FACED STREET SIGN W/STOP SIGN
- F.G. FINISH GRADE ELEVATION

KEYNOTES

1. NEW CONCRETE SIDEWALK RAMP AS PER CITY OF YUMA STD. NO. 3-145
2. NEW STREET MONUMENT AS PER CITY OF YUMA STD. NO. 4-030
3. NEW 4' CONCRETE SIDEWALK AS PER CITY OF YUMA STD. NO. 3-135
4. NEW VERTICAL CURB & GUTTER AS PER CITY OF YUMA STD. NO 3-060
5. EXISTING STREET MONUMENT
6. NEW CROWN TRANSITION AS SHOWN ON THE PLANS
7. NEW DOUBLE FACED STREET SIGN & STOP SIGN AS PER CITY OF YUMA STD. NO. 8-005 & 8-020
8. NEW 18' DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-105
9. NEW 6' HIGH (AS MEASURED FROM THE HIGHER GROUND ELEVATION SIDE OF WALL) CMU WALL AS PER CITY OF YUMA STD. NO 1-015.
10. NEW BOUNDARY MONUMENT AS PER CITY OF YUMA STD. NO. 4-015
11. NEW 8' CROSS VALLEY GUTTER AS PER CITY OF YUMA STD. NO. 3-095 (SIZE AS PER PLANS)
12. NEW 4' WIDE CONCRETE SPILLWAY AS PER DETAIL (E/7)
13. NEW 40' SHARED DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-105
14. NEW CITY OF YUMA STANDARD NO. 11-015 TYPE C CATCH BASIN
15. INSTALL NEW 4"X4" FIRE HYDRANT STREET MARKER AS PER CITY OF YUMA STD. NO. 5-160
16. NEW STREET LIGHT BY DEVELOPER AS PER CITY OF YUMA STANDARD NO. 7-010 & 7-040
17. NEW HEADWALL AS PER DETAIL (D/7)
18. SAWCUT EXISTING PAVEMENT & MATCH NEW PAVEMENT AS PER DETAIL (H/7)
19. EXISTING BARRICADE TO BE REMOVED
20. NOT USE
21. NEW STORMDRAIN MANHOLE AS PER YUMA COUNTY STD. NO. 5-035
22. NEW CONCRETE CAP (100 LF) AS PER DETAIL (G/7)
23. NEW ADS-N-12 WT IB STORMDRAIN PIPE (SIZE AS PER PLAN)
24. NEW 26' SHARED DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-105
25. NEW DOUBLE FACED STREET SIGN AS PER CITY OF YUMA STD. NO. 8-005 & 8-020
26. NEW 8' HIGH CMU WALL AS PER DETAIL (C/7) (J/7)
27. NEW 5' CONCRETE SIDEWALK AS PER CITY OF YUMA STD. NO. 3-135
28. NEW TYPE III BARRICADE AS PER CITY OF YUMA STD. NO. 1-045
29. NEW 18" STOP BAR

STORM DRAIN LINES & CATCH BASIN

#LINE	DESCRIPTION	SLOPE
LINE 1	NEW 27 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 3		
LINE 5		
LINE 7		
LINE 9		
LINE 2	NEW 13 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 4		
LINE 6		
LINE 8		
LINE 10		
LINE 11	NEW 4 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 12	NEW 35 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 13	NEW 252 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 14	NEW 252 LF 30" ADS N-12 WT IB STORM DRAIN PIPE	0.21%
LINE 15	NEW 252 LF 36" ADS N-12 WT IB STORM DRAIN PIPE	0.15%
LINE 16	NEW 252 LF 42" ADS N-12 WT IB STORM DRAIN PIPE	0.10%
LINE 17	NEW 59 LF 42" ADS N-12 WT IB STORM DRAIN PIPE	0.11%
LINE 18	NEW 699 LF 30" ADS N-12 WT IB STORM DRAIN PIPE	0.15%
LINE 19	NEW 58 LF 48" ADS N-12 WT IB STORM DRAIN PIPE	0.10%

CATCH BASIN NO.	RIM	INVERT
CB 1	161.22	158.33
CB 2	161.22	158.31
CB 3	161.45	157.83
CB 4	161.45	158.81
CB 5	161.68	157.30
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CB 8	161.90	156.99
CB 9	161.72	156.67
CB 10	161.72	156.65
CB 11	161.38	157.66
CB 12	161.38	157.64

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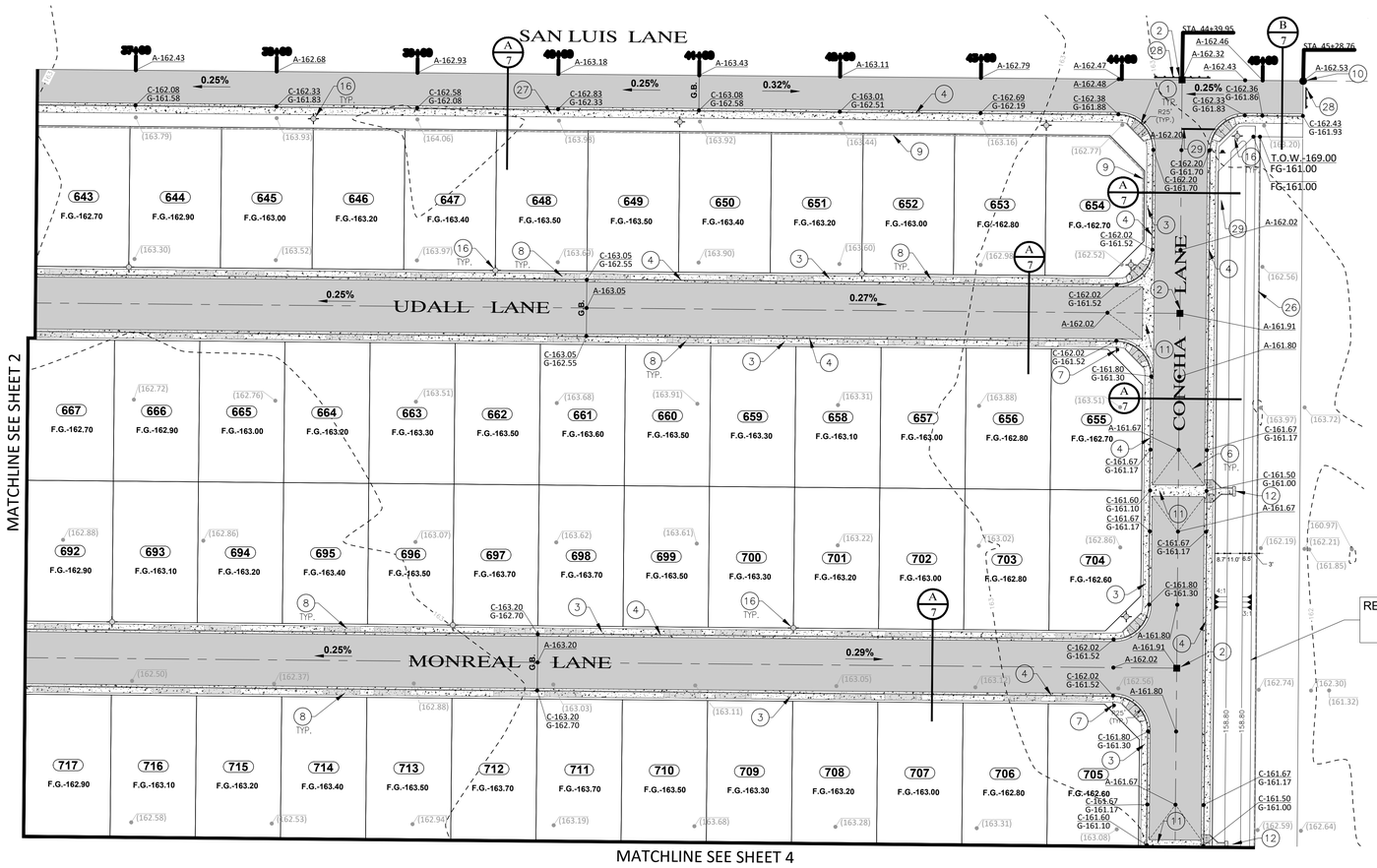
REVISIONS

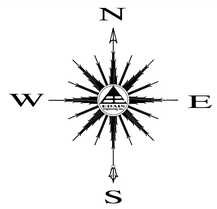
PAVING AND GRADING PLAN

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
3075 S. Ave. 4E
Yuma, AZ 85365
najeh@Edaisgroup.com (928) 314-3566
www.edaisengineering.com

DATE: APR 2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER 2





SCALE: 1"=50'

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING ASPHALT
- EXISTING VERTICAL CURB AND GUTTER
- NEW ASPHALT
- NEW CMU WALL
- FOUND MONUMENT (TYPE AS SHOWN) INDICATES BRASS CAP
- (158.57) / (A=159.03) — EXISTING NATURAL SOIL ELEVATION / EXISTING ASPHALT ELEVATION
- (C=157.63) / (G=157.13) — EXISTING CURB & GUTTER ELEVATION
- 100 — NEW LOT NUMBER
- A.P.N. — ASSESSOR PARCEL NUMBER
- Y.C.R. — YUMA COUNTY RECORDER
- 100 — NEW LOT NUMBER
- A=122.50 / C=159.98 / G=159.48 — NEW ASPHALT ELEVATION / NEW CURB & GUTTER ELEVATION
- -0.2% — NEW SLOPE
- NEW STREET LIGHT
- 4:1 — RETENTION SLOPE
- GRADE BREAK
- H.W.E — HIGH WATER ELEVATION
- NEW STREET MONUMENT AS PER YUMA CITY OF YUMA STD. No. 04-030 & 04-035
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. DETAIL No. 04-015
- NEW DRIVEWAY
- NEW DOUBLE FACED STREET SIGN W/STOP SIGN
- F.G. — FINISH GRADE ELEVATION

KEYNOTES

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2. NEW STREET MONUMENT AS PER CITY OF YUMA STD. NO. 4-030
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14. NEW CITY OF YUMA STANDARD NO. 11-015 TYPE C CATCH BASIN
15. INSTALL NEW 4"X4" FIRE HYDRANT STREET MARKER AS PER CITY OF YUMA STD. NO. 5-160
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19. EXISTING BARRICADE TO BE REMOVED
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22. NEW CONCRETE CAP (100 LF) AS PER DETAIL (G/7)
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LINE 6		
LINE 8		
LINE 10		
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LINE 12	NEW 35 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 13	NEW 252 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
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CB 10	161.72	156.65
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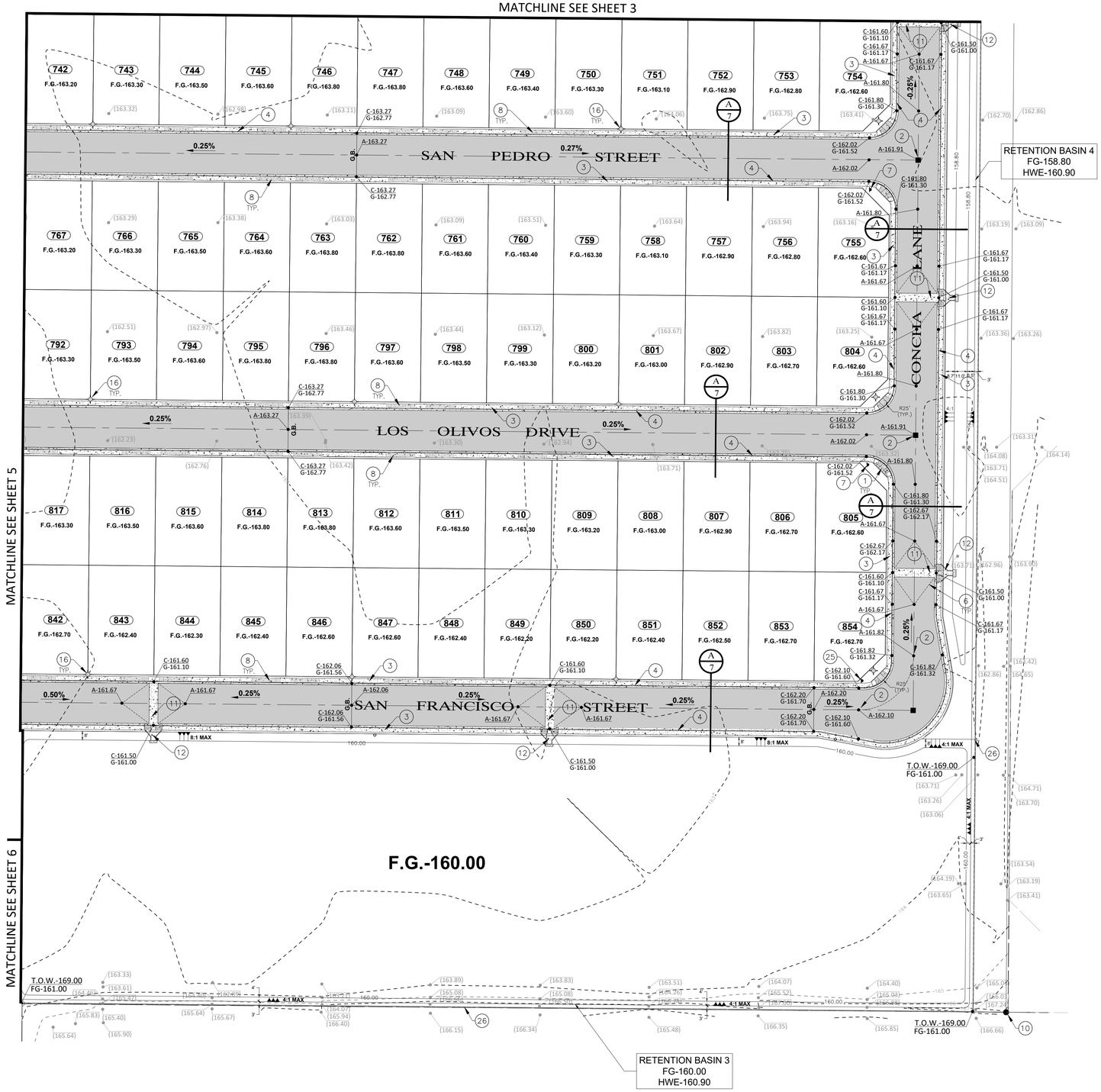
3075 S. Ave. 4E
Yuma, AZ 85365
(928) 344-3568
najeh@edaisgroup.com
www.edaisengineering.com

Najeh K. Edais — Registered Engineer — 26844 — NAJEH K. EDAIS — Date Signed 08/14/24 — ARIZONA, U.S.A. — EXPIRES 9/31/26

DATE: APR 2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER 3



N

W E

S

SCALE: 1"=50'

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING ASPHALT
- EXISTING VERTICAL CURB AND GUTTER
- NEW ASPHALT
- NEW CMU WALL
- FOUND MONUMENT (TYPE AS SHOWN) INDICATES BRASS CAP — B.C.
- (158.57) EXISTING NATURAL SOIL ELEVATION
- (A-159.03) EXISTING ASPHALT ELEVATION
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- (100) NEW LOT NUMBER
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- (100) NEW LOT NUMBER
- A-122.50 / C-159.98 / G-159.48 NEW ASPHALT ELEVATION / NEW CURB & GUTTER ELEVATION
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- GRADE BREAK
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- F.G. FINISH GRADE ELEVATION

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STORM DRAIN LINES & CATCH BASIN

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LINE 13	NEW 252 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
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Yuma, AZ 85365
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najeh@edaisgroup.com
www.edaisengineering.com

Professional Engineer
26844
NAJEH K. EDAIS
Date Signed 01/08/24
ARIZONA, U.S.A.
EXPIRES 5/31/26

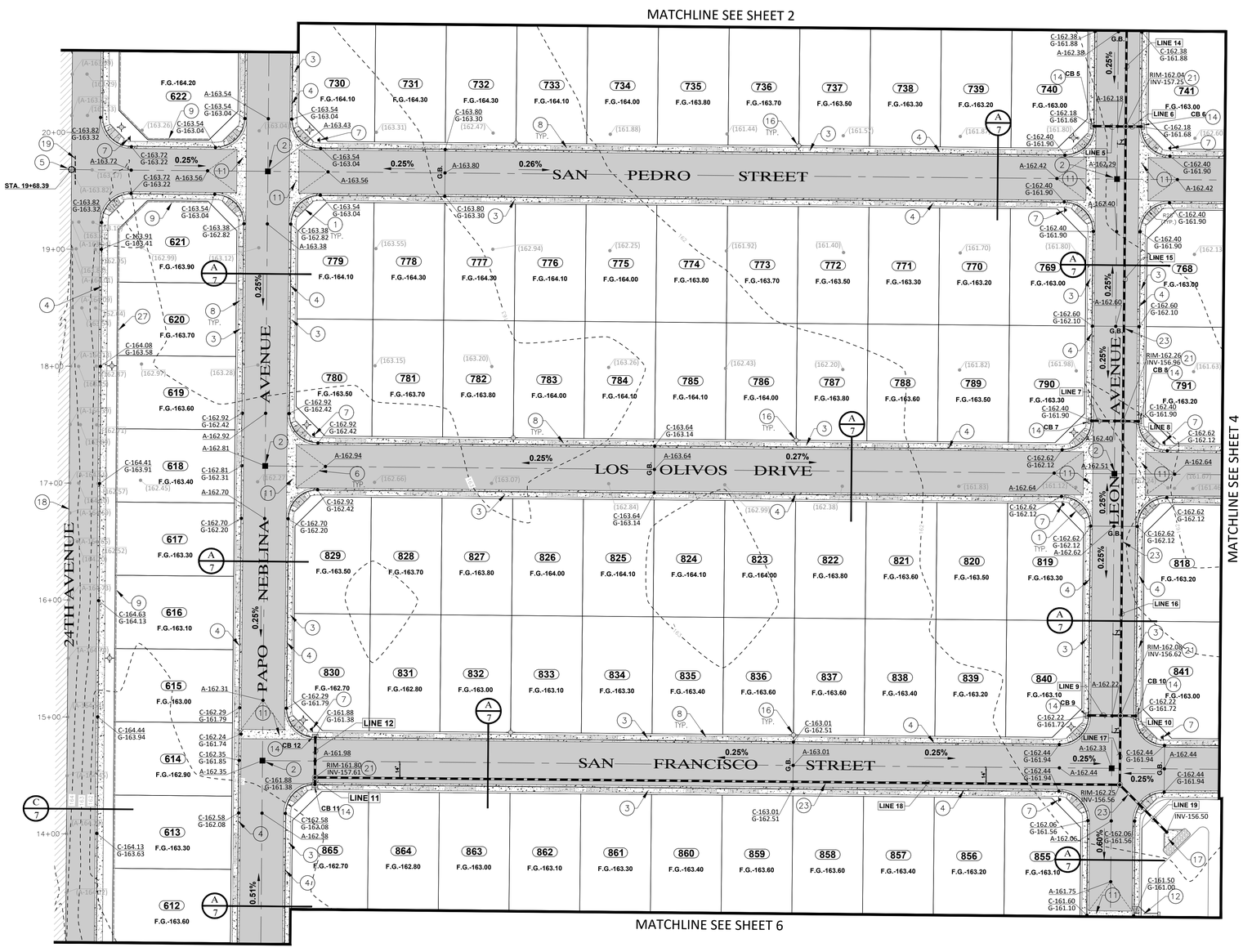
DATE: APR 2024

DRAWN: LPR

CHECKED: NKE

PROJECT: 21-028

SHEET NUMBER 4



SCALE: 1"=50'

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING ASPHALT
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- NEW ASPHALT
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KEYNOTES

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Najeh K. Edais
Registered Professional Engineer
26844
NAJEH K. EDAIS
Date Signed 03/31/24
ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE: APR 2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER 5

N

W E

S

SCALE: 1"=50'

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING ASPHALT
- EXISTING VERTICAL CURB AND GUTTER
- NEW ASPHALT
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- GRADE BREAK
- HIGH WATER ELEVATION
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3. NEW 4' CONCRETE SIDEWALK AS PER CITY OF YUMA STD. NO. 3-135
4. NEW VERTICAL CURB & GUTTER AS PER CITY OF YUMA STD. NO 3-060
5. EXISTING STREET MONUMENT
6. NEW CROWN TRANSITION AS SHOWN ON THE PLANS
7. NEW DOUBLE FACED STREET SIGN & STOP SIGN AS PER CITY OF YUMA STD. NO. 8-005 & 8-020
8. NEW 18' DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-105
9. NEW 6' HIGH (AS MEASURED FROM THE HIGHER GROUND ELEVATION SIDE OF WALL) CMU WALL AS PER CITY OF YUMA STD. NO 1-015.
10. NEW BOUNDARY MONUMENT AS PER CITY OF YUMA STD. NO. 4-015
11. NEW 8' CROSS VALLEY GUTTER AS PER CITY OF YUMA STD. NO. 3-095 (SIZE AS PER PLANS)
12. NEW 4' WIDE CONCRETE SPILLWAY AS PER DETAIL (F)
13. NEW 40' SHARED DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-105
14. NEW CITY OF YUMA STANDARD NO. 11-015 TYPE C CATCH BASIN
15. INSTALL NEW 4"X4" FIRE HYDRANT STREET MARKER AS PER CITY OF YUMA STD. NO. 5-160
16. NEW STREET LIGHT BY DEVELOPER AS PER CITY OF YUMA STANDARD NO. 7-010 & 7-040
17. NEW HEADWALL AS PER DETAIL (D)
18. SAWCUT EXISTING PAVEMENT & MATCH NEW PAVEMENT AS PER DETAIL (H)
19. EXISTING BARRICADE TO BE REMOVED
20. NOT USE
21. NEW STORMDRAIN MANHOLE AS PER YUMA COUNTY STD. NO. 5-035
22. NEW CONCRETE CAP (100 LF) AS PER DETAIL (C)
23. NEW ADS-N-12 WT IB STORMDRAIN PIPE (SIZE AS PER PLAN)
24. NEW 26' SHARED DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-105
25. NEW DOUBLE FACED STREET SIGN AS PER CITY OF YUMA STD. NO. 8-005 & 8-020
26. NEW 8' HIGH CMU WALL AS PER DETAIL (C) (J)
27. NEW 5' CONCRETE SIDEWALK AS PER CITY OF YUMA STD. NO. 3-135
28. NEW TYPE III BARRICADE AS PER CITY OF YUMA STD. NO. 1-045
29. NEW 18" STOP BAR

STORM DRAIN LINES & CATCH BASIN

#LINE	DESCRIPTION	SLOPE
LINE 1	NEW 27 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 3		
LINE 5		
LINE 7		
LINE 9		
LINE 2	NEW 13 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 4		
LINE 6		
LINE 8		
LINE 10		
LINE 11	NEW 4 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 12	NEW 35 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 13	NEW 252 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 14	NEW 252 LF 30" ADS N-12 WT IB STORM DRAIN PIPE	0.21%
LINE 15	NEW 252 LF 36" ADS N-12 WT IB STORM DRAIN PIPE	0.15%
LINE 16	NEW 252 LF 42" ADS N-12 WT IB STORM DRAIN PIPE	0.10%
LINE 17	NEW 59 LF 42" ADS N-12 WT IB STORM DRAIN PIPE	0.11%
LINE 18	NEW 699 LF 30" ADS N-12 WT IB STORM DRAIN PIPE	0.15%
LINE 19	NEW 58 LF 48" ADS N-12 WT IB STORM DRAIN PIPE	0.10%

CATCH BASIN NO.	RIM	INVERT
CB 1	161.22	158.33
CB 2	161.22	158.31
CB 3	161.45	157.83
CB 4	161.45	158.81
CB 5	161.68	157.30
CB 6	161.68	158.28
CB 7	161.90	157.01
CB 8	161.90	156.99
CB 9	161.72	156.67
CB 10	161.72	156.65
CB 11	161.38	157.66
CB 12	161.38	157.64

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REVISIONS

PAVING AND GRADING PLAN

LOS MEZQUITES UNIT 4 AND LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
3075 S. Ave. 4E
Yuma, AZ 85365
najeh@edaisgroup.com
(928) 344-3566
www.edaisengineering.com

Professional Engineer
26844
NAJEH K. EDAIS
Date Signed 03/08/24
ARIZONA, U.S.A.
Expires 3/31/25

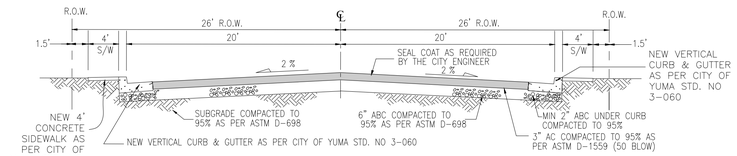
DATE: APR 2024

DRAWN: LPR

CHECKED: NKE

PROJECT: 21-028

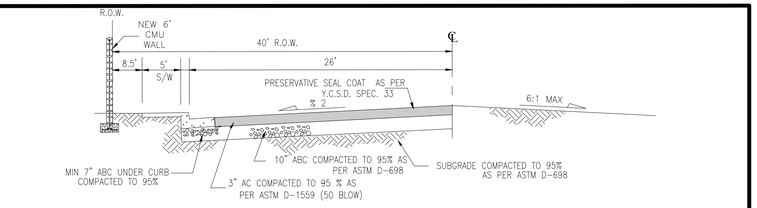
SHEET NUMBER 6



LOCAL RESIDENTIAL STREETS

(CITY OF YUMA STD-2-030 MODIFIED) NTS

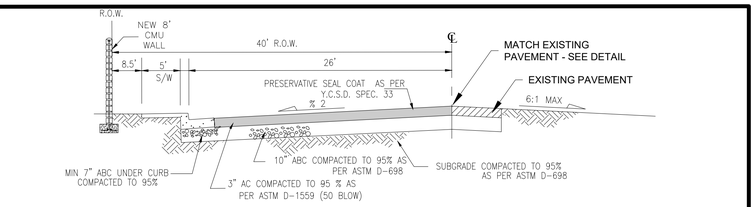
A 7



SAN LUIS LANE

(CITY OF YUMA STD-2-031 MODIFIED) NTS

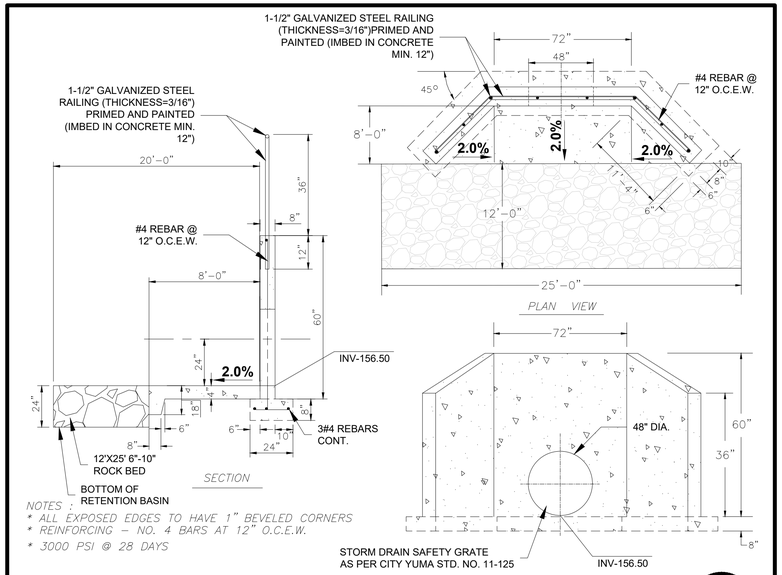
B 7



24TH AVENUE

(CITY OF YUMA STD-2-031 MODIFIED) NTS

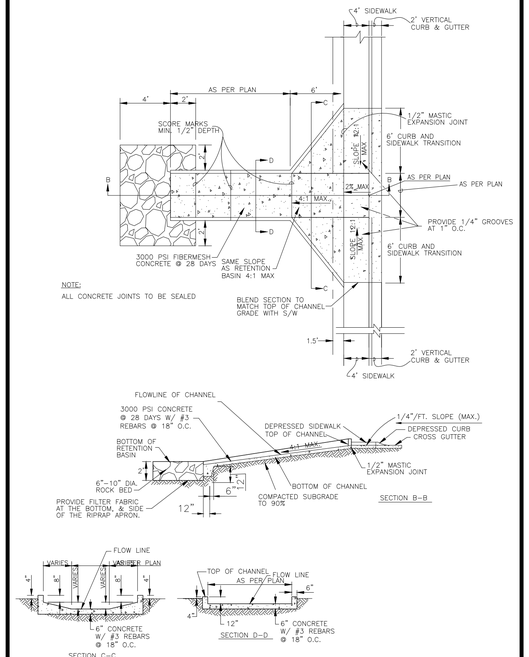
C 7



HEADWALL DETAIL

NTS

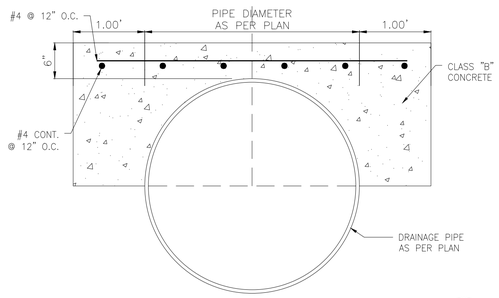
D 7



CONCRETE SPILLWAY

NTS

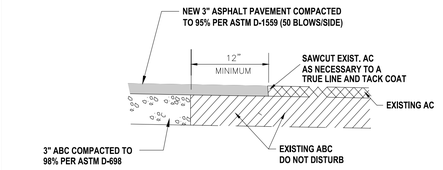
E 7



PIPE ENCASEMENT DETAIL

NTS

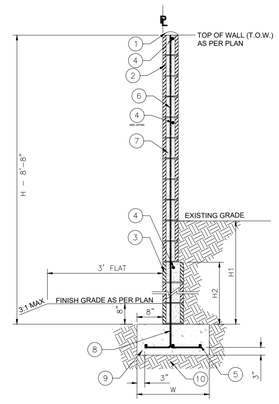
G 7



SAWCUT DETAIL

NTS

H 7



RETAINING WALL SCHEDULE				
WALL No.	H	H1	H2	W
RW#1	8'-8"	3'-4"	2'-0"	2'-4"
RW#2	8'-8"	2'-8"	1'-4"	2'-2"
RW#3	8'-8"	2'-0"	0'-0"	2'-0"
RW#4	8'-8"	1'-4"	0'-0"	2'-0"
RW#5	8'-8"	0'-8"	0'-0"	2'-0"

KEY NOTE :

1. CONCRETE CAP
2. 6x8x16 CMU WALL
3. 8x8x16 CMU WALL
4. #4 CONT. REBAR HORIZONTAL
5. 3- #4 CONT. REBAR
6. #4 VERTICAL REINFORCEMENT @ 24" O.C. IN
7. GROUTED CELLS
8. ALTERNATE TAILS
9. NEW CONCRETE FOOTING (2500PSI @28 DAYS)
10. SUBGRADE COMPACTED TO 95%

CMU WALL @ EAST AND SOUTH BOUNDARY LINE

NTS

J 7

REVISIONS

PAVING AND GRADING DETAILS

LOS MEZQUITES UNIT 4 AND LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
3075 S. Ave. 4E
Yuma, AZ 85365
najeh@Edaisgroup.com (928) 344-3566
www.edaisengineering.com

Registered Engineer
26844
NAJEH K. EDAIS
Date Signed 10/08/24
ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE: APR 2024

DRAWN: LPR

CHECKED: NKE

PROJECT: 21-028

SHEET NUMBER 7

CALL TWO WORKING DAYS BEFORE YOU DIG
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(OUTSIDE MARICOPA COUNTY)

STRIPING LEGEND

6CY — NEW 6" COMBINATION YELLOW

6SDY — NEW 6" SOLID DOUBLE YELLOW

18SW — NEW 18" STOP BAR

6SW — NEW 6" SOLID WHITE

6SY — NEW 6" SOLID YELLOW

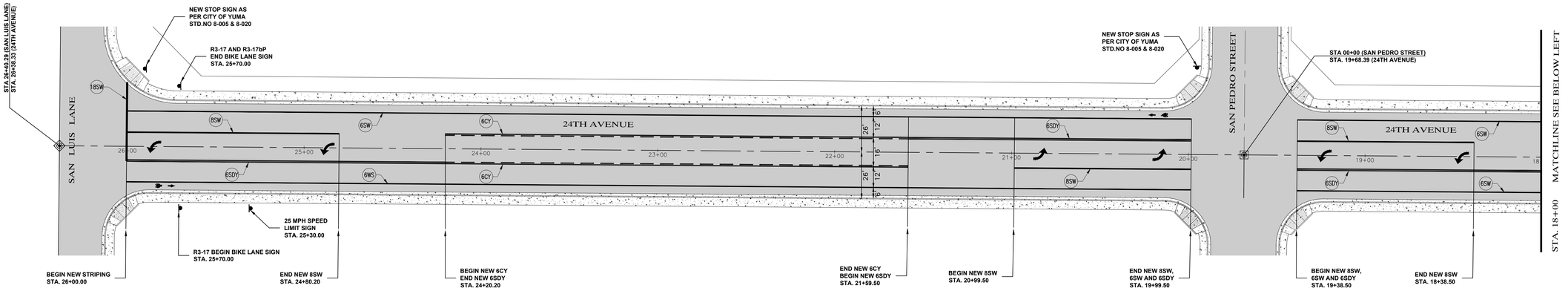
8SW — NEW 8" SOLID WHITE

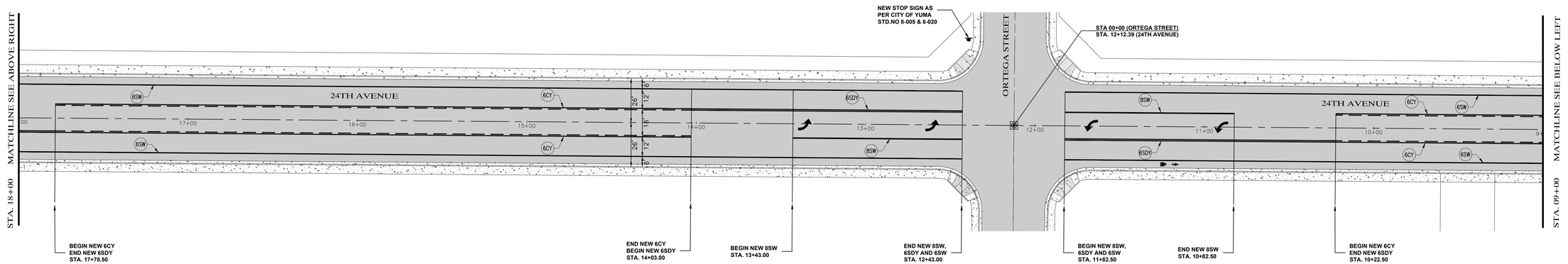
BIKE LANE MARKING AS PER MUTCD CHAPTER 9

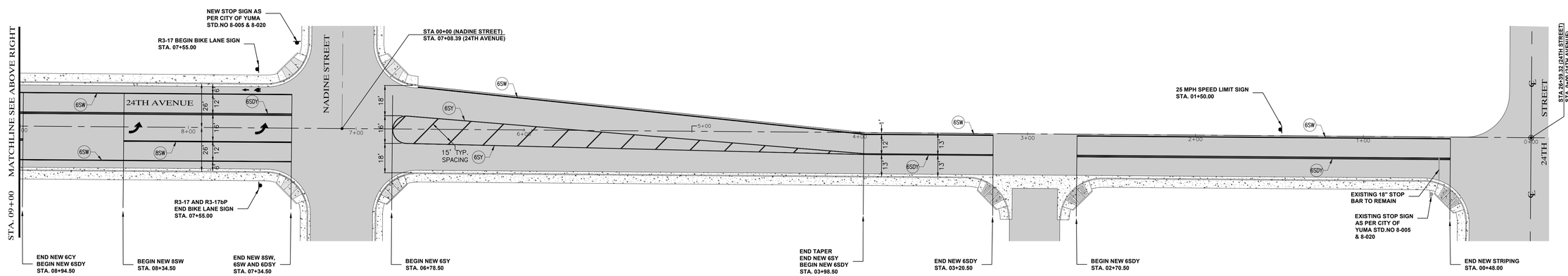
SCALE: 1"=30'

NOTES

1. STRIPING TO BE DONE BY THE CONTRACTOR AND SHALL BE ACOMPLISHED BY ANY METHOD APPROVED BY CITY OF SAN LUIS
2. STRIPING TO BE AS PER PLAN, USE 100 MM. HOT SPRAYED THERMOPLASTIC FOR ALL STRIPING MARKING
3. USE 2009 EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)







REVISIONS	

24TH AVE.
STRIPING PLAN

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
Civil Engineering
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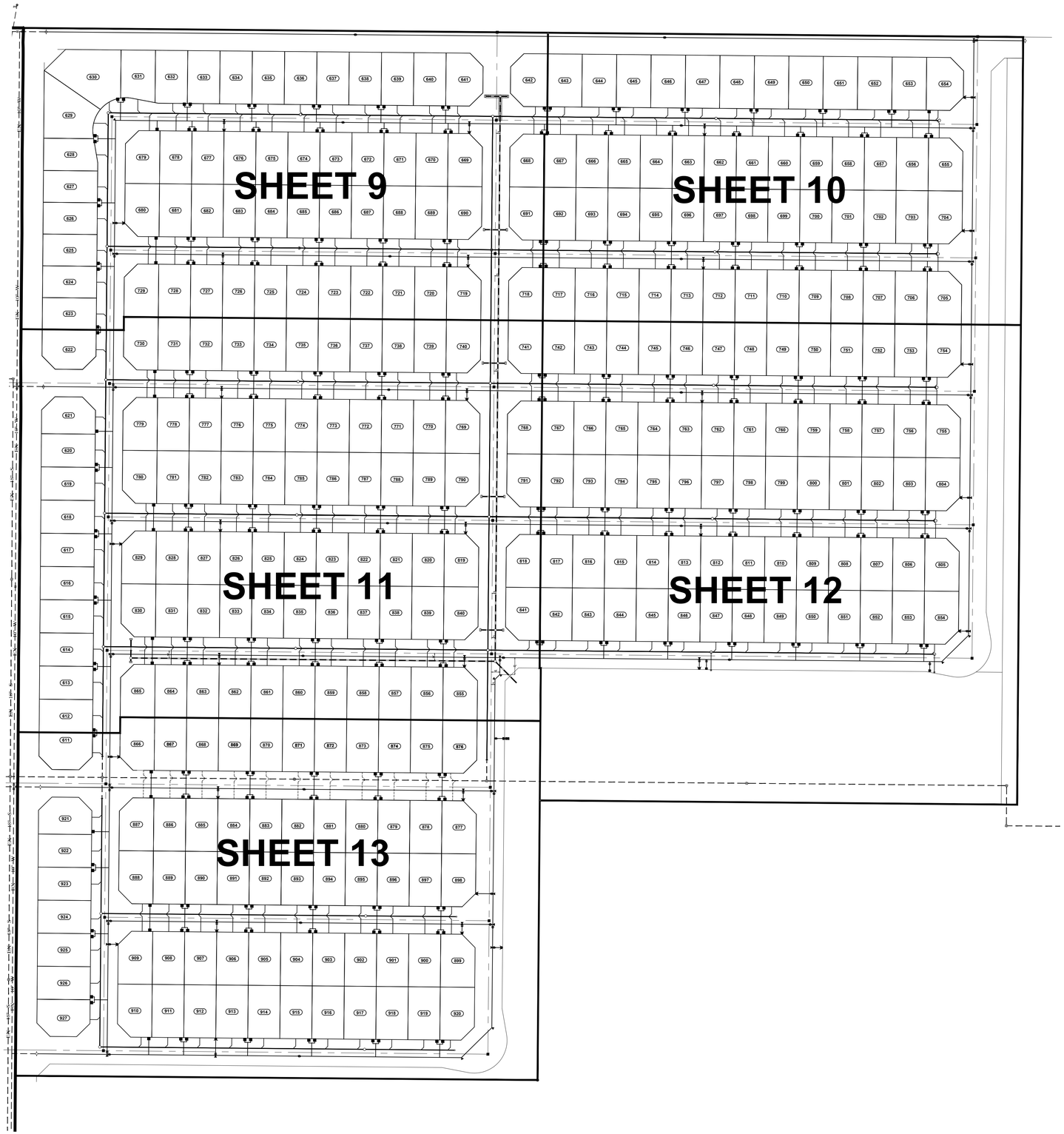
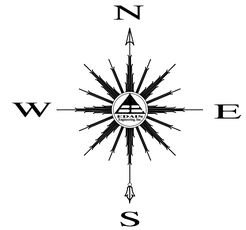
(928) 344-3566
najeb@Edaisgroup.com
www.edaisengineering.com

Najeb K. Edais
26844
NAJEH K. EDAIS
Date Signed 10/08/24
ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE:	2024
DRAWN:	PLBR
CHECKED:	NKE
PROJECT:	21-028
SHEET NUMBER	7.1





SCALE: 1"=100'

REVISIONS

WATER AND
SEWER PLAN
KEY MAP

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

EDAIS
Engineering, Inc.
3075 S. Ave. 4E
Yuma, Arizona 85365
najeh@Edaisgroup.com (928) 344-9566
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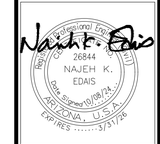

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DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER 8

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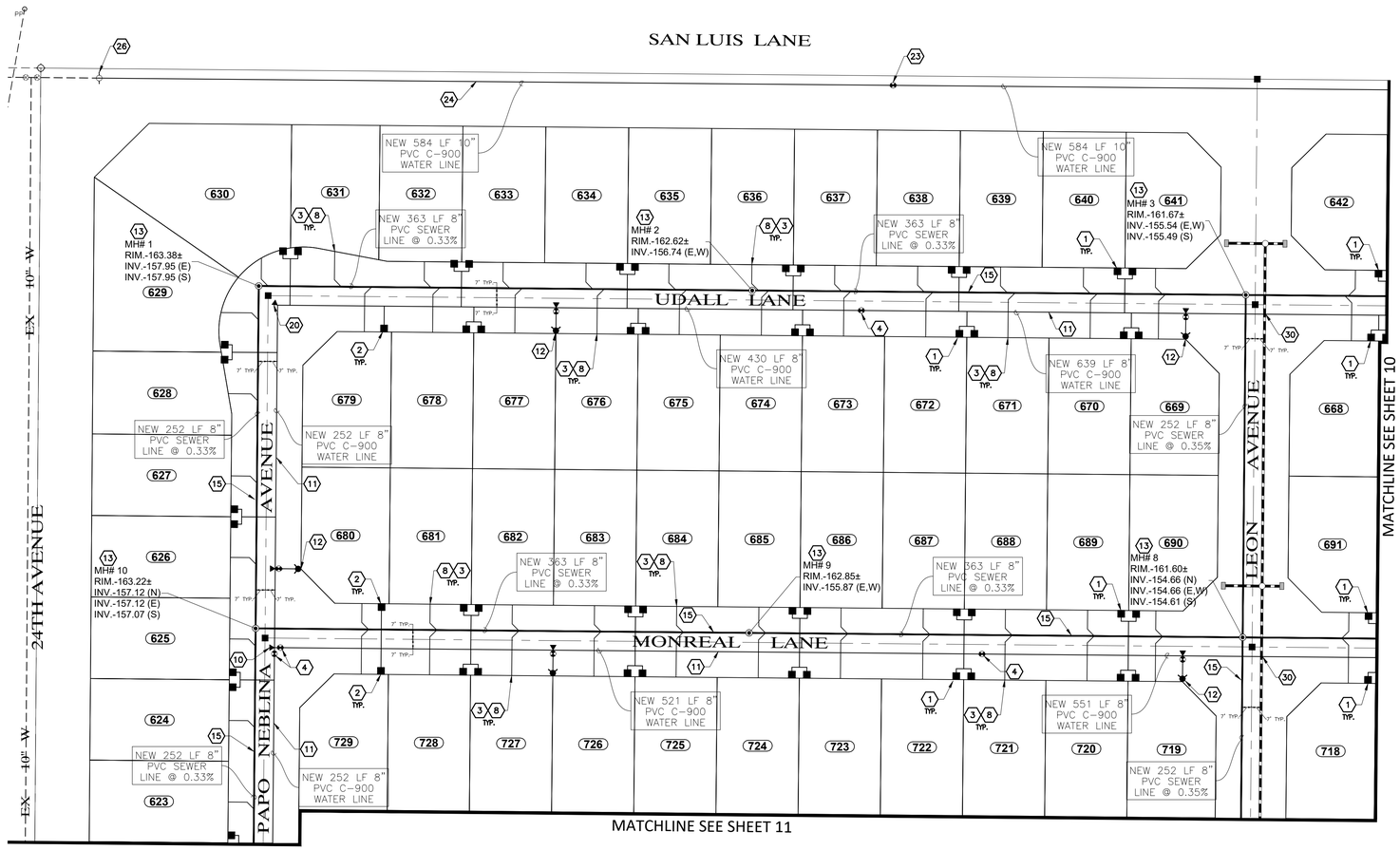
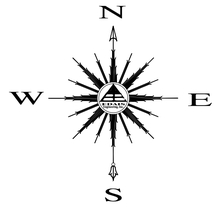
(OUTSIDE MARICOPA COUNTY)





SCALE: 1"=50'

LEGEND

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

WATER / SEWER CONSTRUCTION KEYNOTES

1. INSTALL 1" DUAL WATER SERVICE (TYP.) AS PER CITY OF YUMA STD. NO. 5-045 & 5-055,
2. INSTALL 1" SINGLE WATER SERVICE (TYP.) AS PER CITY OF YUMA STD. NO. 5-035 & 5-055
3. INSTALL 4" SEWER SERVICE (TYP.) PER CITY OF YUMA STD. NO. 6-015
4. INSTALL 8" GATE VALVE W/ V.B. & C. AS PER CITY OF YUMA STD. NO. 5-065 & 5-075
5. INSTALL 8" X 8" CROSS W/THRUST BLOCK AS PER CITY OF YUMA STD.NO. 5-020 & 5-025
6. REMOVE EXISTING BLOW OFF VALVE AND CONNECT TO EXISTING 8" WATER MAIN
7. INSTALL 2" BACKFLOW PREVENTOR W/ CAGE AS PER CITY OF YUMA STD. NO. 5-120
8. CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT UNLESS NOTED OTHERWISE
9. INSTALL 2" WATER SERVICE (TYP.) AS PER CITY OF YUMA STD. NO. 5-035
10. INSTALL 8" X 8" TEE W/ THRUST BLOCK AS PER CITY OF YUMA STD. NO. 5-020 & 5-025
11. INSTALL NEW 8" PVC C-900 WATER LINE PER CITY OF YUMA STANDARDS AND SPECIFICIATIONS
12. INSTALL 6" FIRE HYDRANT COMPLETE W/BLUE FIRE HYDRANT STREET MARKER AS PER CITY OF YUMA STD. NO. 5-155, 5-160 & 5-165
13. 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
14. REMOVE EXISTING SEWER CLEANOUT & CONNECT NEW 8" SEWER LINE TO EXISTING SEWER STUB
15. INSTALL NEW 8" PVC SDR-35 SEWER LINE PER CITY OF YUMA STANDARDS AND SPECIFICATIONS
16. INSTALL TEMPORARY BLOWOFF VALVE AS PER CITY OF YUMA STD. NO. 5-085
17. INSTALL NEW SANITARY SEWER CLEANOUT AS PER CITY OF YUMA STD. NO. 6-005
18. NEW SEWER STUB FOR FUTURE DEVELOPMENT
19. ADJUST MANHOLE TO FINAL GRADE AS PER CITY OF YUMA STD.NO. 6-040
20. INSTALL 8" 90° ELL W/ THRUST BLOCK AS PER CITY OF YUMA STD. NO. 5-020 & 5-025
21. INSTALL 8" 45° BEND W/ THRUST BLOCK AS PER CITY OF YUMA STD. NO. 5-020 & 5-025
22. NEW 4" SEWER SERVICE TO BE CONNECTED TO EXISTING SEWER SERVICE
23. INSTALL 10" GATE VALVE W/V.B & C. AS PER CITY OF YUMA STD.NO. 5-065 & 5-075
24. INSTALL NEW 10" PVC C-900 WATER LINE PER CITY OF YUMA STANDARDS AND SPECIFICATION
25. INSTALL 8" X 10" TEE W/THRUST BLOCK AS PER CITY OF YUMA STD.NO. 5-020 & 5-025
26. REMOVE TEMPORARY BLOWOFF VALVE AND CONNECT TO EXISTING 10" WATER MAIN
27. EXISTING 4" SEWER SERVICE
28. NEW CLEANOUT AT THE END OF EXISTING 4" SEWER SERVICE
29. ADJUST MANHOLE TO FINAL GRADE AS PER CITY OF YUMA STD.NO. 6-040
30. LOWE WATER LINE 24" BELOW STORM DRAIN PIPE AS PER CITY OF YUMA STD. NO. 5-185

MATERIAL LIST

WATER		
DESCRPTION	UNIT	QTY
1" WATER SERVICE	EA	351
8" GATE VALVE/W V.B. & C.	EA	43
6" FIRE HYDRANT	EA	29
8" X 8" PVC TEE W/THRUST BLOCK	EA	12
8" X 8" PVC CROSS	EA	2
8" X 8" PVC ELL W/THRUST BLOCK	EA	1
8" BLOW OFF VALVE	EA	1
2" BACKFLOW PREVENTOR W/CAGE	EA	1
2" WATER SERVICE	EA	3
WATER CONNECTION	EA	4
8" PVC C-900 WATER MAIN	LF	14,218
8" 45° PVC BEND W/THRUST BLOCK	EA	4
8" X 10" PVC TEE W/THRUST BLOCK	EA	1
10" GATE VALVE/W V.B. & C.	EA	3
10" PVC C-900 WATER MAIN	LF	1,874

SEWER		
DESCRIPTION	UNIT	QTY
4" SEWER SERVICE	EA	331
SEWER MANHOLE	EA	29
SEWER CLEANOUT	EA	4
8" SEWER LINE	LF	12,049

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'

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.

NOTES:

1. SEE SUBDIVISION PLAT FOR ALL DIMENSIONS.
2. SEE PAVING AND GRADING PLAN FOR ALL GRADES.
3. TRENCHING AND BACKFILLING FOR WATER AND SEWER LINES TO BE IN ACCORDANCE WITH CITY OF YUMA STD. 5-010
4. THE CITY OF SAN LUIS WILL ONLY ACCEPT CLOW OR WATEROUS WB-67 FIRE HYDRANTS.
5. 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.

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

REVISIONS

1	
2	
3	
4	
5	
6	

WATER AND SEWER PLAN

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
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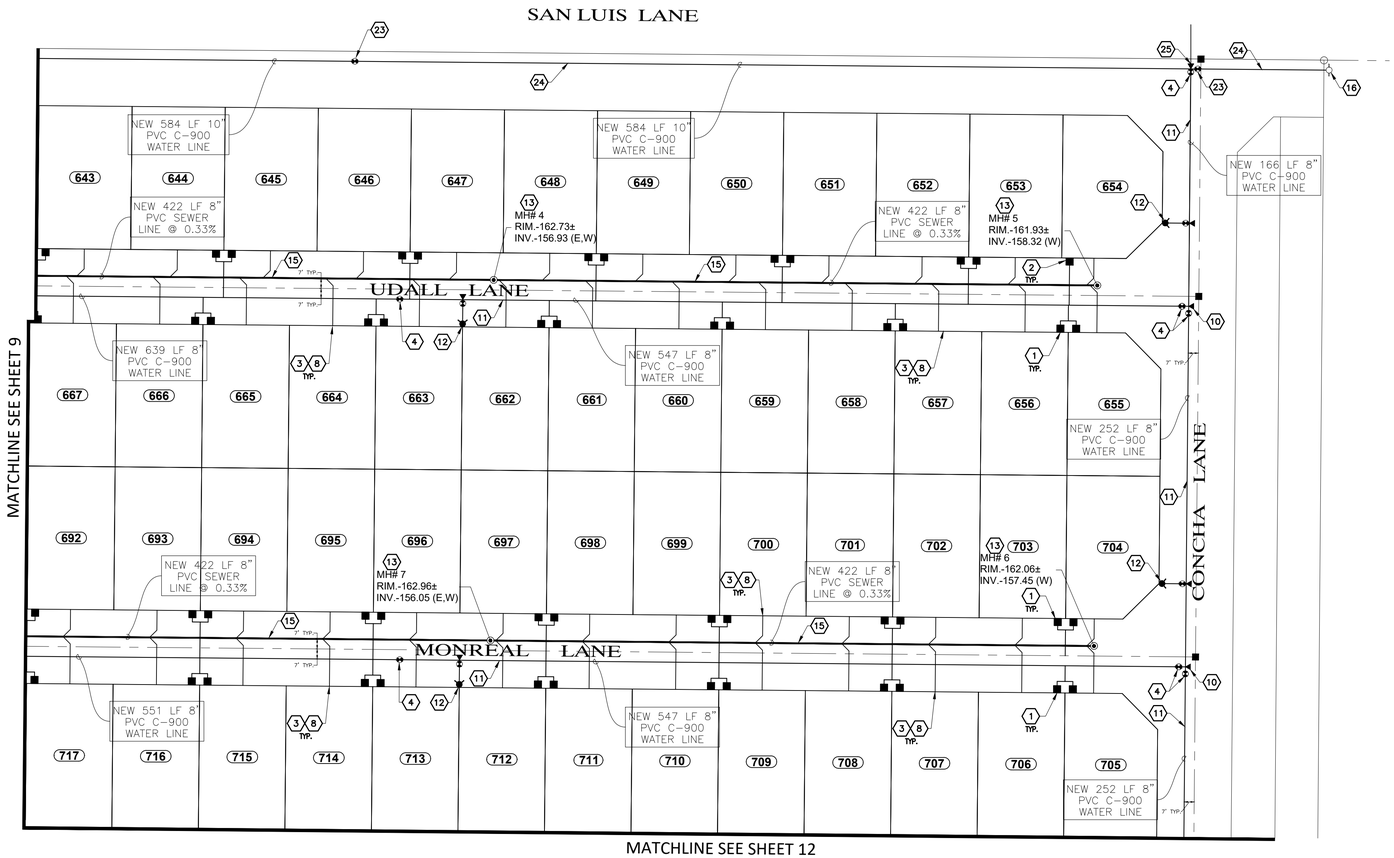
NAJEH K. EDAIS
26844
REGISTERED PROFESSIONAL ENGINEER
ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE: APR-2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028

SHEET NUMBER
9



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30. LOWE WATER LINE 24" BELOW STORM DRAIN PIPE AS PER CITY OF YUMA STD. NO. 5-185

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SCALE: 1"=50'

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Najeh K. Edais
Professional Engineer
26844
NAJEH K. EDAIS
Date Signed 10/08/24
ARIZONA, U.S.A.
EXPIRES 5/31/26

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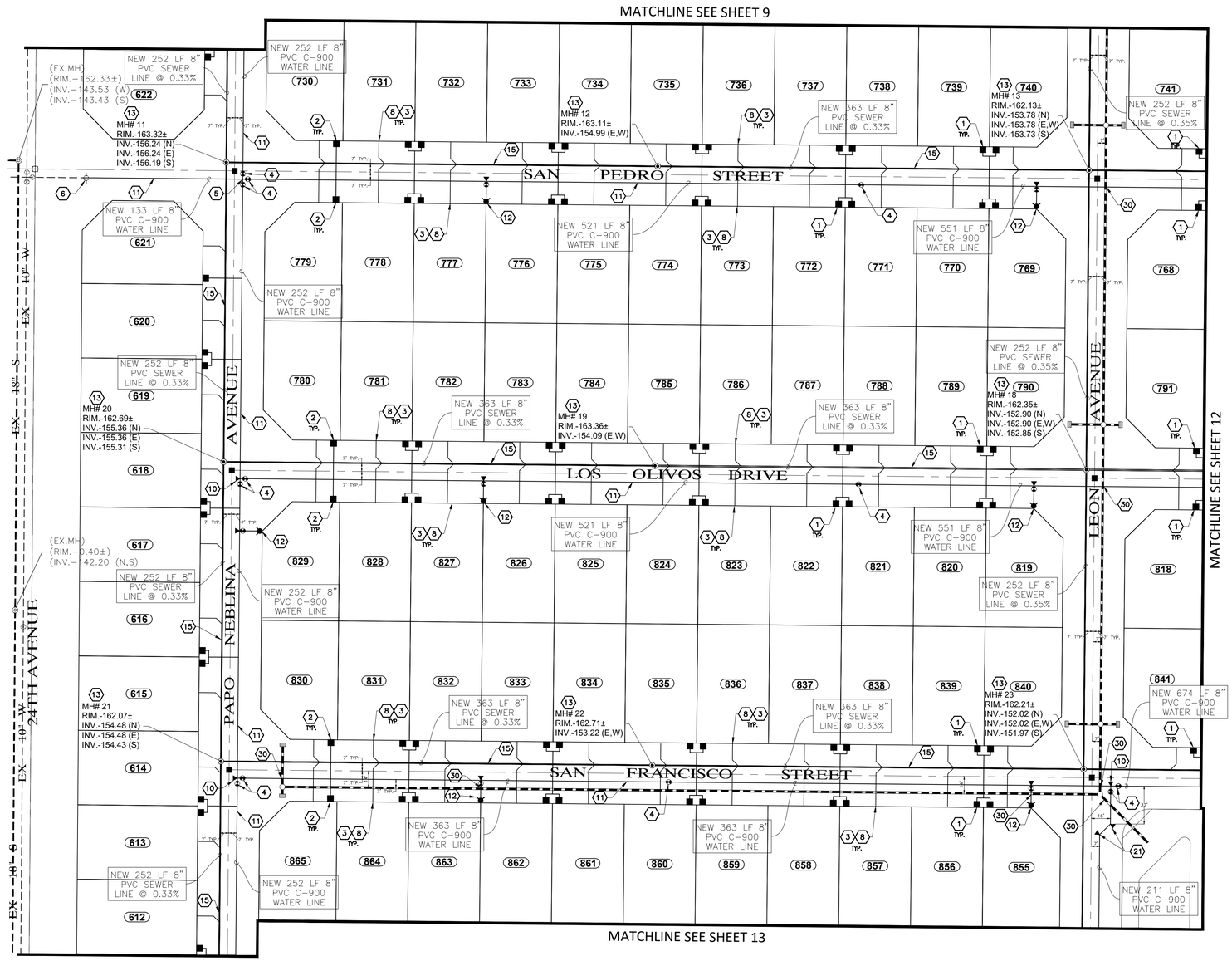
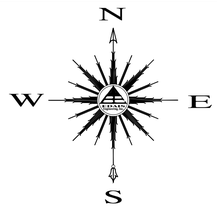
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER 10





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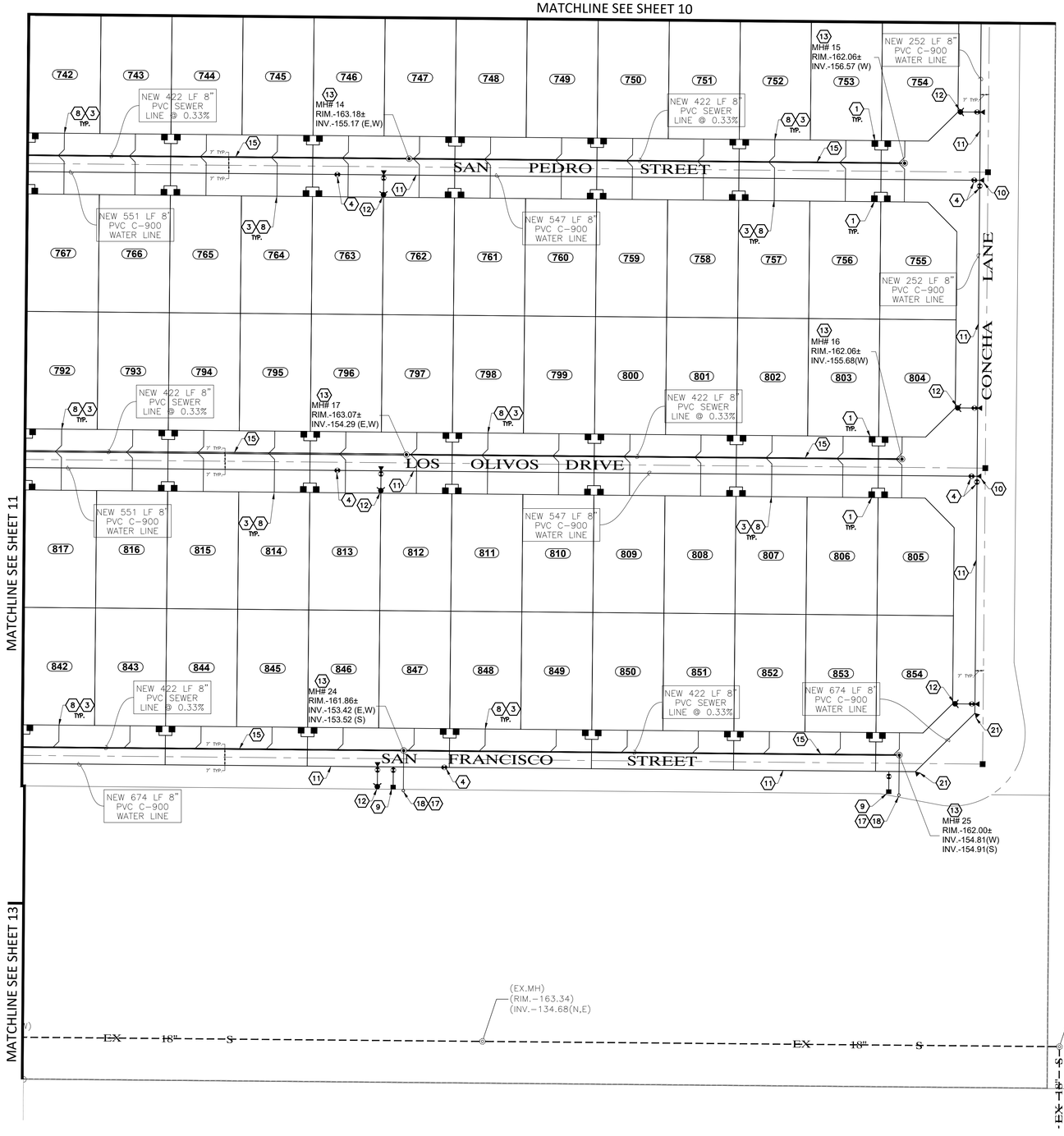

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Najeh K. Edais
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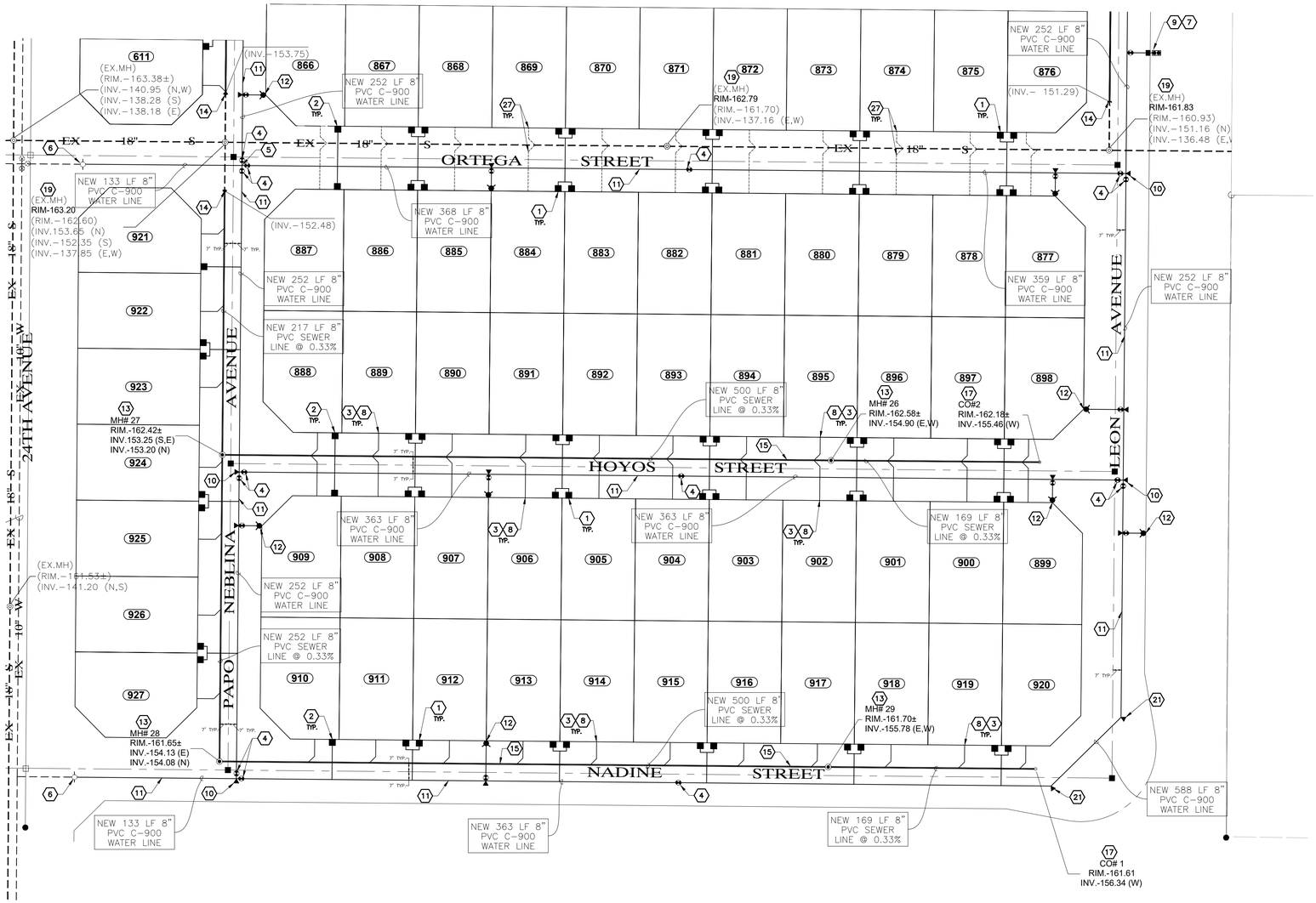

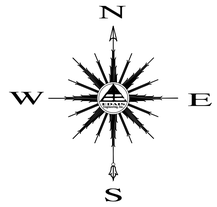

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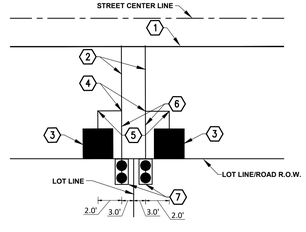
DOMESTIC WATER / FIRE LINE DETAIL



KEYNOTES

1. NEW 8" PVC C-900 WATER LINE
2. NEW 1" PVC SCH 40 WATER SERVICE LINE
3. NEW 5/8" WATER MEATER
4. NEW 1" TEE
5. NEW 1" ELBOW
6. NEW 1" FIRE SPRINKLER LINE
7. NEW 1" BACKFLOW PREVENTOR W/CAGE AS PER CITY OF YUMA STD. NO. 5-120

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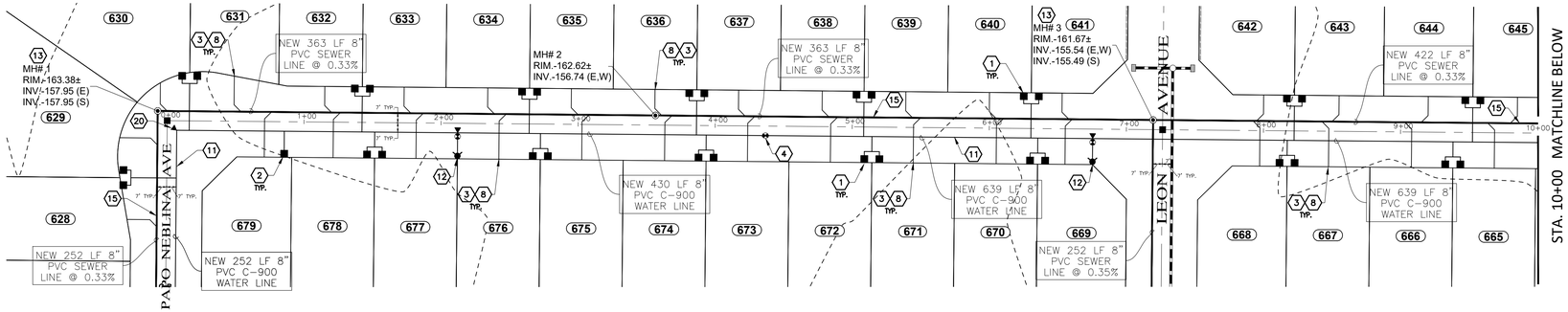
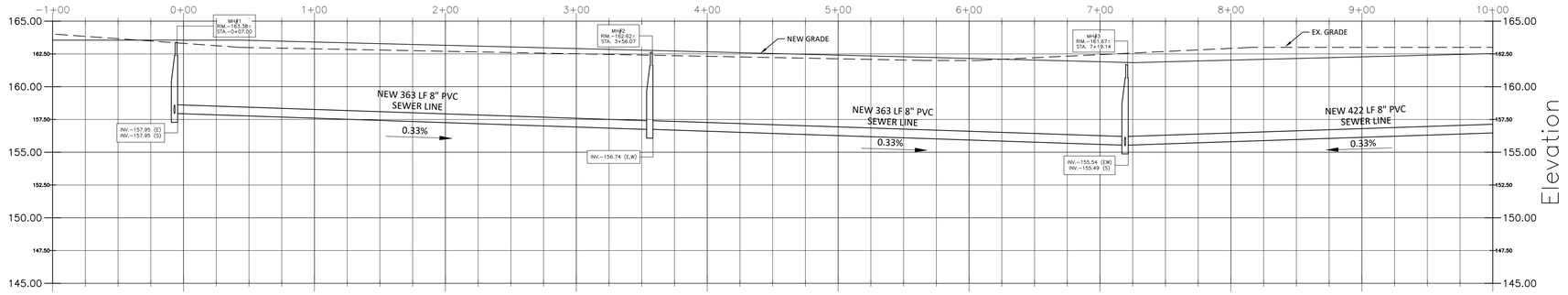
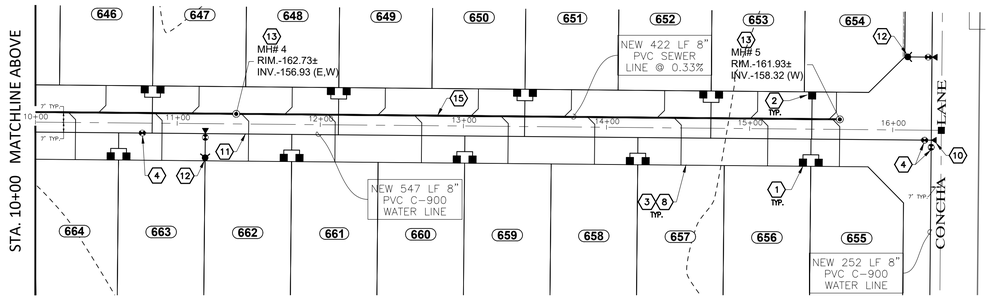
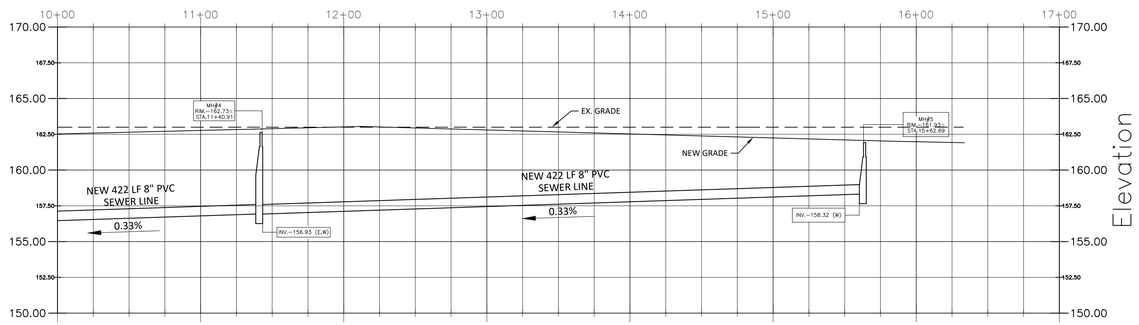




UDALL LANE





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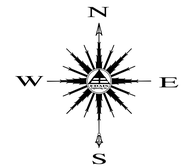

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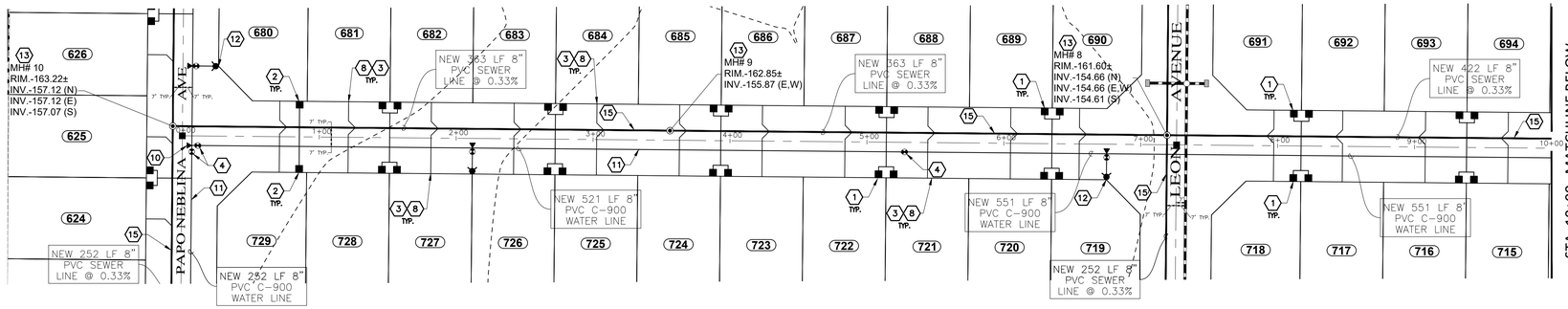
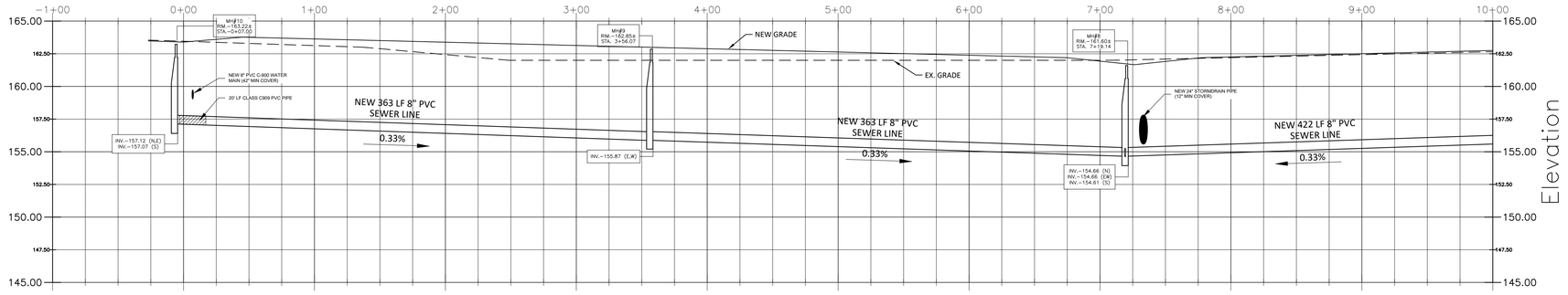
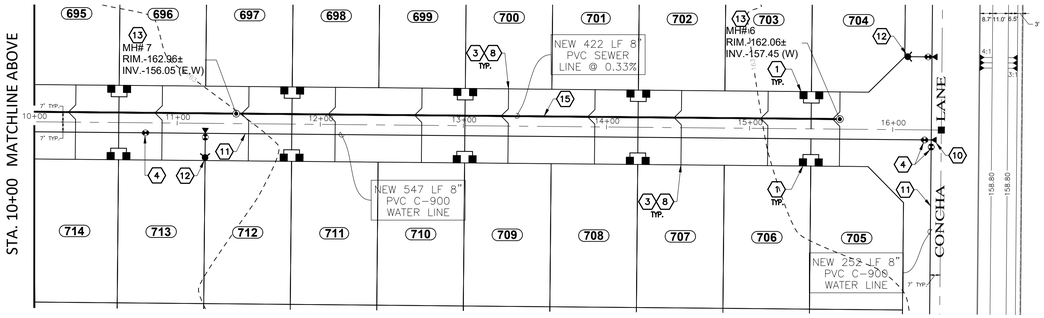
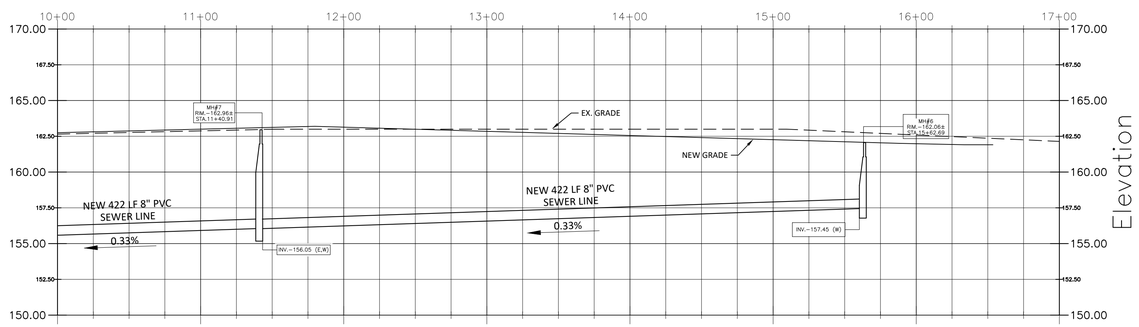




MONREAL LANE





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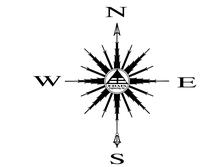

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REVISIONS

WATER & SEWER PROFILES

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

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(928) 344-3566
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Najeh K. Edais
Registered Professional Engineer
26844
NAJEH K.
EDAIS
Date Signed 10/08/24
ARIZONA, U.S.A.
EXPIRES 3/31/26

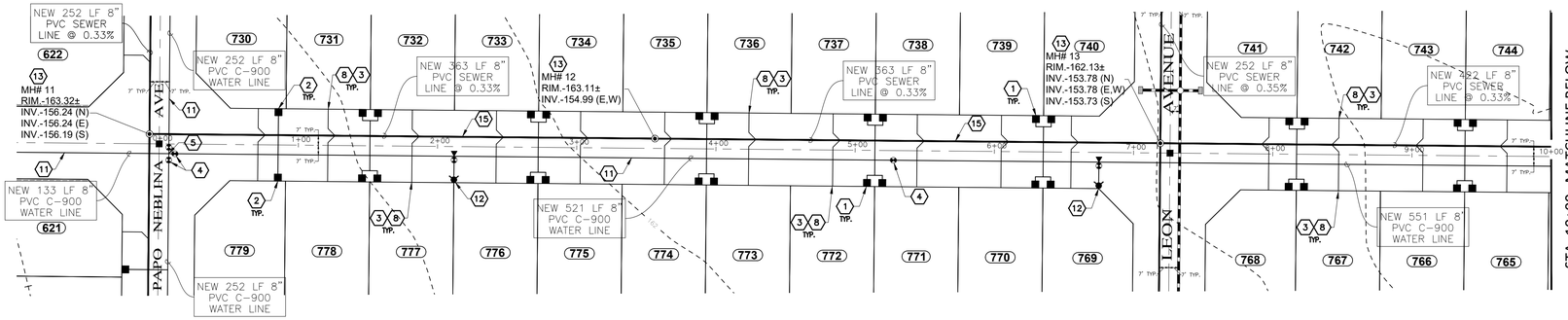
DATE:
APR-2024

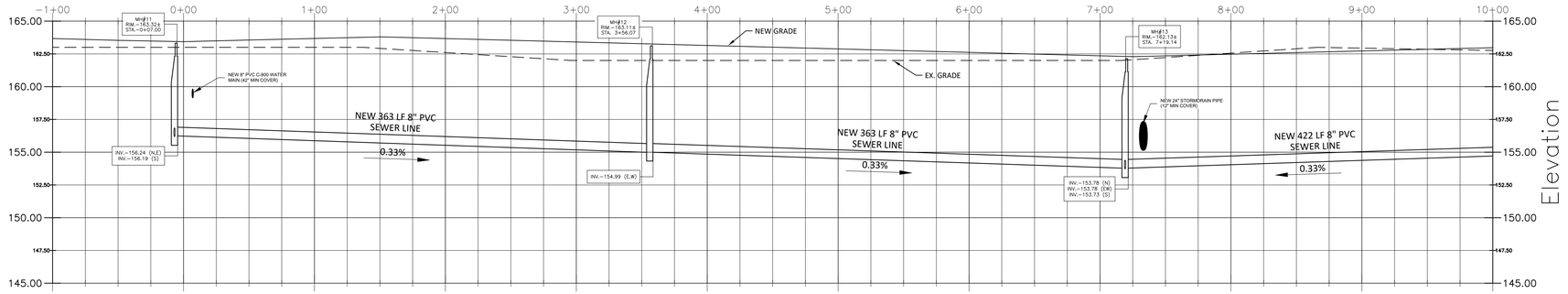
DRAWN:
LPR

CHECKED:
NKE

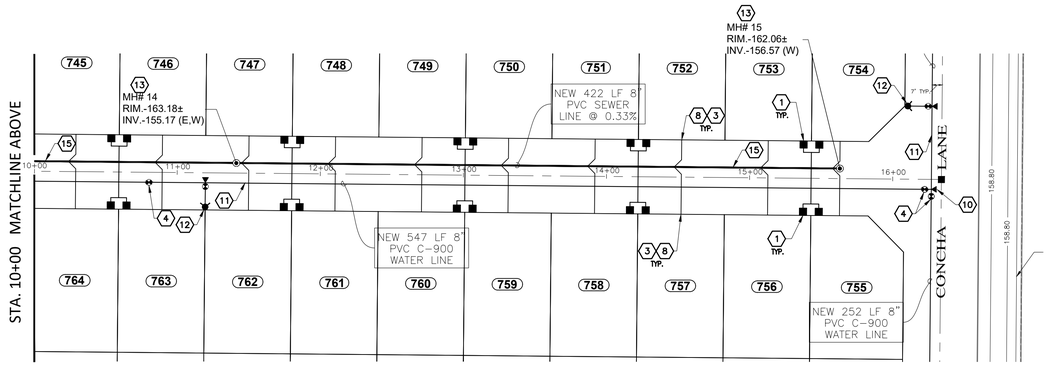
PROJECT:
21-028

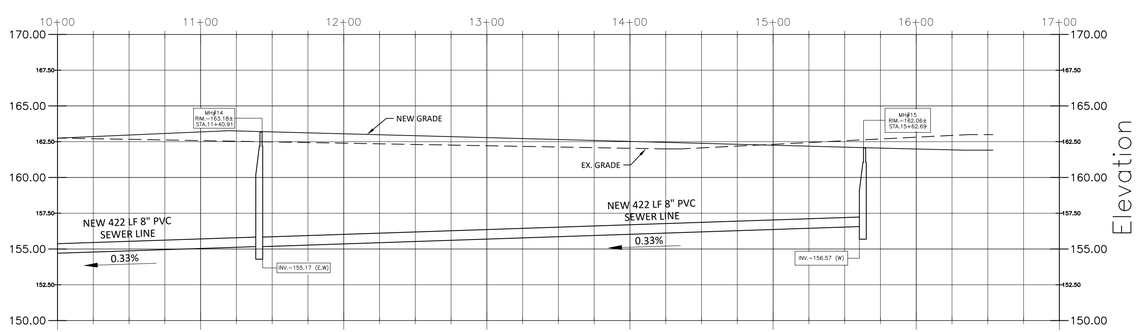
SHEET NUMBER
15





SAN PEDRO STREET





SAN PEDRO STREET

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

REVISIONS

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DATE:	APR-2024
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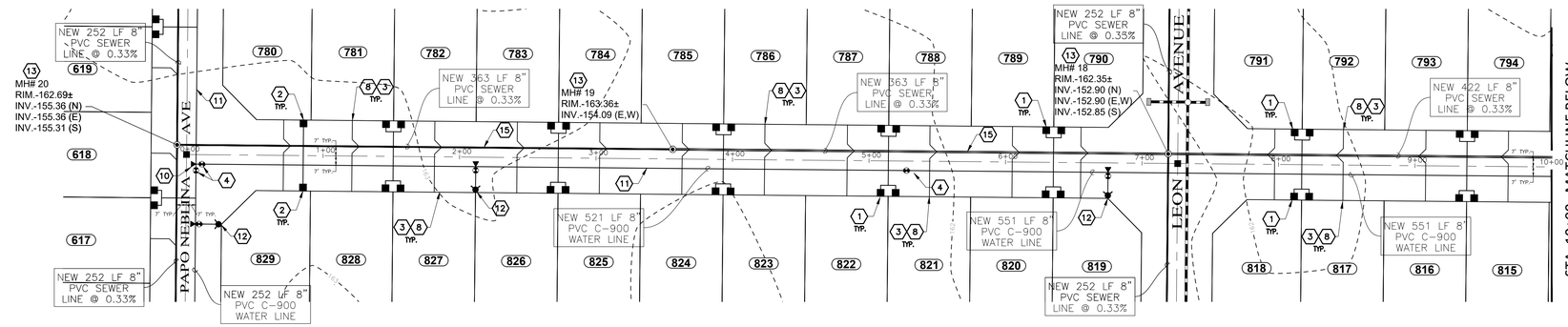
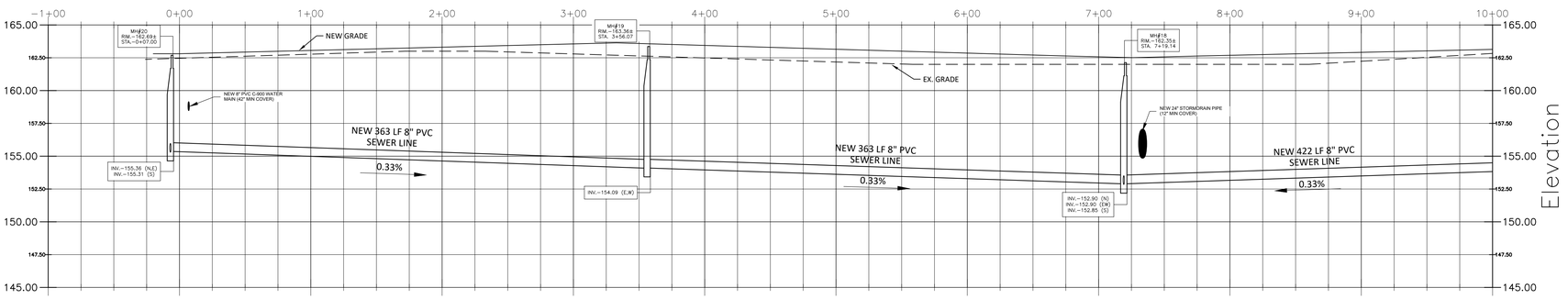
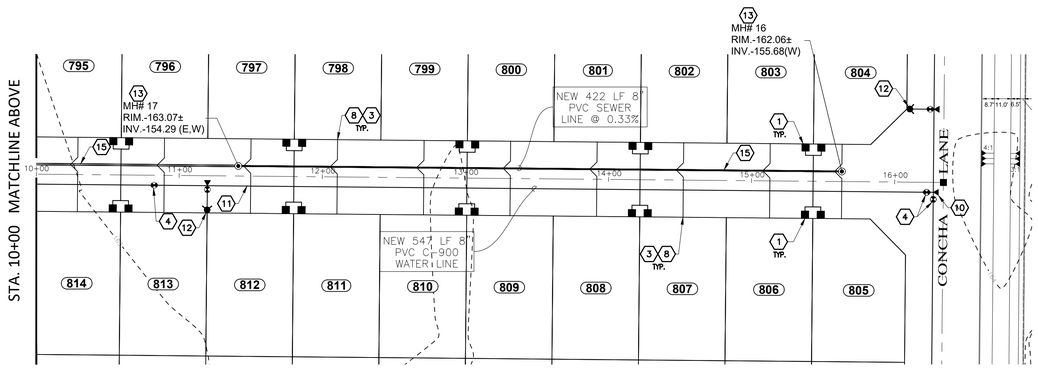
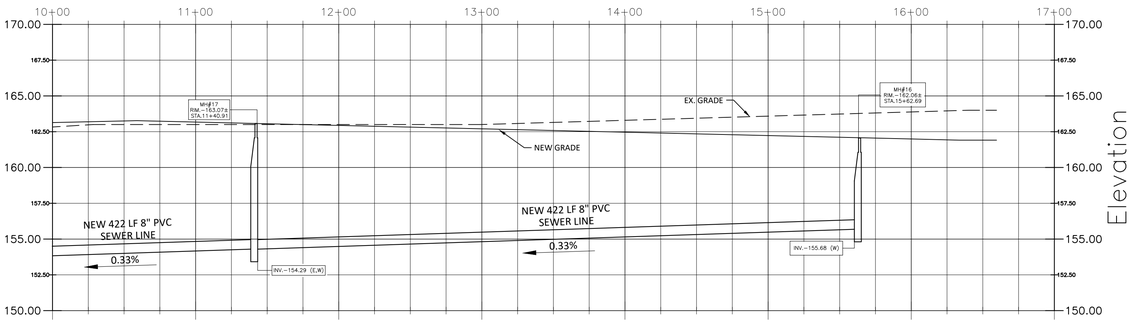
SHEET NUMBER	16





LOS OLIVOS DRIVE





LOS OLIVOS DRIVE

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

REVISIONS

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EXPIRES 9/30/24

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SHEET NUMBER
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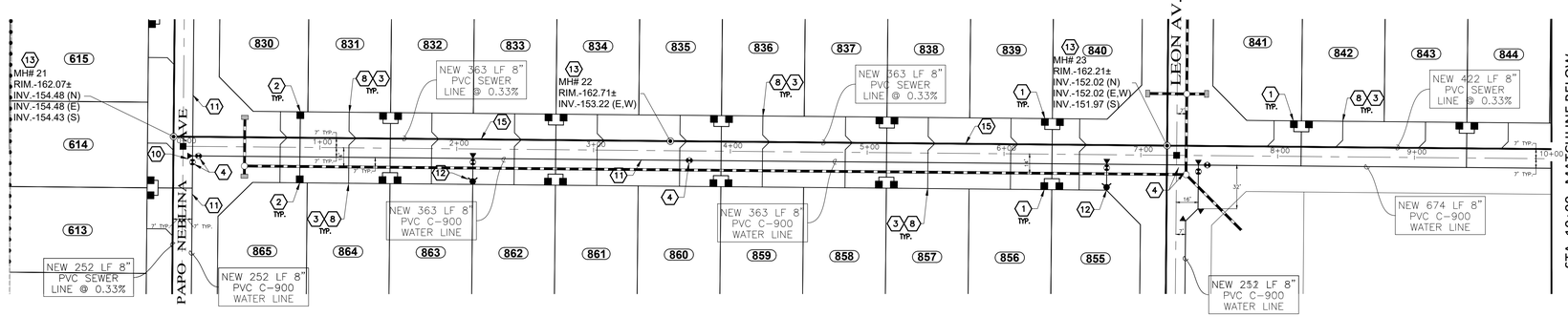
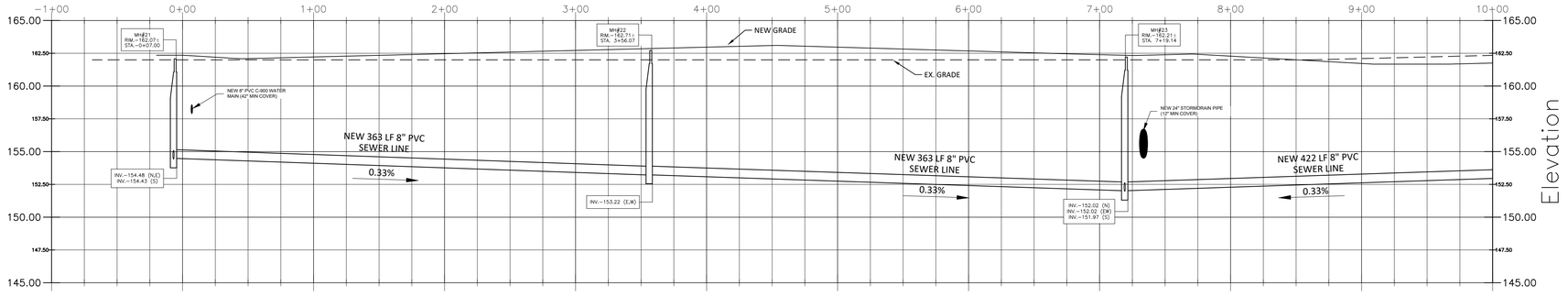
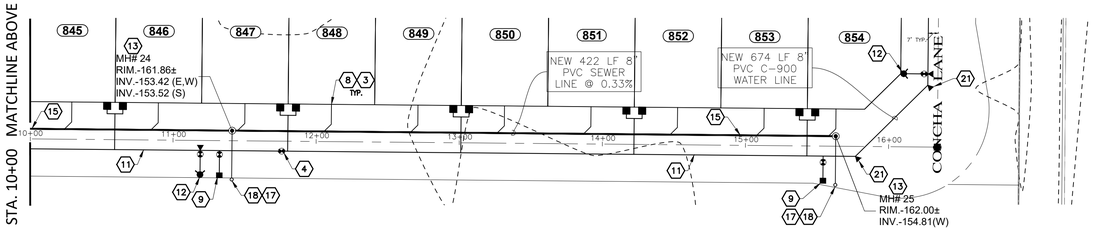
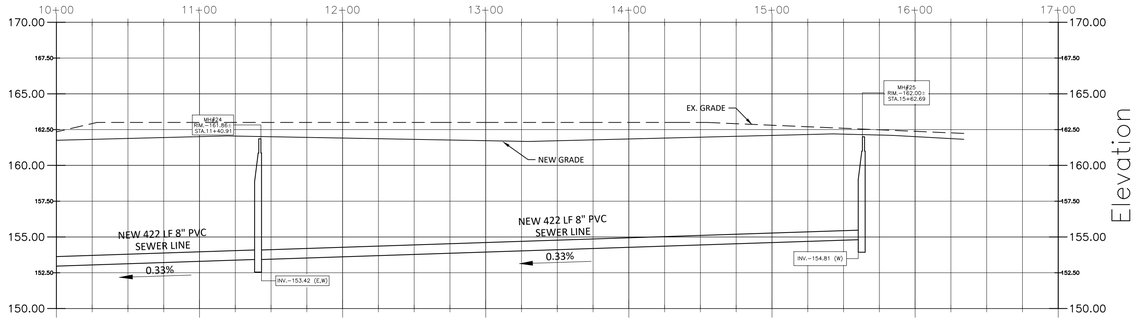




SAN FRANCISCO STREET





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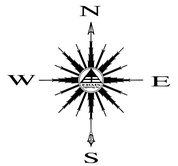

SCALE HORIZ: 1"=50'
SCALE VERT: 1"=5'

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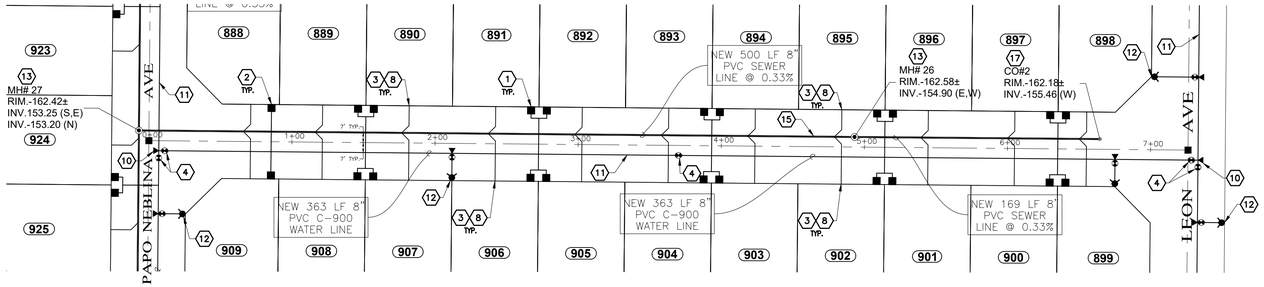
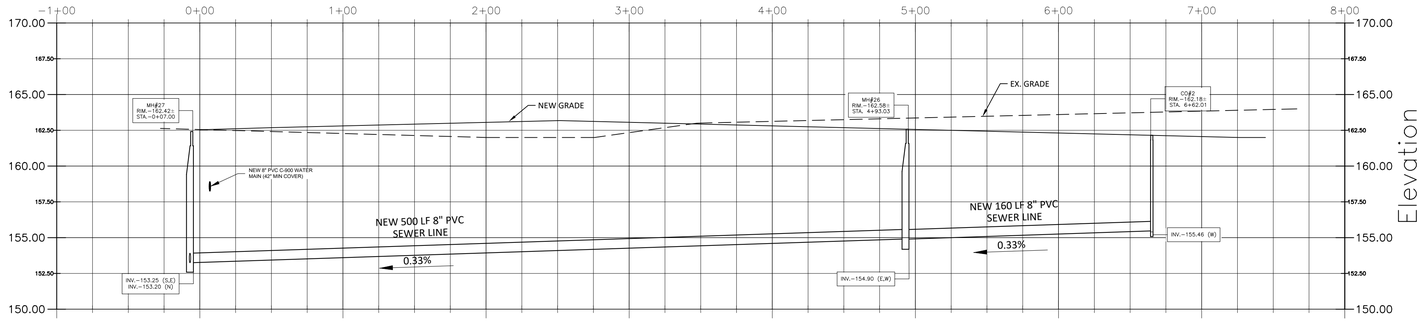
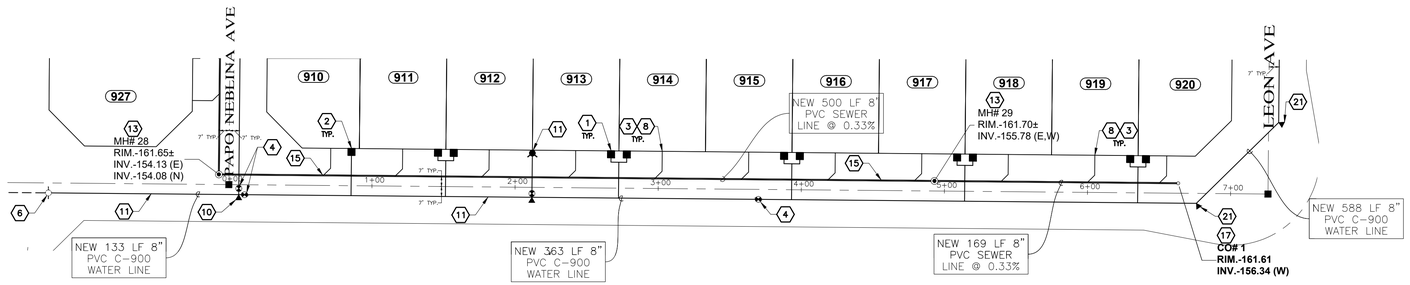
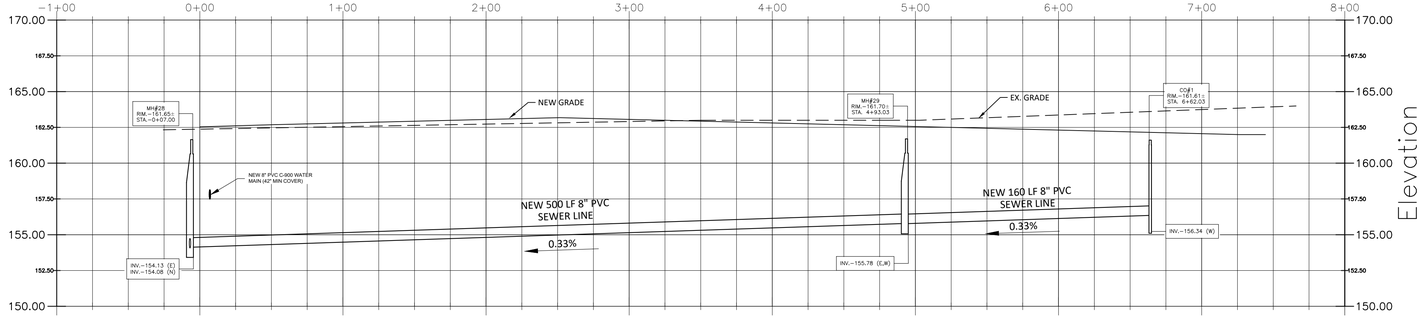


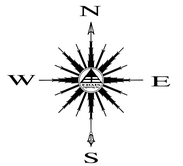


HOYOS STREET





NADINE STREET



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SCALE VERT: 1"=5'

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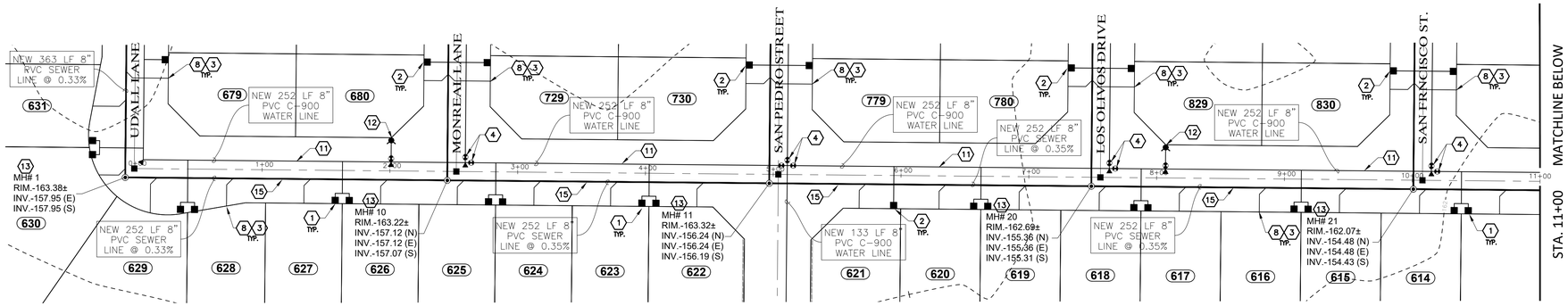
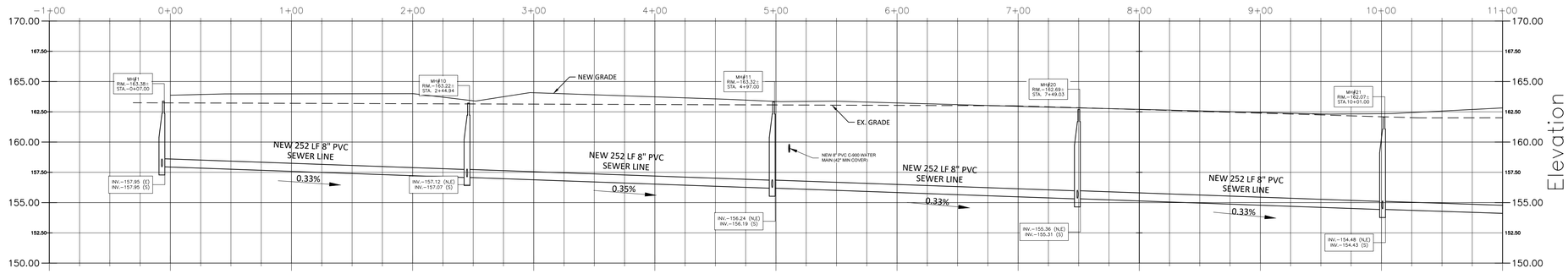
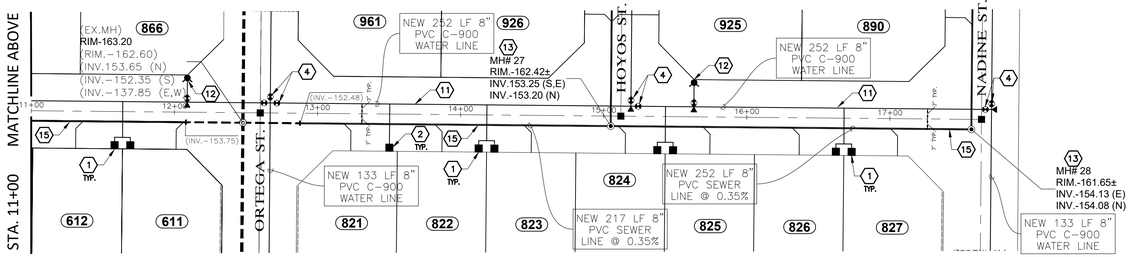
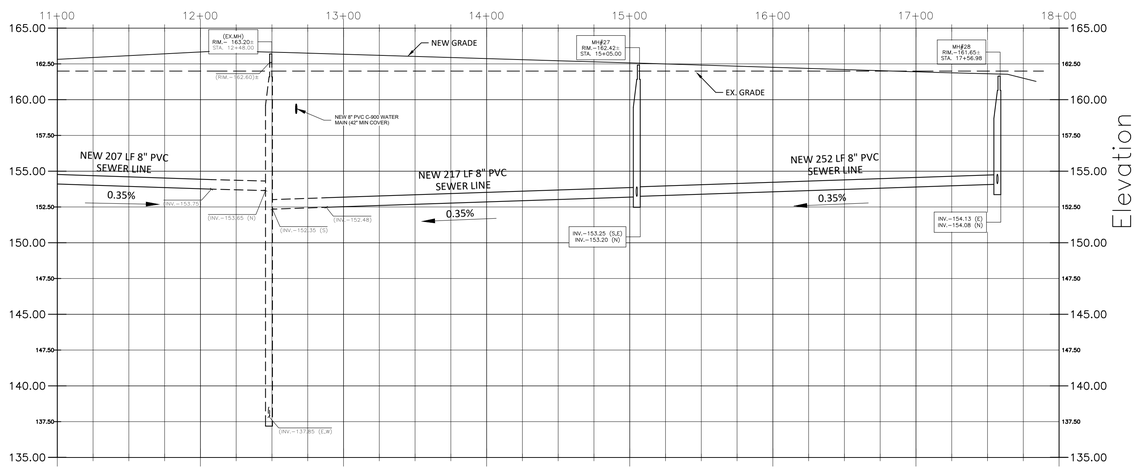




PAPO NEBLINA AVENUE





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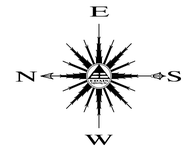

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SCALE VERT: 1"=5'

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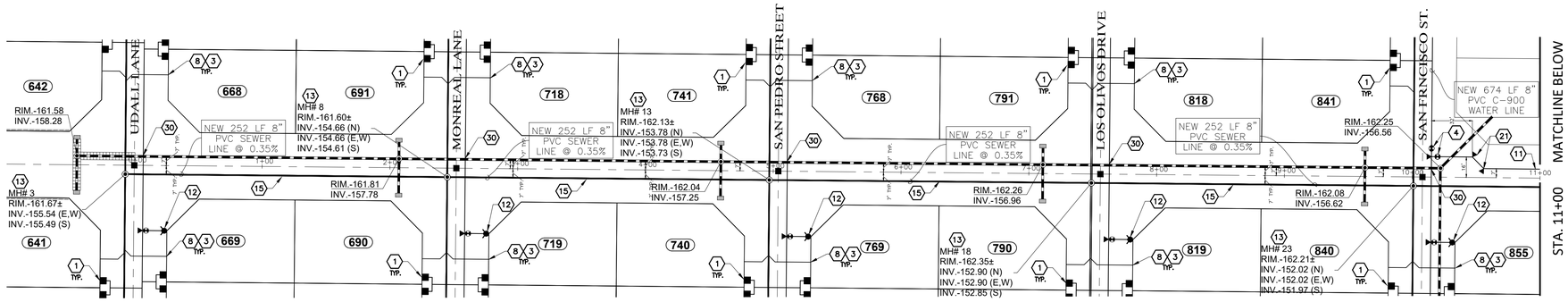
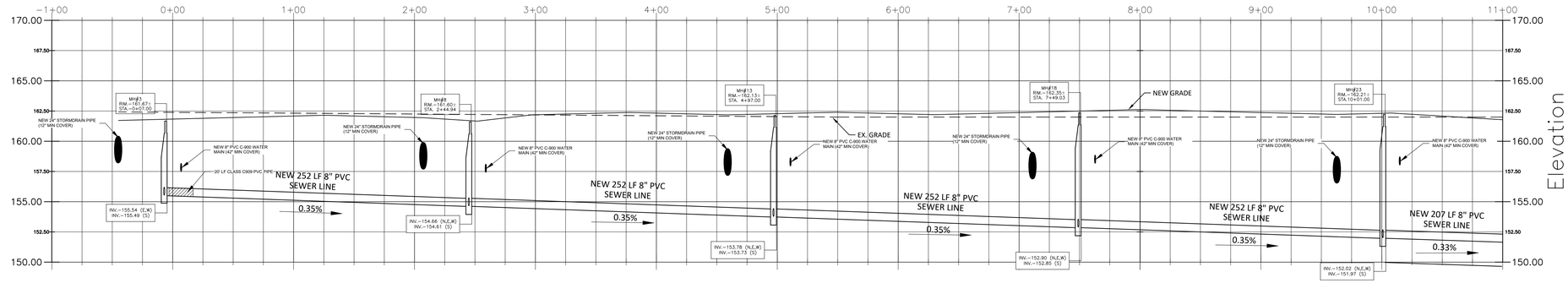
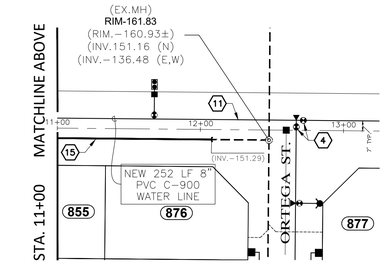
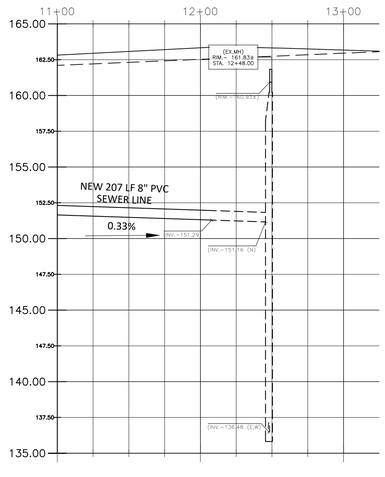




LEON AVENUE





LEON AVENUE

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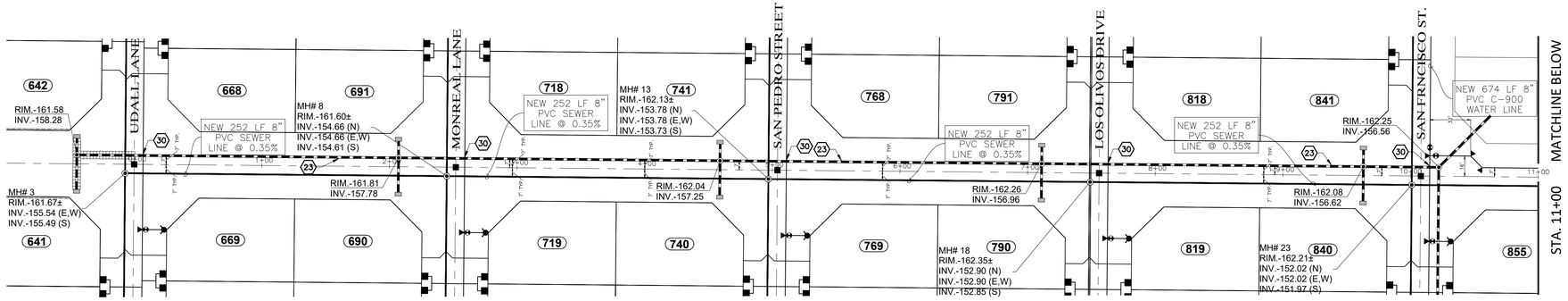

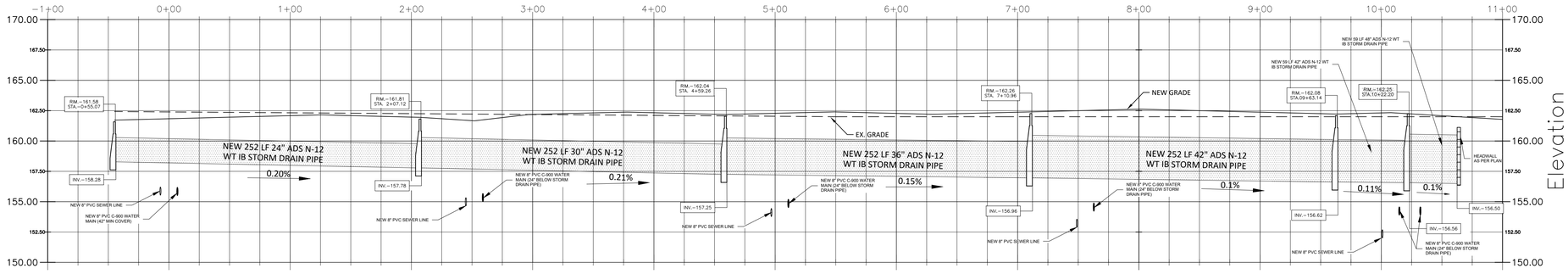

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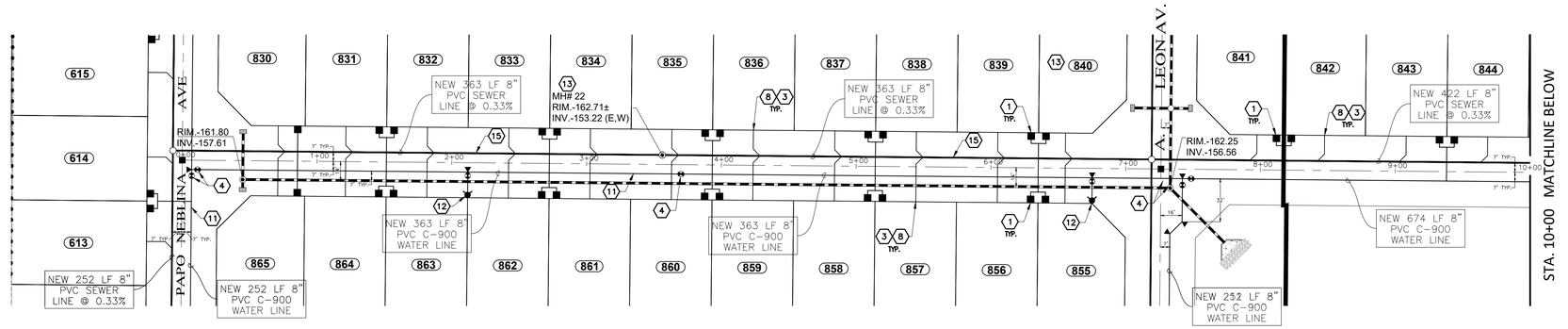
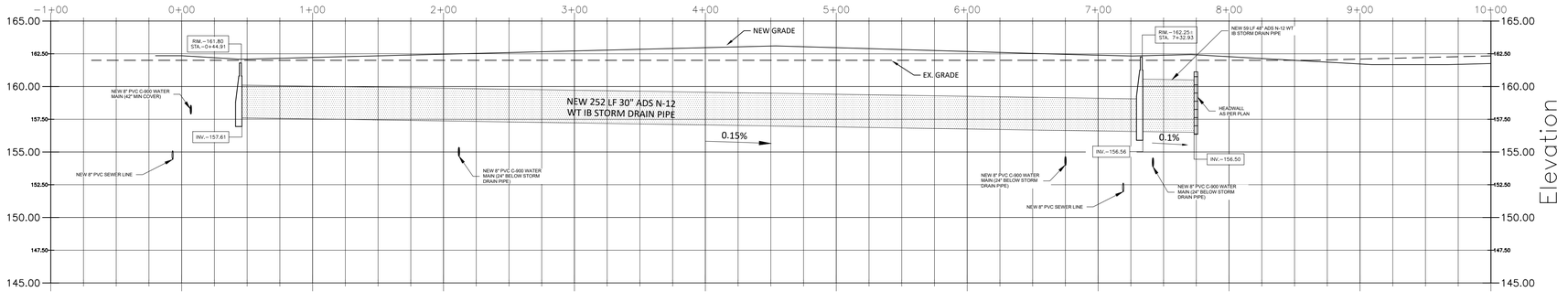
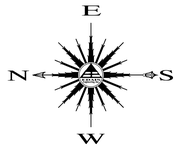




SAN FRANCISCO STREET



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

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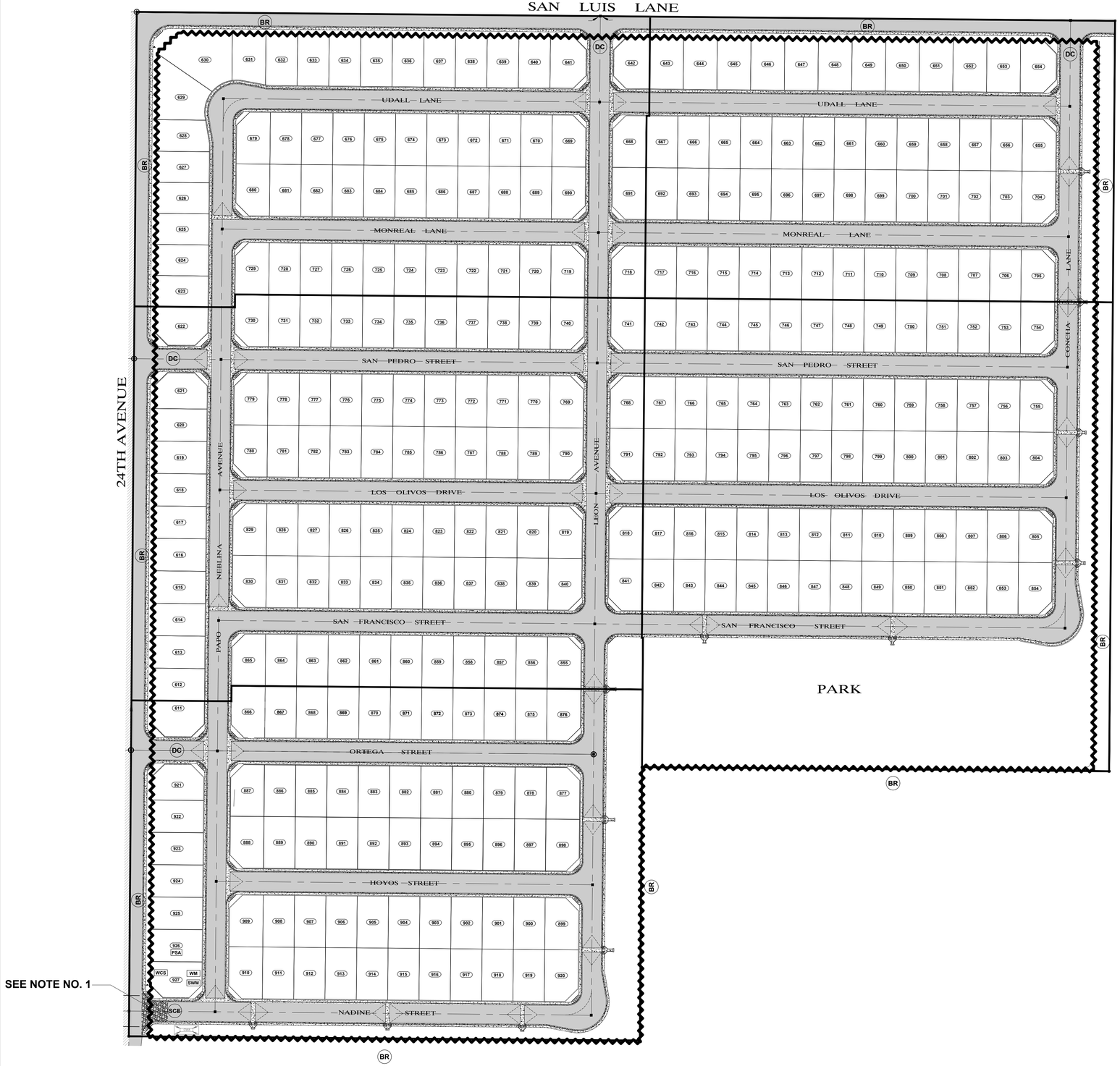
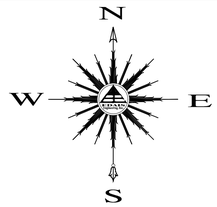
22





SCALE: 1"=100'

LEGEND

WCS	WATER USED TO COMPACT SOIL
CWA	CONCRETE WASH AREA
PSA	PROTECTED STORAGE AREA
SWM	SANITARY WASTE MANAGEMENT
WM	DUMPSTER FOR WASTE MANAGEMENT AND TRASH COLLECTION
SCE	STABILIZED CONSTRUCTION ENTRANCE
W.Z.S.	WORK ZONE IDENTIFICATION SIGN
DC	DUST CONTROL
BR	BERM
EW	EXISTING WALL

AREA

DISTURBED AREA = 74.8124 ACRES

FLOOD ZONE DESIGNATION

THE PROPERTY IS LOCATED IN FLOOD PLAIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY THE FEMA FEDERAL INSURANCE RATE MAPS

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM THE 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.

NOTES

1. CONTRACTOR TO IMPLEMENT EFFECTIVE CONTROL MEASURES TO MINIMIZE TRACKING OF SEDIMENTS, DEBRIS AND OTHER POLLUTANTS FROM VEHICLES AND EQUIPMENT LEAVING THE SITE DURING CONSTRUCTION. EXACT PLACEMENT, DURING VARIOUS PHASES OF CONSTRUCTION, TO BE DETERMINED BY THE CONTRACTOR.

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

REVISIONS	

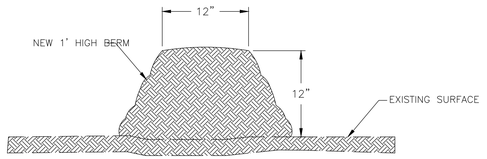
STORMWATER POLLUTION PREVENTION PLAN

LOS MEZQUITES UNIT 4 AND LOS MEZQUITEZ UNIT 5

EDAIS Engineering, Inc.
3075 S. Ave. 48
Yuma, Arizona 85365
najeh@Edaisgroup.com (928) 344-3566
www.edaisengineering.com

Registered Professional Engineer
26844
NAJEH K. EDAIS
Date Signed 09/24
ARIZONA, U.S.A.
EXPIRES 3/31/26

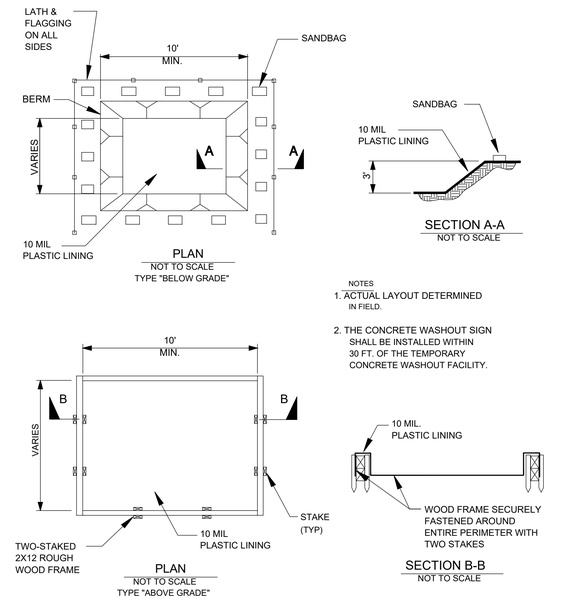
DATE: APR-2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER: 23



BR

BERM

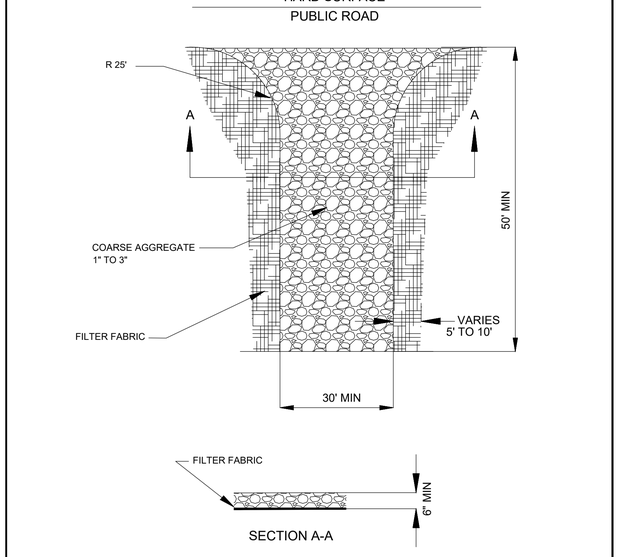
NTS



CWA

CONCRETE WASH AREA

NTS



SCE

STABILIZED CONSTRUCTION EXIT/ENTRANCE

NTS

WZS

YUMA COUNTY WORK ZONE IDENTIFICATION SIGN

NTS

CONSTRUCTION NOTES

1. AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL ROUGH GRADE SITE.
2. CONTRACTOR SHALL PREVENT ANY SILTATION FROM ENTERING ANY STORM SEWER SYSTEM. ALL INLETS & INLET OPENINGS SHALL BE FULLY ENCIRCLED WITH SILT FENCE DURING AND AFTER CONSTRUCTION OF INLET.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES ESPECIALLY BEFORE ANY PREDICTABLE RAIN.
5. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE; AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. THIS PLAN IS INTENDED TO BE UPDATED BY A QUALIFIED PERSON AS CONSTRUCTION ACTIVITIES PROCEED. METHODS OF EROSION CONTROL SHALL BE TAKEN FROM "DRAINAGE DESIGN FOR MARICOPA COUNTY, ARIZONA, VOLUME III EROSION CONTROL".
6. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
8. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. ALL EXISTING STRUCTURES, FENCING, TREES, AND ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
11. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
12. CONTRACTOR TO IDENTIFY ON PLAN AREAS THAT HAVE REACHED FINAL STABILIZATION.

REVISIONS

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STORM WATER POLLUTION PREVENTION PLAN DETAILS

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Registered Professional Engineer
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ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE: APR 2024
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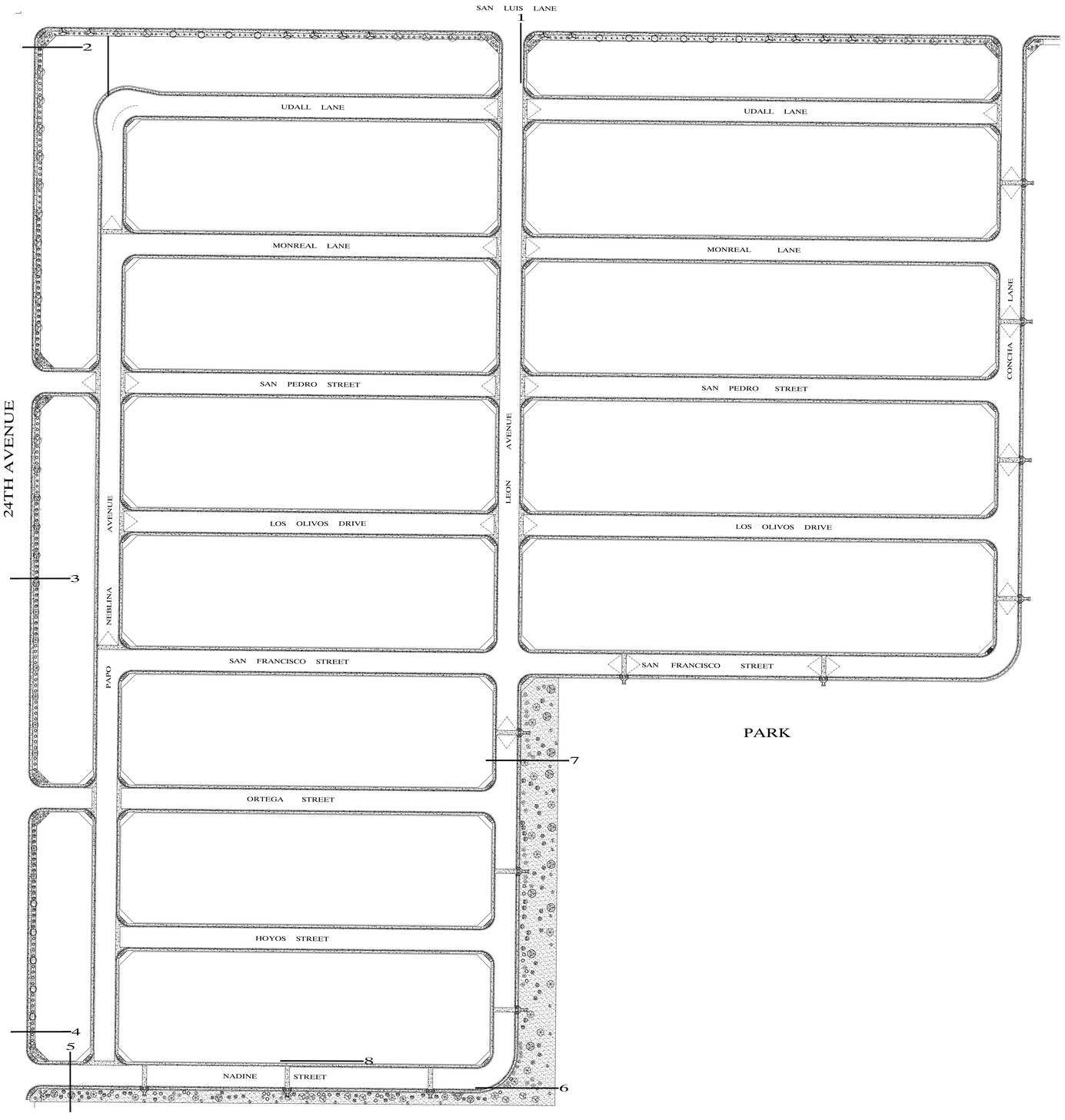
SHEET NUMBER 24



N

W E

S

SCALE: 1"=100'

LANDSCAPE LEGEND

TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Live oak	Quercus Fusiformas	24 box
	Red Pistach	Pistacia Chnensis	24 box
	Mulga	Acacia Anura	24 box
	Red Push	Red Pistacha Chinensis	24 box
	Elm	Ulmus Parviflora	24 box

SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Arizona Yellow Bells	Techoma Stans	5 Gal.
	Yellow Lantana Bush	Lantana Camara	5 Gal.
	Red Yucca	Hesperaloe Parviflora	5 Gal.
	Perrys Agave	Perri Huachucensis	5 Gal.
	Choral Fountain	Russelia Equoiseformis	5 Gal.
	Red Bird of paradise	Caesalpinia Pulcberimma	5 Gal.

HARDSCAPES

3/4"White Rose

NOTE:
ALL TREES TO BE STANDARD TRUNK

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

REVISIONS

SOUTHWEST PREMIUM LANDSCAPE IRRIGATION CONSULTING SERVICES
PO BOX 25414
941-0503
JSALARRY@AOL

LANDSCAPE

LOS MEZQUITES UNIT 4
AND
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Civil Engineering Consultants
3075 S. Ave. 4E
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ralph@Edaisgroup.com
www.edaisengineering.com

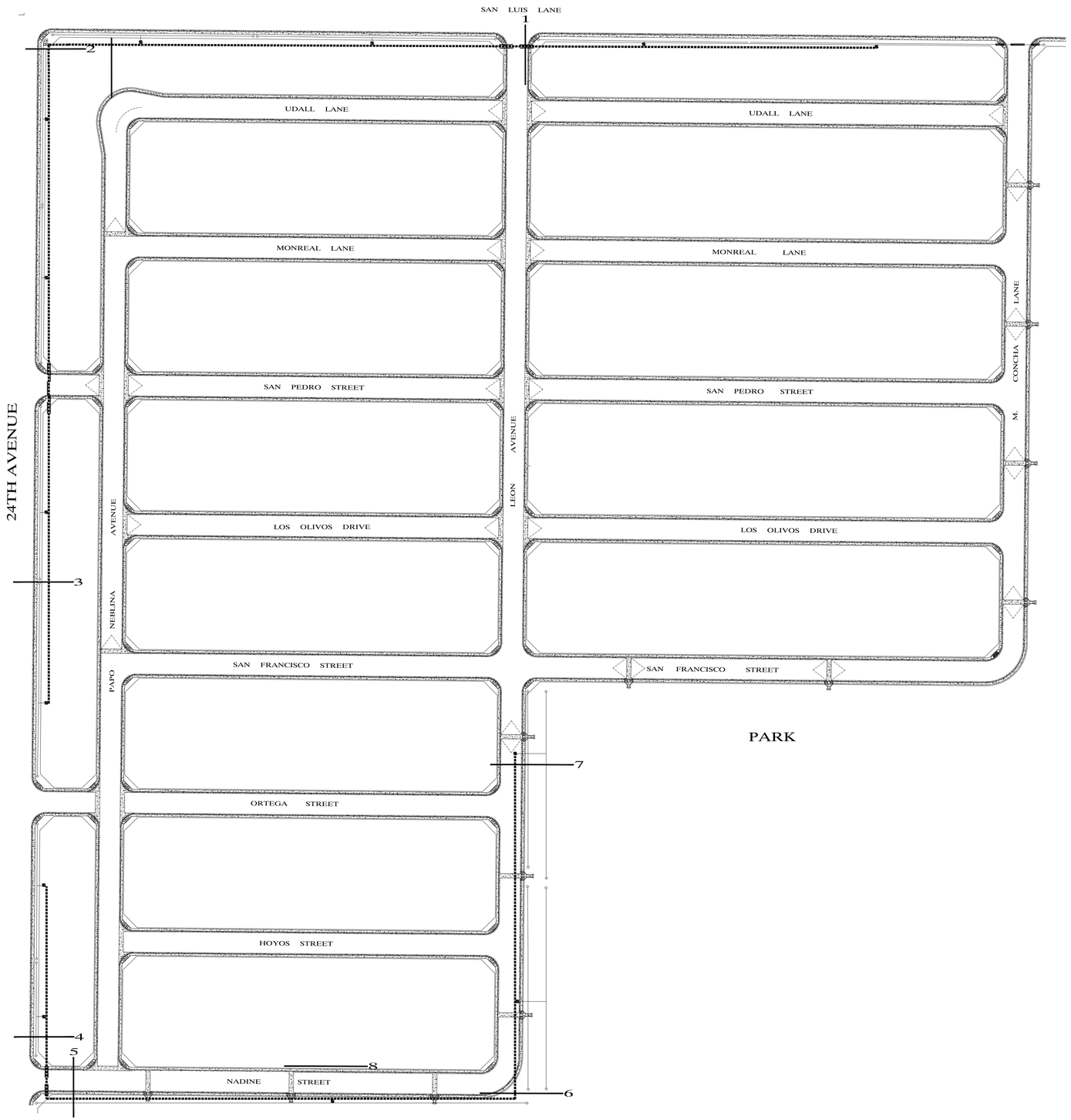
DATE:
APR 2024

DRAWN:
LPR

CHECKED:
NKE

PROJECT:
21-028

SHEET NUMBER
L1.1



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W E

S

SCALE: 1"=100'

IRRIGATION LEGEND

SYMB	DESCRIPTION	MANUFACTURER	MODEL
M	WATER METER	SEE CIVIL	11/2" MINIMUM
	11/2"BACK FLOW	FEBCO	785 PVB
	WITH SLAB & ENCLOSURE	GAURDSHACK	GS-SERIES
	CONTROLLER(PEDISTAL)	HUNTER (SOLAR)	PRO C
	1" DRIP ASSEMBLY	HUNTER	SEE DETAILS
	1" VALVE	HUNTER	ICV
	VALVE BOX	CARSON	TAN STANDARD
◇	FLUSH OUT	SEE DETAILS	

SLEEVE

11/2"SCH 40 MAIN LINE

1" CL200 DRIP LATERAL

IRRIGATION NOTES

1. CONTRACTOR RESPONSIBLE FOR FULL AND EFFICIENT COVERAGE
2. VERIFY PRESSURE BEFORE LAY OUT MINIMUM PRESSURE 75 PSI AT MAINLINE
3. DRIP VALVE LOCATIONS ARE ONLY APPROXIMATE
4. DRIP VALVES NOT TO EXCEED 10 GPM LAWN VALVES NOT TO EXCEED N/A GPM
5. DRAWN FOR CLARITY ALL IRRIGATION TO BE INSTALLED IN LANDSCAPE AREA
6. SLEEVES DRAWN ARE ONLY FOR CONVIENCE CONTRACTOR RESPONSIBLE FOR ALL SLEEVES NECESSARY
7. ALL SLEEVES TO HAVE 18" COVER MINIMUM
8. IF BACKFILL MATERIAL HAS DEBRIS LARGER THAN 1"SHADE WITH MORTAR SAND 4" ABOVE
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13. 1/2" DRIP LINE AND EMITTER S ARE NOT SHOWN ON PLANS REFER DETAIL D-3 D- 16

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JSALARRY@AOL

IRRIGATION

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

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najeh@Edaisgroup.com (928) 344-3566
www.edaisengineering.com

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CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER
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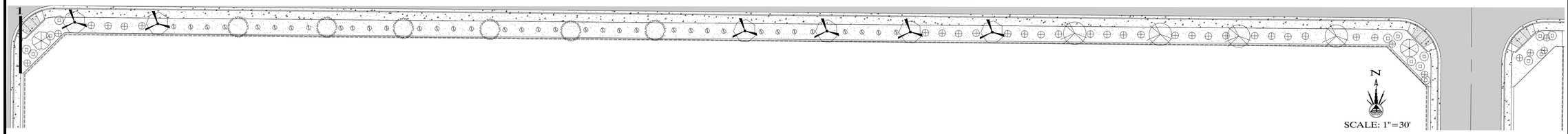

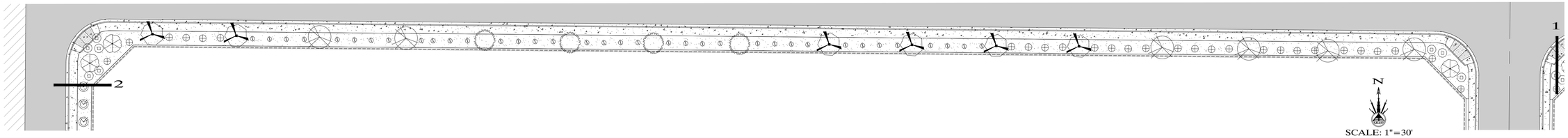

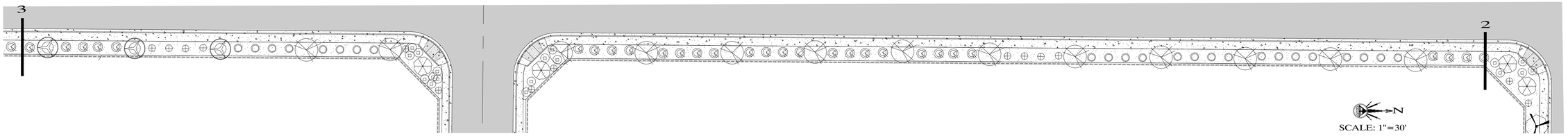

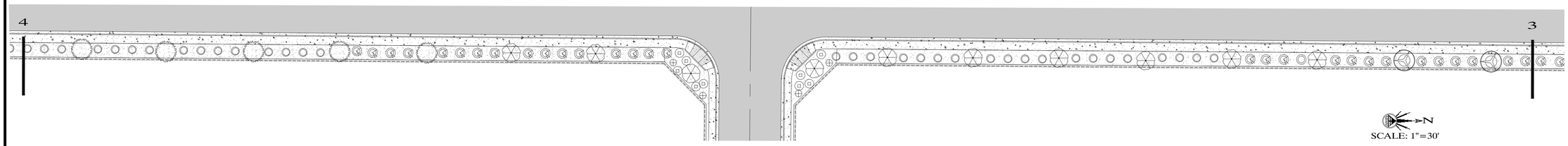

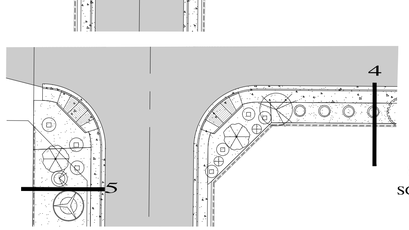

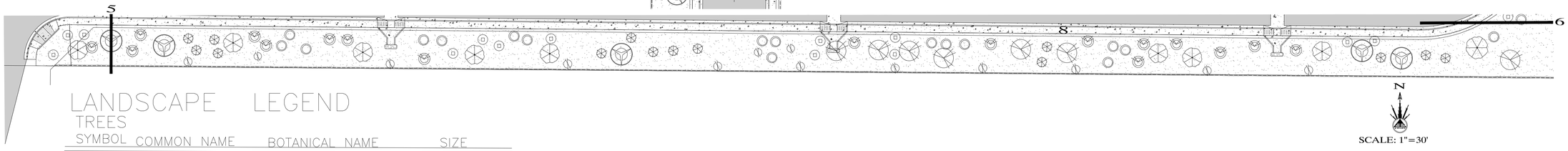

LANDSCAPE LEGEND

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	Red Bird of paradise	Caesalpinia Pulcberimma	5 Gal.

HARDSCAPES

3/4"White Rose

NOTE:
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REVISIONS

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JSALARRY@AOL

LANDSCAPING

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AND
LOS MEZQUITES UNIT 5

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3075 S. Ave. 48
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PROJECT: 21-028
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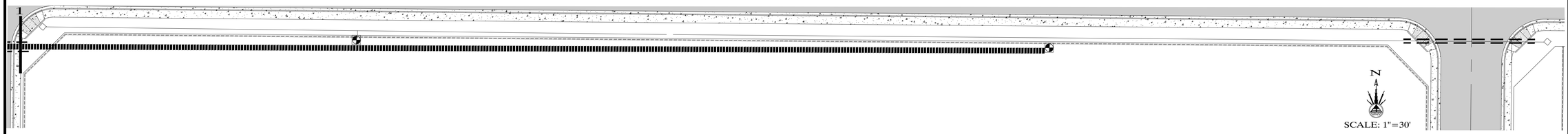
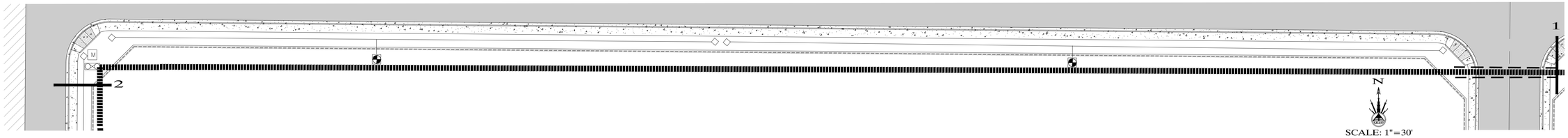
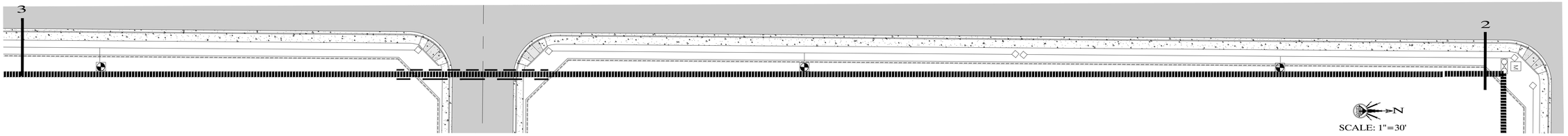
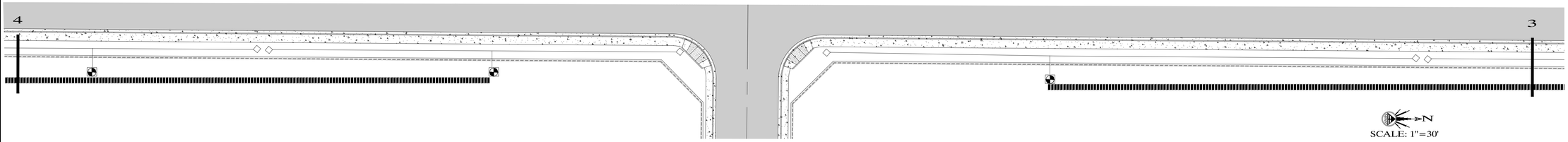
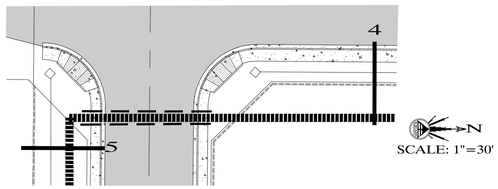
L1.3

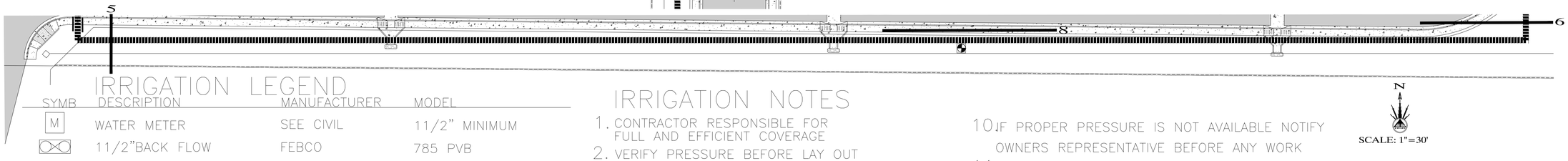












IRRIGATION LEGEND

SYMB	DESCRIPTION	MANUFACTURER	MODEL
M	WATER METER	SEE CIVIL	11/2" MINIMUM
	11/2"BACK FLOW	FEBCO	785 PVB
	WITH SLAB & ENCLOSURE	GAURDSHACK	GS-SERIES
C	CONTROLLER(PEDISTAL)	HUNTER (SOLAR)	PRO C
	1" DRIP ASSEMBLY	HUNTER	SEE DETAILS
	1" VALVE	HUNTER	ICV
	VALVE BOX	CARSON	TAN STANDARD
	FLUSH OUT	SEE DETAILS	

SLEEVE

11/2"SCH 40 MAIN LINE

1" CL200 DRIP LATERAL

IRRIGATION NOTES

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IRRIGATION

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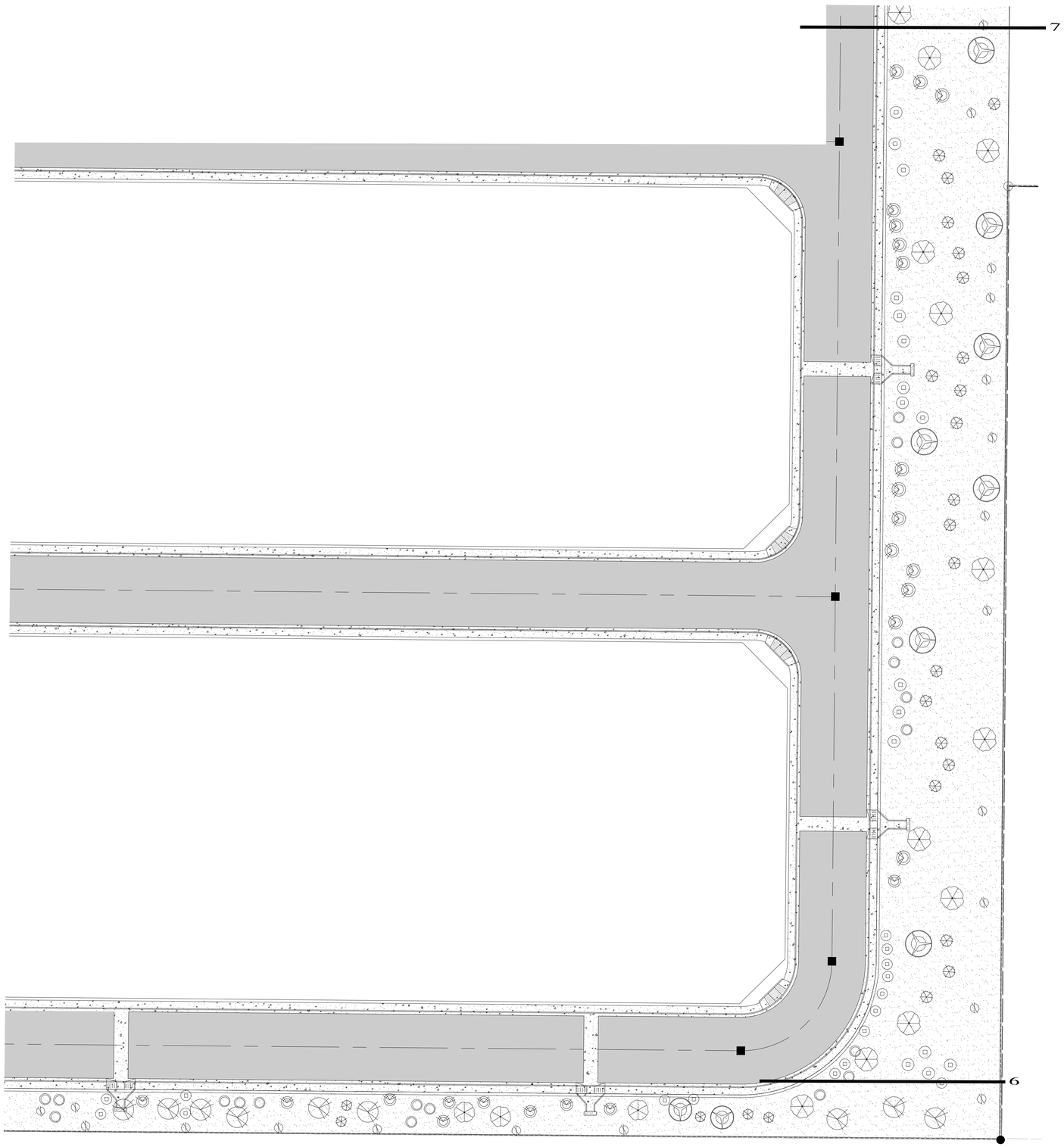

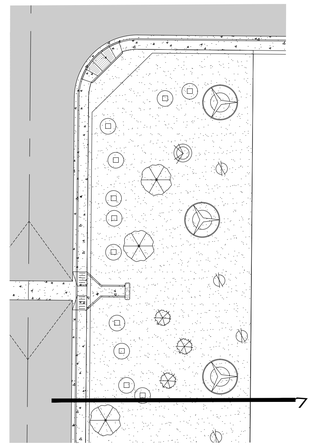

N
W E
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SCALE: 1"=30'

LANDSCAPE LEGEND

TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Live oak	Quercus Fusiformas	24 box
	Red Pistach	Pistacia Chnensis	24 box
	Mulga	Acacia Anura	24 box
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HARDSCAPES

3/4"White Rose

NOTE:
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LANDSCAPE

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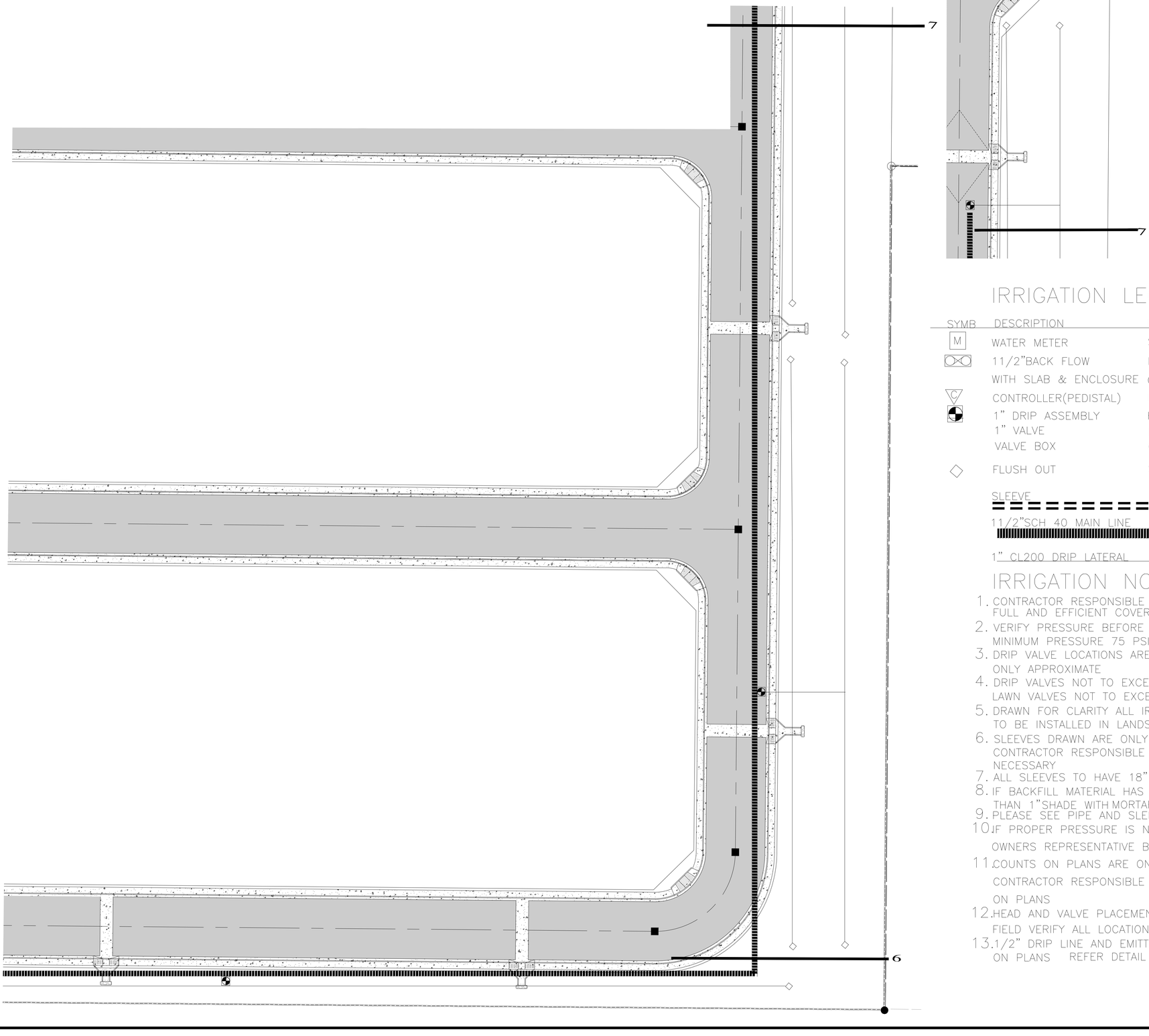

N
W E
S
SCALE: 1"=30'

IRRIGATION LEGEND

SYMB	DESCRIPTION	MANUFACTURER	MODEL
M	WATER METER	SEE CIVIL	11/2" MINIMUM
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	WITH SLAB & ENCLOSURE	GAURDSHACK	GS-SERIES
C	CONTROLLER(PEDISTAL)	HUNTER (SOLAR)	PRO C
	1" DRIP ASSEMBLY	HUNTER	SEE DETAILS
	1" VALVE	HUNTER	ICV
	VALVE BOX	CARSON	TAN STANDARD
	FLUSH OUT	SEE DETAILS	

SLEEVE

11/2"SCH 40 MAIN LINE

1" CL200 DRIP LATERAL

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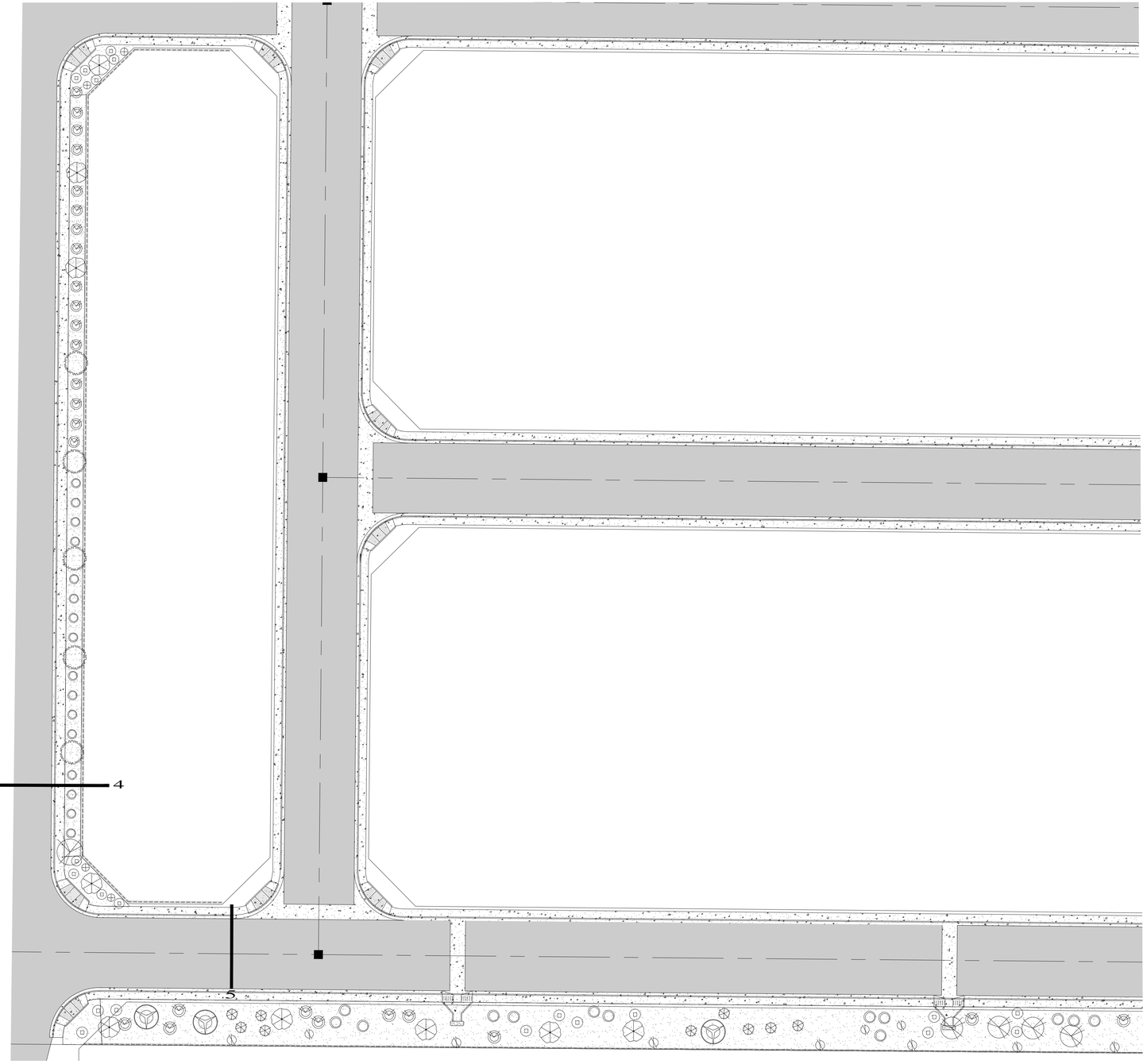
JSALARRY@AOL

IRRIGATION

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
3075 S. Ave. 48
Yuma, Arizona 85365
(928) 344-3500
najeb@Edaisgroup.com
www.edaisengineering.com

DATE: APR 2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER
L1.6



N

W E

S

SCALE: 1"=30'

LANDSCAPE LEGEND

TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Live oak	Quercus Fusiformas	24 box
	Red Pistach	Pistacia Chnensis	24 box
	Mulga	Acacia Anura	24 box
	Red Push	Red Pistacha Chinensis	24 box
	Elm	Ulmus Parviflora	24 box

SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Arizona Yellow Bells	Techoma Stans	5 Gal.
	Yellow Lantana Bush	Lantana Camara	5 Gal.
	Red Yucca	Hesperaloe Parviflora	5 Gal.
	Perrys Agave	Perri Huachucensis	5 Gal.
	Choral Fountain	Russelia Equoiseformis	5 Gal.
	Red Bird of paradise	Caesalpinia Pulcberimma	5 Gal.

HARDSCAPES

3/4"White Rose

NOTE:
ALL TREES TO BE STANDARD TRUNK

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

REVISIONS

SOUTHWEST DESIGNWORKS
LANDSCAPE IRRIGATION CONSULTING SERVICES
PO BOX 25414
941-0503
JSALARRY@AOL

LANDSCAPE

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

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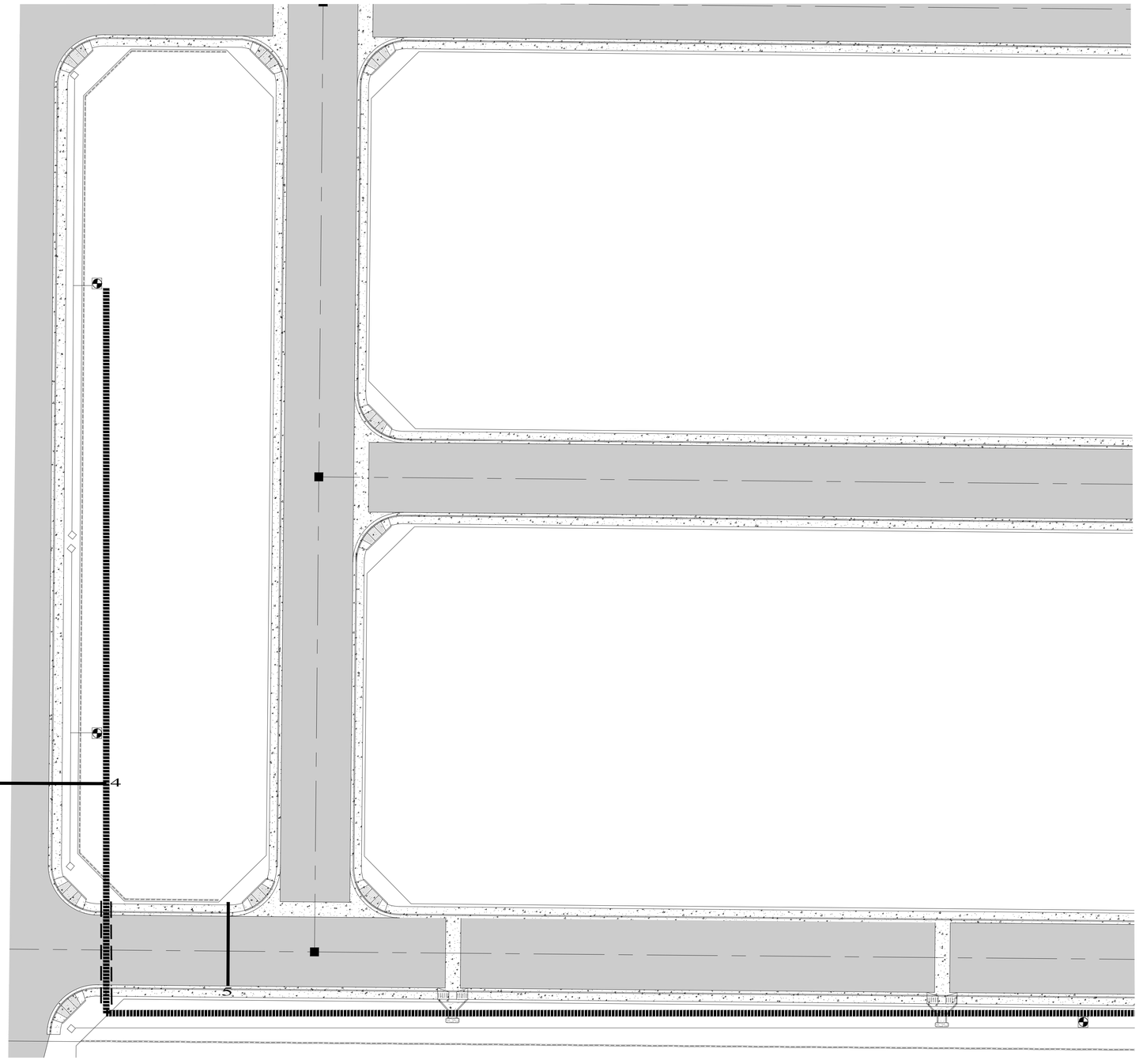

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W E

S

SCALE: 1"=30'

IRRIGATION LEGEND

SYMB	DESCRIPTION	MANUFACTURER	MODEL
M	WATER METER	SEE CIVIL	11/2" MINIMUM
	11/2"BACK FLOW	FEBCO	785 PVB
	WITH SLAB & ENCLOSURE	GAURDSHACK	GS-SERIES
C	CONTROLLER(PEDISTAL)	HUNTER (SOLAR)	PRO C
	1" DRIP ASSEMBLY	HUNTER	SEE DETAILS
	1" VALVE	HUNTER	ICV
	VALVE BOX	CARSON	TAN STANDARD
◇	FLUSH OUT	SEE DETAILS	

SLEEVE

11/2"SCH 40 MAIN LINE

1" CL200 DRIP LATERAL

IRRIGATION NOTES

1. CONTRACTOR RESPONSIBLE FOR FULL AND EFFICIENT COVERAGE
2. VERIFY PRESSURE BEFORE LAY OUT MINIMUM PRESSURE 75 PSI AT MAINLINE
3. DRIP VALVE LOCATIONS ARE ONLY APPROXIMATE
4. DRIP VALVES NOT TO EXCEED 10 GPM LAWN VALVES NOT TO EXCEED N/A GPM
5. DRAWN FOR CLARITY ALL IRRIGATION TO BE INSTALLED IN LANDSCAPE AREA
6. SLEEVES DRAWN ARE ONLY FOR CONVIENCE CONTRACTOR RESPONSIBLE FOR ALL SLEEVES NECESSARY
7. ALL SLEEVES TO HAVE 18" COVER MINIMUM
8. IF BACKFILL MATERIAL HAS DEBRIS LARGER THAN 1"SHADE WITH MORTAR SAND 4" ABOVE
9. PLEASE SEE PIPE AND SLEEVING DETAILS
10. IF PROPER PRESSURE IS NOT AVAILABLE NOTIFY OWNERS REPRESENTATIVE BEFORE ANY WORK
11. COUNTS ON PLANS ARE ONLY FOR A CONVIENCE CONTRACTOR RESPONSIBLE FOR PLANTS ON PLANS
12. HEAD AND VALVE PLACEMENT ARE ONLY DIAGRMATIC FIELD VERIFY ALL LOCATIONS
13. 1/2" DRIP LINE AND EMITTER S ARE NOT SHOWN ON PLANS REFER DETAIL D-3 D- 16

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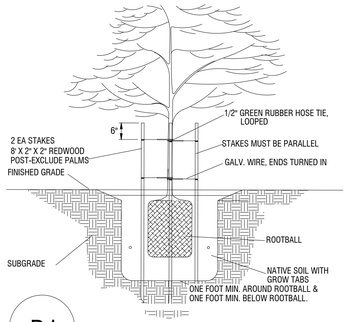
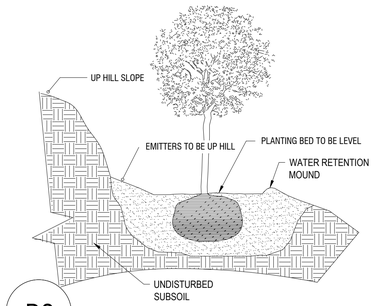
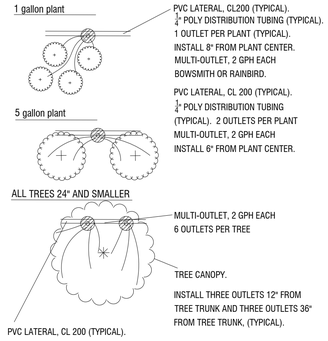


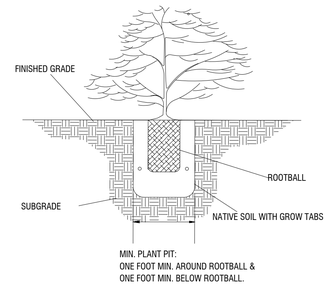
D1 TREE PLANTING



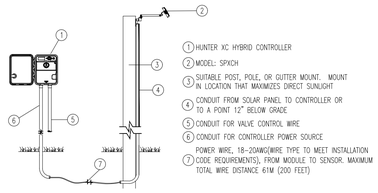
D2 PLANTED ON SLOPE



D3 EMITTER PLACEMENT

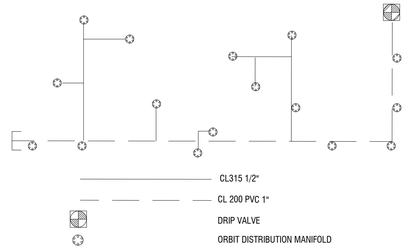


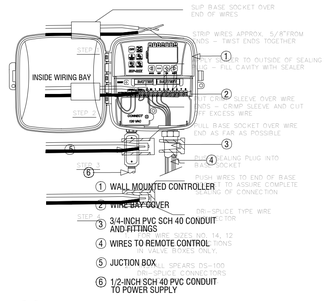
D4 SHRUB PLANTING



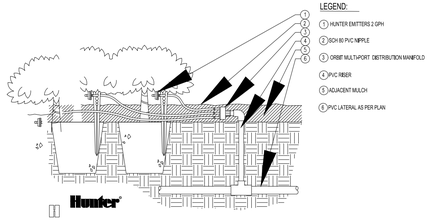
D5 SOLAR PANEL FOR XC HYBRID

Hunter® IRRIGATION DETAIL

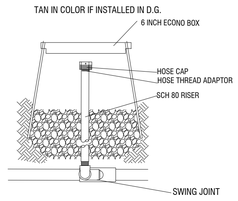




D6 TYPICAL CONTROLLER

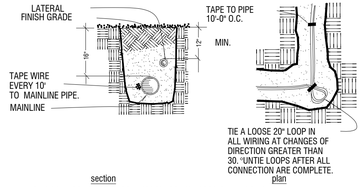


D7 MULIT-PORT MANIFOLD



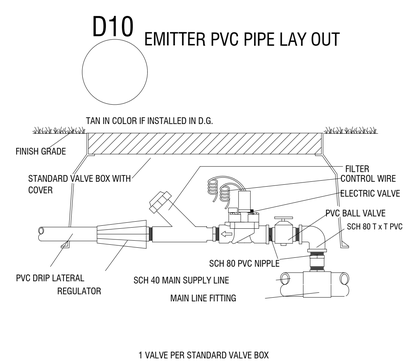
D8 FLUSH OUT

NOTE:
- WIRE SHALL BE INSTALLED PER LOCAL CODE.
- TRENCHES TO BE COMPACTED TO MATCH ADJACENT DENSITIES.
- SITE LIGHTING MAY USE COMMON TRENCH.
- MAINLINE PIPE AND WIRE DEPTH TO BE 24"



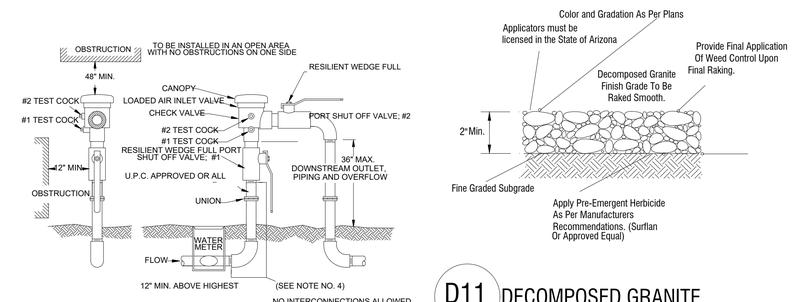
WHEN ROCKY SOILS ARE ENCOUNTERED, CONTRACTOR SHALL REMOVE ALL ROCK OR DEBRIS GREATER THAN 1" DIA. FROM TRENCHES AND BED PIPE IN SCREENED MATERIAL.|" MINUS DECOMOSED GRANITE OR SAND TO PROTECT PIPE AND WIRING (6" MINIMUM DEPTH).

D9 PIPE AND WIRE TRENCHING

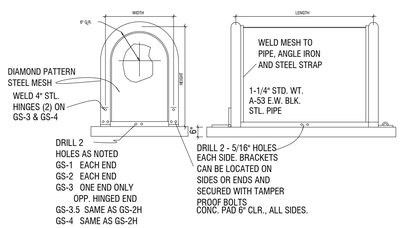


1 VALVE PER STANDARD VALVE BOX

D10 EMITTER PVC PIPE LAY OUT



D11 DECOMPOSED GRANITE



D12 GARDSHACK ENCLOSURE

size (pipe)	class	gpm	sleeve size
1/2"	SCH 40	0-5	2"
3/4"	SCH 40	6-10	2"
1"	SCH 40	11-15	2"
1-1/4"	SCH 40	16-25	3"
1-1/2"	SCH 40	26-35	3"
2"	SCH 40	36-50	4"
2-1/2"	CL160	51-75	6"
3"	CL160	76-100	6"
4"	CL160	101-190	10"
WIRING	SCH 40	1-26 WIRES	2" MIN.

ALL MAINLINE FITTINGS 3" AND LARGER SHALL BE DUCTILE IRON, ALL OTHER MAINLINE FITTINGS SHALL BE SCH. 40.

ALL MAINLINE INTERSECTIONS (45 , 90 , ECT.) SHALL HAVE THRUST BLOCKS PER MANUFACTURER'S RECOMMENDATIONS. USE MECHANICAL FITTINGS ON TEES, FOR 3" AND LARGER MAINLINE.

SLEEVE SIZE IS FOR SINGLE PIPE RUNS.

SLEEVE ALL WIRE SEPERATE FROM WATER LINES, UNDER PAVING.

ALL SOLVENT WELD MAINLINE FITTINGS SHALL BE SCHEDULE 40.

D13 PIPE AND SLEEVE SIZING

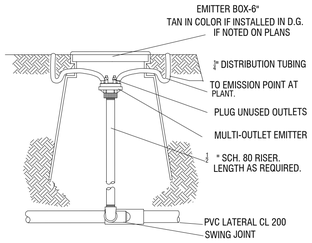
D14 DRIP VALVE

NOTES
1. A permit is required before installing or replacing a backflow assembly. Permits are obtained at the Department of Community Development.
2. A list of approved backflow assemblies are available from the , Utilities Department Pretreatment
3. The P.V.B. shall be installed outside, above ground, as close to the water meter as possible. The P.V.B. shall be located on private property unless otherwise authorized.
4. There shall be no other piping connected to the piping between the water meter and the backflow assembly except for parallel assembly installations.
5. Installations shall meet all current uniform plumbing codes in addition to the City building codes.
6. Installations shall be left exposed until inspected and approved by the City.
7. If this unit is installed to serve a retention basin, this unit shall be placed a minimum of 12" (36" maximum) above the flood rim of the retention basin.
8. Protective cages are optional and will meet clearance, access and drainage requirements.
9. It is recommended that backflow assemblies be protected from the elements. Care shall be taken to ensure that the protection does not hinder the assembly's operation.
10. All backflow units are to be tested by a certified professional prior to final approval. Backflow units shall be tested on an annual basis.
11. The installation of a pressure vacuum breaker assembly can cause a closed system. Consult with the City Building Official for pressure relief valves, thermal expansion or other needed requirements.
12. P.V.B.'s may be maintained under constant pressure and have shutoff valves downstream but there shall be no means of imposing back pressure on the P.V.B. from any other source.
13. P.V.B.'s shall only be approved for irrigation system service protection unless otherwise authorized.

SPECIAL NOTE

FOR THE CITY SAN LUIS
ALL FITTINGS, VALVES,PIPE AND UNIONS WILL BE COPPER

D15 PRESSURE VACUME BREAKER



IF NOTED ON PLANS

D16 MULTI EMITTER

MAINTENANCE AND GUARANTEE

1. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE DESIGNER OR OWNER'S REP. SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE.
3. CONTRACTOR SHALL NOTIFY OWNER A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
4. PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
5. PROVIDE ONE YEAR(FROM ACCEPTANCE DATE) UNCONDITIONAL WARRANTY FOR THE IRRIGATION SYSTEM.

REVISIONS

SOUTHWEST LANDSCAPE CONSULTING SERVICES
PO BOX 25414
941-0505
JSALARRY@AOL

INSTALLATION DETAILS

LOS MEZQUITES UNIT 4 AND LOS MEZQUITES UNIT 5

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IRRIGATION NOTES

1. CONTRACTOR TO FIELD VERIFY DRAWINGS PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIALS AND NOTIFY LANDSCAPE DESIGNER OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE DESIGNER, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE SYSTEM.
2. ALL MATERIALS USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURE'S SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE DESIGNER.
3. IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 70 PSI.
4. CONTRACTOR TO FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
5. 120 VOLT SERVICE BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR RESPONSIBLE FOR POWER CONNECTION TO CONTROLLER.
6. ALL CONTROL WIRES TO BE RED, ALL COMMON WIRES TO BE WHITE.
   ONE SET OF CONTROLLER KEYS TO BE GIVEN TO OWNER.
7. ALL 24 VOLT WIRE SHALL BE #14 UFL, DIRECT BURIAL, SOLID COPPER.
8. IRRIGATION CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. CONTRACTOR TO COORDINATE SLEEVING INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVES TO BE EXTENDED AT LEAST 1' BEYOND CONCRETE STRUCTURES.
9. ALL HARDSCAPE 5'-0" OR WIDER TO BE SLEEVED.
10. CONTRACTOR SHALL INSTALL ALL PIPING AND WIRING UNDER PAVED AREAS IN SLEEVES AS SHOWN ON PLANS. ALL WIRE SHALL BE SLEEVED SEPARATELY FROM PIPING.
11. IRRIGATION CONTRACTOR TO VERIFY EXISTING SLEEVES (SHOWN ON IRRIGATION PLAN) INSTALLED BY OTHER CONTRACTORS. COORDINATE INSTALLATION OF ADDITIONAL SLEEVES WITH GENERAL CONTRACTOR.
12. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPED AREAS (SOME LINES AND EQUIPMENT ARE SCHEMATIC).
13. LOCATE VALVE BOXES IN DECOMPOSED GRANITE NOT IN TURF, ADJACENT TO WALKWAYS AND CURBS WHENEVER POSSIBLE. BOXES IN D.G. TO BE TAN IN COLOR
14. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND EDGE OF ROOTBALL, WITHIN PLANT BASIN.
15. EMITTERS TO BE PLACED ON UP HILL SIDE OF PLANTS ON SLOPED PLANTING AREAS.
16. PRIOR TO OWNER APPROVAL, CONTRACTOR SHALL COMPLETE THE FOLLOWING:
    A. ALL IRRIGATION EQUIPMENT (INCLUDING PIPE LINES AND SLEEVES) TO BE DOCUMENTED FROM 2 STATIONARY POINTS.
    B. LABEL AND LAMINATE VALVE SCHEDULE, ATTACH TO INSIDE OF CONTROLLER.
    C. ALL IRRIGATION HEADS TO BE ADJUSTED TO THE PROPER HEIGHT.
    D. ALL SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE PROPER COVERAGE. AVOID SPRAY ON ALL HARDSCAPE AND STRUCTURES.
17. IRRIGATION CONTRACTOR SHALL PROVIDE 100% HEAD TO HEAD COVERAGE IN ALL TURF AREAS AT NO ADDITIONAL COST TO THE OWNER. FIELD ADJUST HEAD LOCATIONS AS REQUIRED. ACTUAL SITE CONDITIONS MAY VARY FROM DRAWINGS AND NECESSITATE ADJUSTMENT OF HEAD LAYOUT, AREA, NOZZLE OR QUANTITIES OF HEADS. CONTRACTOR SHALL ADJUST THE PERFORMANCE OF THE IRRIGATION SYSTEM FOR OPTIMUM
18. PLANT GROWTH BASED ON ACTUAL SITE CONDITIONS, INCLUDING SOIL TYPES, SLOPE OR OTHER VARIABLES THAT MAY DEVIATE FROM PROJECT PLANS. CONTACT SOUTHWEST DREAMWORKS OF ANY DISCREPANCIES BETWEEN PROJECT PLANS AND ACTUAL SITE CONDITION PRIOR TO INSTALLATION.
19. PERMANENTLY EMBOSS VALVE BOX LIDS TO CORRESPONDING CONTROLLER STATION NUMBER. LETTER HEIGHT SHALL BE 1" WITH ADDITIONAL LABELING AS FOLLOWS:
    FC = FLUSH CAP
    PR = PRESSURE REGULATOR
    QC = QUICK COUPLER
    GV = GATE VALVE
    J = WIRE "J" BOX
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE INSTALLATION OF THE FULLY AUTOMATED IRRIGATION SYSTEM PRIOR TO STARTING PLANTING. IF THE IRRIGATION SYSTEM IS INTERRUPTED FOR ANY REASON THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTINUE MANUAL WATERING OF ALL PLANT MATERIAL UNTIL THE IRRIGATION SYSTEM IS FULLY OPERATIVE.
21. THE CONTRACTOR SHALL PROVIDE, INSTALL AND HAVE TESTED ALL CONNECTIONS DOWN STREAM OF THE WATER METER AND BACKFLOW PREVENTER.
22. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING TO EACH PLANT EMITTER AS SPECIFIED AND DETAILED WHETHER OR NOT PIPING IS SHOWN ON PLANS.
23. REFER TO GENERAL CONSTRUCTION NOTES ON COVER SHEET FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

POSSIBLE ALL ELECTRIC CONTROL VALVES TO BE LOCATED IN SERIES ALONG THE MAIN WATERLINE. ALL VALVES WILL BE IN HEAVY DUTY, PLASTIC VALVE BOXES W/LIDS RAISED TO FINISH GRADE. ALL ELECTRIC VALVES SHALL BE BELOW THE SURFACE MIN. 6".

LANDSCAPE NOTES

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY THIS PHASE OF CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT ONLY AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET A.N.A. SPECIFICATIONS. THE LANDSCAPE DESIGNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. DOUBLE STAKE ALL SUPPLEMENTAL BOX TREES OUTSIDE ROOTBALL, SEE TREE STAKING DETAIL.
6. TREES SHALL BE A MINIMUM OF 4' FROM CURB , SHRUBS SHALL BE 3' OR MORE AWAY FROM CURBS OR WALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSINGS AS SHOWN AWAY FROM HARDSCAPE.
7. PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS.
8. NATIVE GRANULAR SOILS SHALL BE FINE GRADED AS TOPDRESSING AND RAKED UNIFORMLY ALONG CURBS, WALKS AND WALLS.
9. CONTRACTOR SHALL VERIFY ALL DESIGNATED N.A.O.S. AREAS AND ENSURE ALL AREAS ARE PROTECTED FROM CONSTRUCTION DISTURBANCE.
10. ALL PLANTING SHALL CONFORM TO THE HEIGHT REQUIREMENTS SPECIFIED FOR SIGHT VISIBILITY TRIANGLES. REFER TO C.O./ STANDARDS FOR SPECIFIED REQUIREMENTS. WHERE MULTIPLE JURISDICTION EXIST, THE MOST RESTRICTIVE SHALL APPLY.
11. GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY OWNER'S REPRESENTATIVE BEFORE LANDSCAPE BEGINS CONSTRUCTION.
12. FEATHER AND BLEND GRADE BETWEEN CONSTRUCTION AND NATIVE AREAS FOR SMOOTH TRANSITION.
13. REVIEW SALVAGE NATIVE PLANT MATERIAL INVENTORY PRIOR TO BEGINNING WORK TO VERIFY RESPONSIBILITY OF RELOCATION AND WARRANTY.
14. SAGUARO SHALL BE PLANTED TO THEIR ORIGINAL SOLAR ORIENTATION WITH (2) DRIP EMITTERS (SEE DETAIL). SAGUARO SHALL BE PLANTED STRAIGHT AND DEEP ENOUGH TO REQUIRE NO BRACING. RETURN TAGS TO OWNER.
15. NATIVE SALVAGED SAGUAROS SHALL BE PROTECTED FROM INJURY DURING TRANSPLANT AND SHALL BE WARRANTED FOR 6 MONTHS FROM FINAL ACCEPTANCE.
16. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS
17. REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.
18. CONTRACTOR SHALL APPLY PRE-EMERGENT HERBICIDE (TREFLANS OR APPROVED EQUAL) IN ALL AREAS NOT CONTAINING BERMUDA GRASS, PER MANUFACTURERS RECOMMENDATION. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO APPLICATION OF HERBICIDE.
19. HYDROSEED GRASS FOR NORMAL APPLICATION WITH TACKIFIER AND PAPER MULCH. A BRYLION TYPE SEEDER MAY BE USED. SEED 3LBS/ 1,000 SQ. FT. OF HYBRID BERMUDA. IF PLANTING OCCURS BETWEEN OCTOBER 1, AND MAY 1, USE 15 POUNDS OF WINTER RYE SEED/ 1,000 SQ. FT. FOR FOR SMALLER AREAS HAND RAKE AND COVER WITH 1/2" MULCH USE A GOOD PRE PLANT FERTILIZER, (16-20-20)

20..LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES FOR APPROVAL BY LANDSCAPE DESIGNER PRIOR TO DELIVERY.

REVISIONS

SOUTHWEST DREAMWORKS, LLC
LANDSCAPE IRRIGATION CONSULTING SERVICES
PO BOX 25414
941-0303
JSALARRY@AOL

INSTRUCTIONS AND NOTES

LOS MEZQUITES UNIT 4 AND LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
3075 S. Ave. 48
Yuma, AZ 85365
(928) 344-3566
www.edaisengineering.com

DATE: APR 2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER
L1.10

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **4. C.**

Meeting Date: 01/14/2025

Submitted By: Juan Tejeda, Associate Planner, Development Services, Planning & Zoning

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0865F. A request by Edais Engineering Inc., on behalf of Riedel Holdings LLC, for the approval of Los Mezquites Unit 5 subdivision final plat. The property is located east of 24th Avenue and south of Los Mezquites Unit 4 Subdivision in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2024-0865F

SUMMARY:

This subdivision will contain approximately 11.83 acres and will consist of 51 residential lots. The residential lots range in size from approximately 6,000 square feet to 6,375 square feet, being a portion of Assessor's Parcel Number 227-11-004. This location was originally planned for Los Mezquites Townhomes Unit 2.

GENERAL PLAN:

City Council approved Major Amendment Case No. 2021-0340 changing the land use designation to Medium Density Residential (MDR). The Major Amendment allowed the applicant to rezone the property to residential.

REZONING:

On March 13, 2024 City Council approved Rezoning Case No. 2023-0761, which rezoned this portion of the Assessor's Parcel Number 227-11-004 from Medium Density Residential (R1-6) to Medium-High Density Residential (R-2) for the purpose of developing a townhome subdivision. On December 11, 2024 City Council approved Rezoning Case No. 2024-0776 and Ordinance No. 458, which rezoned this portion of Assessor's Parcel Number 227-11-004 back to Medium Density Residential (R1-6).

DEVELOPMENT AGREEMENT:

This property is part of a development agreement that was approved by Resolution No. 2204, the term of the development agreement is for five (5) years. The development agreement approved includes the following conditions:

- Dedication of Right of Way. At present time owners shall dedicate appropriate right-of-way to the City along County 23 ½ Street and Avenue D ½ alignments in accordance with the updated standards for right-of-way as provided by the Public Works Department. Dedication of right of way on County 24th shall be 62 feet from the center of alignment and 130 feet within 300 feet of the intersection. Dedication of said right-of-way shall occur at such time and in such manner as required by the City in its sole discretion.
- Development of Improvements. At such time that any lot created by City Lot Split Case Number 2021-0387 or any lot within the Rezoning Case No. 2021-0693 is developed, public improvements, including but not limited to streets, roads, retention basins, utility extensions, utility

mains, including pumping stations, lift stations, force mains, traffic signalization, and other off-sitemains, including pumping stations, lift stations, force mains, traffic signalization, and other off-site public improvements will be made pursuant to City standards as may be required by the Public Works Director of City in his sole discretion. The location of such improvements and/or its development is not confined to the lot being developed but rather may be located on any portion of the entire Property that is the subject of this agreement.

- The owner agrees to make such dedications of property as may be needed or necessary for such development at the discretion of the Public Works Director. Such dedications and the development of such improvements as described above shall be a condition of the issuance of any building permit(s) or other use permit(s) for the development of any such lot or portion of such lot.
- Street Lights. At such time that any lot created by City Lot Split Case Number 2021-0387 or any lot within Rezoning Case No. 2021-0693 is developed, the Public Works Director may require, in his sole discretion, that the development of streetlights in the public right-of-way is needed or desired, the development of such street lighting in the manner and at the locations as may be determined by the Public Works Director, in his sole discretion, shall be a condition of the issuance of building permit(s) or other use permit(s) for the development of any such lot.
- Residential Development. The developer is requesting Rezoning Case No. 2021-0693 to change Assessor Parcel Number 227-11-004 and portion of parcel 227-11-005 to Medium Density Residential (R1-6) to allow for single-family development. At such time as any portion of the property is developed with single-family homes, the development will be of lots no less in size of 6,000 square feet, amending the lot size requirement and removing the minimum home size on Resolution No. 933.
- Traffic Light Contribution. Any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the city the sum of $260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E.
- Waste Water Treatment Plant. The developer agrees to execute, record, and deliver such agreements, easements, and/or covenants, conditions, and restrictions that run with the land which is the subject of this development agreement for the benefit of the City of San Luis that will allow the real property of Developer that is the subject of this agreement to be used for fumes or odors from its wastewater treatment operations located at 358 N. Avenue D, and to waive any claims for any damages that might arise from wastewater treatment operations, whatsoever, and agree to indemnify and hold the City of San Luis and its officers, agents, and employees harmless from any and all claims, whatsoever, known or unknown, emanating from wastewater treatment operations including, but not limited to, claims arising from fumes or odors.
- Land Dedication for Park. The owner wishes to donate to the city, and the city agrees to accept from the Owner certain land within the Property, containing five (5) gross acres of buildable land in addition to the open space requirement. The owner agrees to convey to the City by executing a Deed, free and clear of all liens and encumbrances.
- Covenants, Conditions, and Restrictions. For any lot developed or to be developed as other than residential development, the Owner shall record a covenant, condition, and restriction to run with the land prohibiting the development and use of the property as a school, public or private, of any kind nature, or description.
- Special Taxing Districts. The owner agrees to agree to the formation of a street lighting improvement district, a community facilities district, and any enhanced municipal district needed.
- Regulations. The terms of this Agreement are in addition to City codes, rules, fees, and regulations that are applicable to this action.
- Buffer. The developer agrees to build an 8-foot cmu wall along the entire property line along the Detention Center and the East Waste Water Treatment Plant. Including as a buffer, a 30 feet wide green area, and the residential street, totaling 82 feet.

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for the review of the final plat for Los Mezquites Unit 5 Subdivision.

Staff recommends approval of Subdivision Case No. 2024-0865F with the following conditions:

1. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.
2. Developer must comply with all provisions and conditions of Ordinance No. 458.
3. Developer shall develop and construct any and all improvements needed and necessary for the signalization of the intersections at County 24th Street and Ave. E and County 23 ½ Street and Ave. E in accordance with the Public Works Standards of the City and the standards of the Arizona Department of Transportation, subject to the payback provisions of Section 15.10.130 (C) of the City Code.

RECOMMENDED MOTION:

I MOVE TO FORWARD SUBDIVISION CASE 2024-0865F TO THE CITY COUNCIL WITH RECOMMENDATION OF APPROVAL WITH CONDITIONS AS PRESENTED BY STAFF.

Attachments

PRESENTATION
LOCATION MAP
FINAL PLAT
IMPROVEMENT PLANS
ORDINANCE NO. 458
DEVELOPMENT AGREEMENT

PLANNING & ZONING COMMISSION

January 14, 2025

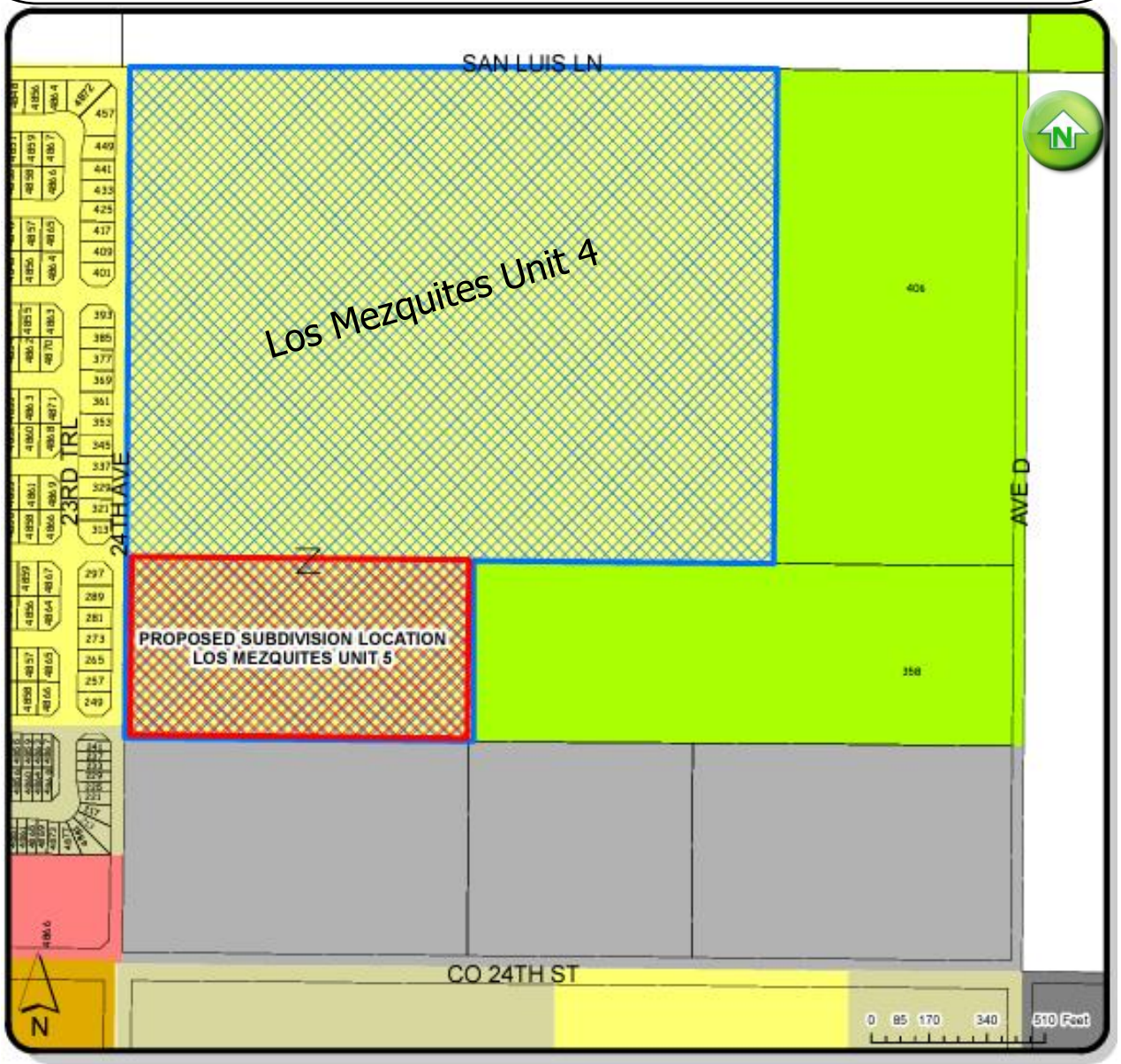
Subdivision Case Nos. 2024-0858P & 2024-0858F
Los Mezquites Unit 5 Subdivision
Preliminary and Final Plats

- Requests: Edais Engineering, Inc., representing Riedel Holdings, LLC, seeks approval of Los Mezquites Unit 5 subdivision Preliminary and Final Plats.

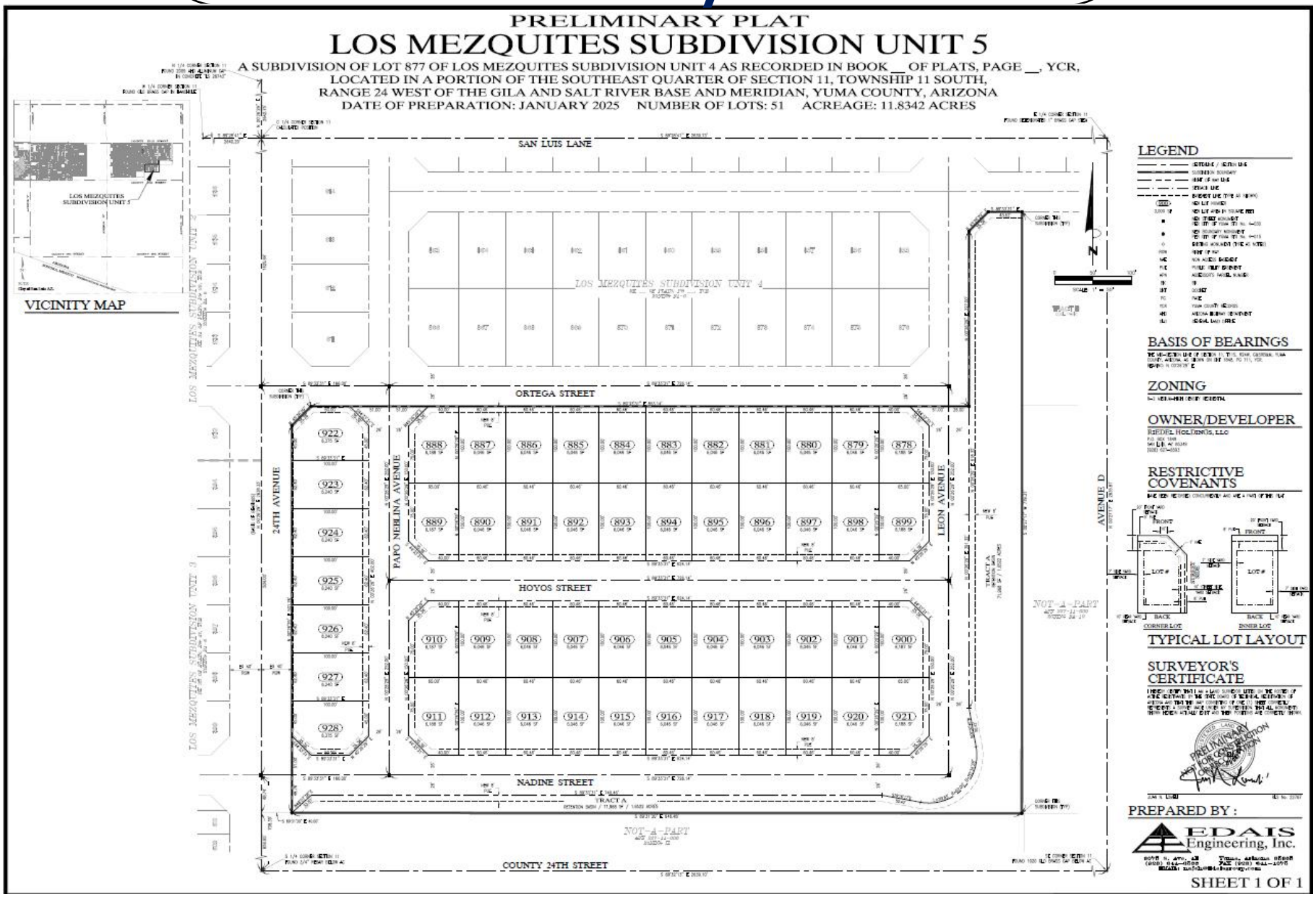
- Location: East of 24th Avenue, and South of Los Mezquites Unit 4 subdivision, San Luis, Arizona.

- Summary: This subdivision is approximately 11.83 acres in size and will consist of 51 residential lots. The residential lots range in size from approximately 6,000 square feet to 6,375 square feet, being a portion of APN 227-11-004.

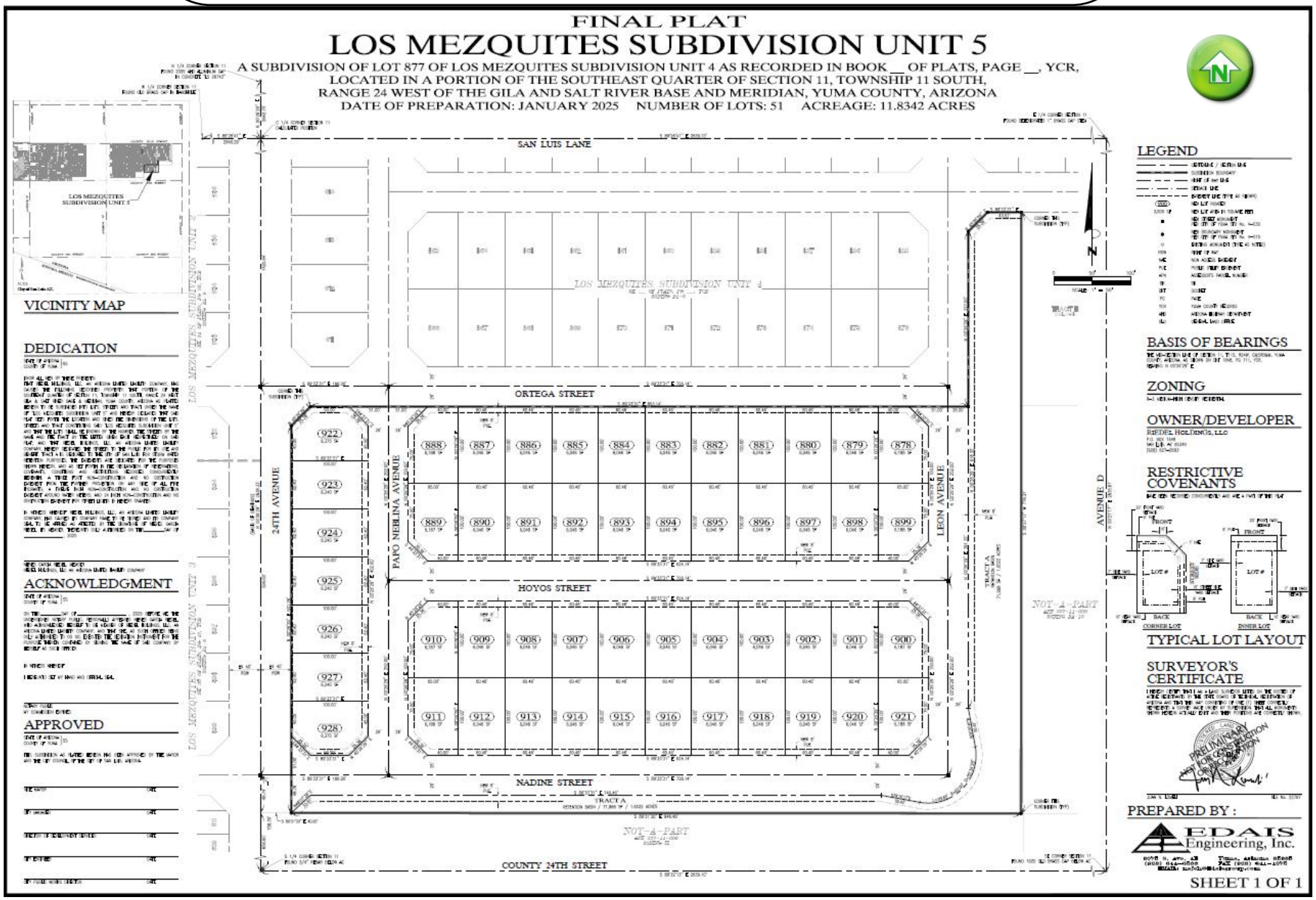
Los Mezquites Unit 5 Subdivision Preliminary and Final Plats



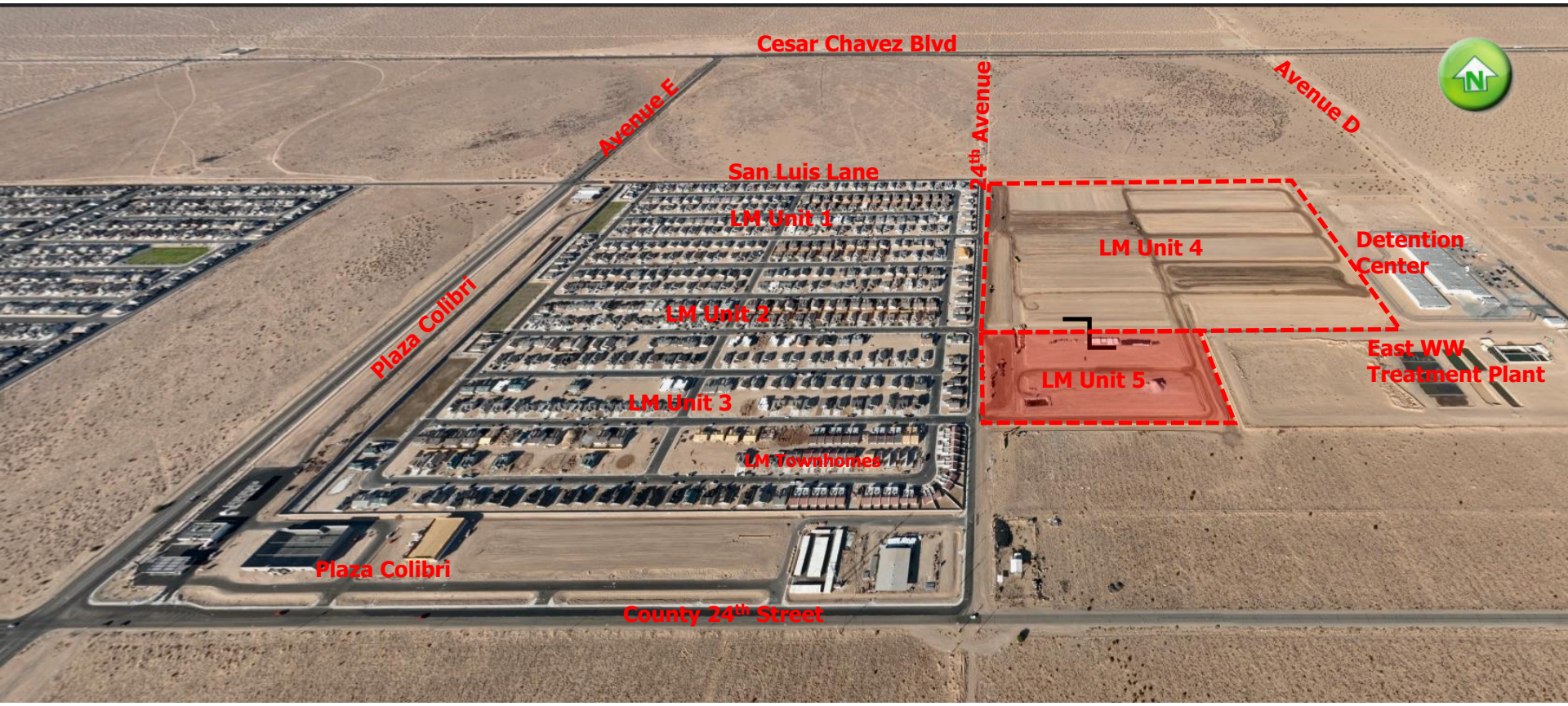
Los Mezquites Unit 5 Subdivision Preliminary Plat



Los Mezquites Unit 5 Subdivision Final Plat



Los Mezquites Unit 5 Subdivision
Preliminary & Final Plats



Looking east at subject property

Looking west from subject property

Looking south from subject property

Looking north from subject property

Los Mezquites Unit 5 Subdivision
Preliminary Plat

Staff recommends approval of Subdivision Case No. 2024-0858P with the following conditions:

1. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.

2. Developer must comply with all provisions and conditions of Ordinance No. 458.

Los Mezquites Unit 5 Subdivision Preliminary Plat

Staff recommends approval of Subdivision Case No. 2024-0858P with the following conditions: (cont.)

3. Developer shall develop and construct any and all improvements needed and necessary for the signalization of the intersections at County 24th Street and Ave. E and County 23 ½ Street and Ave. E in accordance with the Public Works Standards of the City and the standards of the ADOT, subject to the payback provisions of Section 15.10.130 (C) of the City Code.

Los Mezquites Unit 5 Subdivision
Final Plat

Staff recommends approval of Subdivision Case No. 2024-0858F with the following conditions:

1. Developer must comply with all provisions and conditions of the development agreement approved by Resolution No. 2204 and any amendments.

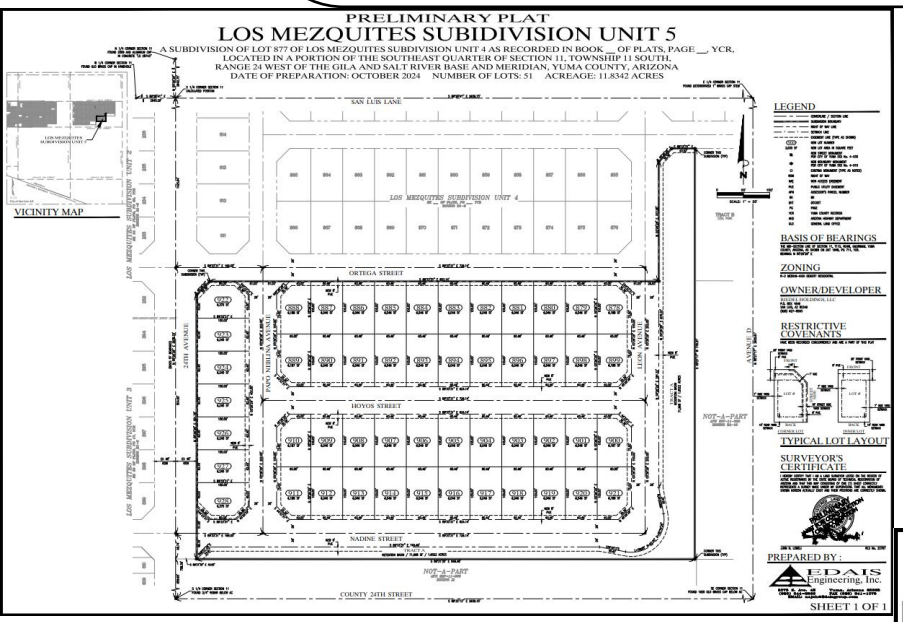
2. Developer must comply with all provisions and conditions of Ordinance No. 458.

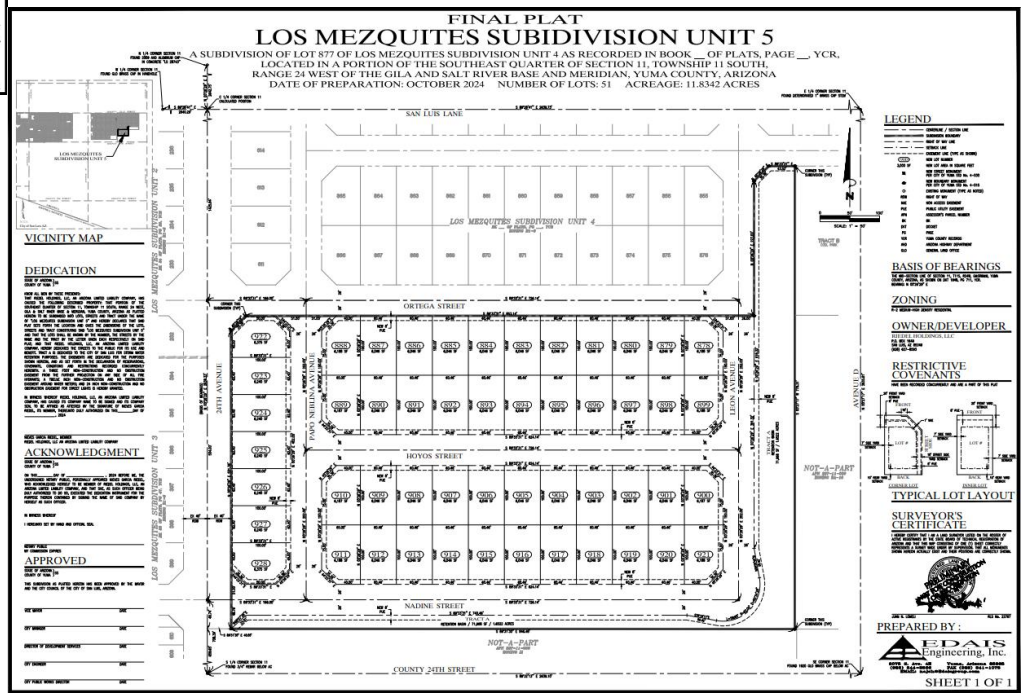
Los Mezquites Unit 5 Subdivision
Final Plat

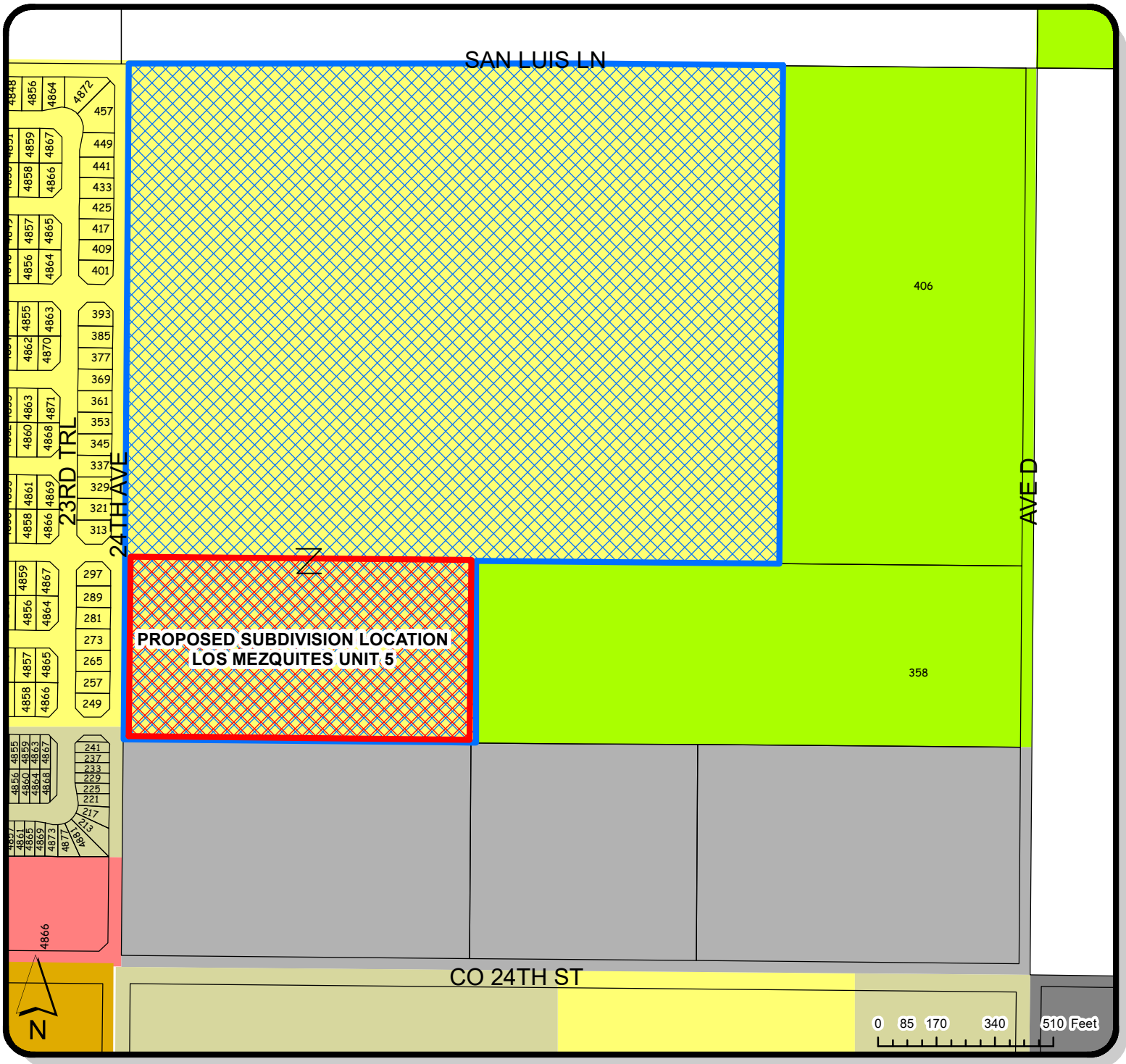
Staff recommends approval of Subdivision Case No. 2024-0858F with the following conditions: (cont.)

3. Developer shall develop and construct any and all improvements needed and necessary for the signalization of the intersections at County 24th Street and Ave. E and County 23 ½ Street and Ave. E in accordance with the Public Works Standards of the City and the standards of the ADOT, subject to the payback provisions of Section 15.10.130 (C) of the City Code.

Los Mezquites Unit 5 Subdivision
Preliminary and Final Plats







LOCATION MAP

LOCATION OF SUBJECT PROPERTY

- PARCEL ID: 227-11-004
- PROPOSED SUBDIVISION LOCATION

Legend

SINGLE RESIDENCE ZONING DISTRICTS
R1-6
RA-10

MULTIPLE RESIDENCE ZONING DISTRICTS
R-2
R-3

COMMERCIAL ZONING DISTRICTS
C-2

INDUSTRIAL ZONING DISTRICTS
LI
HI

SUBDIVISION

CASE #
2024-0858P
2024-0865F

DATE:
12/17/2024

PLANNING & ZONING

GIS

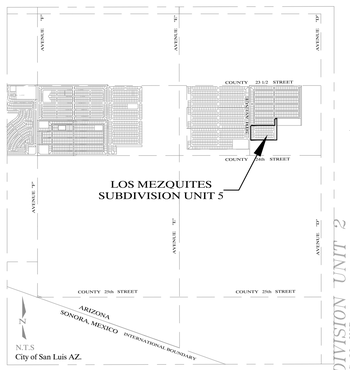
CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
JUAN TEJEDA

APPROVED BY:
JOSE A. GUZMAN

FINAL PLAT
LOS MEZQUITES SUBDIVISION UNIT 5

A SUBDIVISION OF LOT 877 OF LOS MEZQUITES SUBDIVISION UNIT 4 AS RECORDED IN BOOK __ OF PLATS, PAGE __, YCR,
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH,
RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA
DATE OF PREPARATION: JANUARY 2025 NUMBER OF LOTS: 51 ACREAGE: 11.8342 ACRES



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
COUNTY OF YUMA } SS

KNOW ALL MEN BY THESE PRESENTS:
THAT RIEDEL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA & SALT RIVER BASE & MERIDIAN, YUMA COUNTY, ARIZONA AS PLATTED HEREON TO BE SUBDIVIDED INTO LOTS, STREETS AND TRACT UNDER THE NAME OF "LOS MEZQUITES SUBDIVISION UNIT 5" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND TRACT CONSTITUTING SAID "LOS MEZQUITES SUBDIVISION UNIT 5" AND THAT THE LOTS SHALL BE KNOWN BY THE NUMBER, THE STREETS BY THE NAME AND THE TRACT BY THE LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT RIEDEL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES THE STREETS TO THE PUBLIC FOR ITS USE AND BENEFIT. TRACT A IS DEDICATED TO THE CITY OF SAN LUIS FOR STORM WATER RETENTION PURPOSES. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON, AND AS SET FORTH IN THE DECLARATION OF RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHER PROJECTION ON ANY SIDE OF ALL FIRE HYDRANTS; A TWELVE INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND WATER METERS; AND 24 INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FOR STREET LIGHTS IS HEREBY GRANTED.

IN WITNESS WHEREOF RIEDEL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS COMPANY NAME TO BE SIGNED AND ITS COMPANY SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF NIEVES GARCIA RIEDEL, ITS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS_____DAY OF _____, 2025

NIEVES GARCIA RIEDEL, MEMBER
RIEDEL HOLDINGS, LLC AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF YUMA } SS

ON THIS_____DAY OF _____, 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NIEVES GARCIA RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF RIEDEL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT SHE, AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE DEDICATION INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF SAID COMPANY BY HERSELF AS SUCH OFFICER.

IN WITNESS WHEREOF

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES

APPROVED

STATE OF ARIZONA }
COUNTY OF YUMA } SS

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

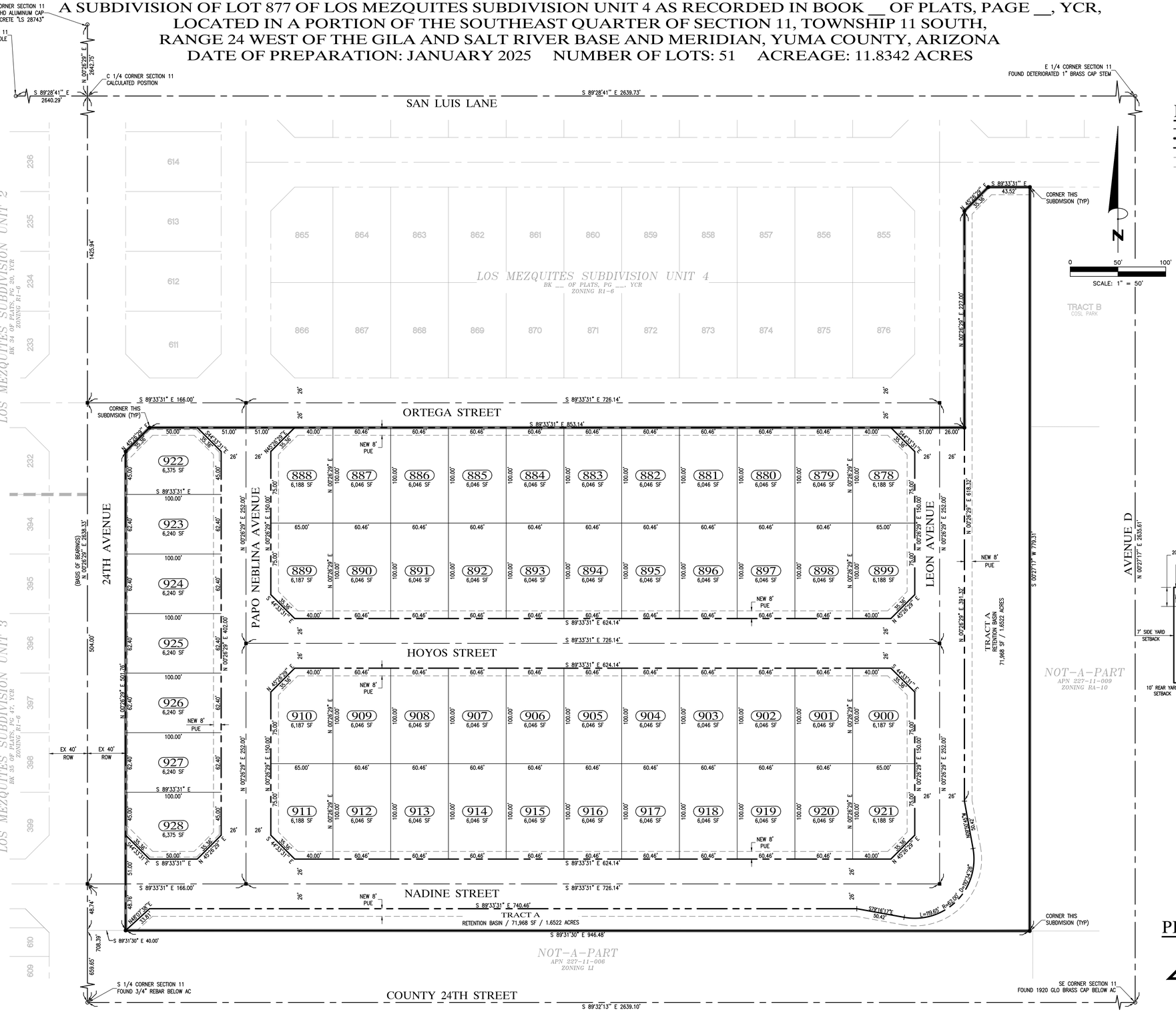
VICE MAYOR DATE

CITY MANAGER DATE

DIRECTOR OF DEVELOPMENT SERVICES DATE

CITY ENGINEER DATE

CITY PUBLIC WORKS DIRECTOR DATE



LEGEND

	CENTERLINE / SECTION LINE
	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	SETBACK LINE
	EASEMENT LINE (TYPE AS SHOWN)
(900)	NEW LOT NUMBER
3,000 SF	NEW LOT AREA IN SQUARE FEET
■	NEW STREET MONUMENT PER CITY OF YUMA STD No. 4-030
●	NEW BOUNDARY MONUMENT PER CITY OF YUMA STD No. 4-015
○	EXISTING MONUMENT (TYPE AS NOTED)
ROW	RIGHT OF WAY
NAE	NON ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
APN	ASSESSOR'S PARCEL NUMBER
BK	BK
DKT	DOCKET
PG	PAGE
YCR	YUMA COUNTY RECORDS
AHD	ARIZONA HIGHWAY DEPARTMENT
GLO	GENERAL LAND OFFICE

BASIS OF BEARINGS

THE MID-SECTION LINE OF SECTION 11, T11S, R24W, G&SRB&M, YUMA COUNTY, ARIZONA, AS SHOWN ON DKT 1848, PG 711, YCR.
BEARING: N 00°26'29" E

ZONING

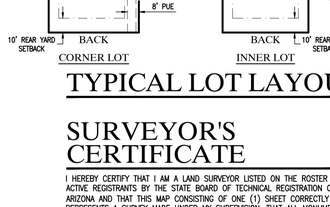
R1-6 MEDIUM DENSITY RESIDENTIAL

OWNER/DEVELOPER

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

RESTRICTIVE COVENANTS

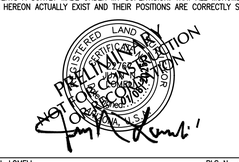
HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT



TYPICAL LOT LAYOUT

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.



JUAN N. LOMELI RLS No. 22767

PREPARED BY :

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

SHEET 1 OF 1

I:\Jn2023\23277\drawings\23277 LMA Final Plat Rev2.dwg

LOS MEZQUITES UNIT 4 AND LOS MEZQUITES UNIT 5

GENERAL NOTES

1. 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 SAN LUIS SUPPLEMENT TO THE CITY OF YUMA STANDARDS AND THE MAG SPECIFICATION, UNLESS OTHERWISE SPECIFICALLY NOTED ON THESE PLANS.

2. 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.

3. 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.

4. DUST CONTROL
DUE TO THE LOCATION OF THE WORK THE CONTRACTOR SHALL 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. DURING AND AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL SWEEP THE STREETS TO REMOVE ALL LOOSE DIRT AND DUST RESULTING FROM THE CONSTRUCTION OPERATIONS.

5. BARRICADES
CONTRACTOR SHALL PROVIDE LIGHTED BARRICADES POSITIONED ON FOUR FOOT CENTER AROUND THE PERIMETER OF OPEN EXCAVATIONS AT THE CONCLUSION OF THE WORK DAY.

6. CLEANUP
THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL UNCLASSIFIED EXCAVATION MATERIAL, EXISTING PAVEMENT, CONCRETE DEBRIS AND ALL OTHER MATERIAL RESULTING FROM DEMOLITION ACTIVITIES.

7. PERMITS
THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND BUSINESS LICENSES AND SHALL NOTIFY THE CITY OF SAN LUIS, ARIZONA, AND EDAIS ENGINEERING, INC. AT LEAST 72 HOURS PRIOR TO COMMENCING WORK AND AT LEAST 48 HOURS PRIOR TO REQUIRING AN INSPECTION.

8. 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.

9. POWER LINES
THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH OVERHEAD ELECTRIC LINE CONDITIONS AND TAKE NECESSARY PRECAUTIONS, TO PROTECT AGAINST INJURY AND DAMAGE DURING CONSTRUCTION.

10. 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.

11. CHANGES
THE CONTRACTOR SHALL NOTIFY THE CITY OF SAN LUIS, AZ. AND THE ENGINEER IMMEDIATELY OF ANY CONDITIONS REQUIRING CHANGE TO THE PLANS.

12. 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.

13. CONSTRUCTION STAKING
ALL CONSTRUCTION STAKING WILL BE PROVIDED BY THE CONTRACTOR. CONSTRUCTION STAKING MUST BE DONE BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR.

14. 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.

15. REFER TO SUBDIVISION PLAT FOR ALL BOUDNARY INFORMATION AND DIMENSIONS.

16. 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.

17. ALL MATERIAL SUPPLIED MUST BE SUBMITTED AS "SUBMITTALS FOR CONSTRUCTION".

18. 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.

19. 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.

20. UNDERGROUND UTILITIES SHOWN HEREON ARE ONLY APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION, DEPTH AND ROUTING OF UTILITIES BEFORE CONSTRUCTION.

21. ALL EXISTING MONUMENTATION SHALL BE REFERENCED PRIOR TO CONSTRUCTION AND REPLACED IF DISTURBED AFTER ALL WORK IS COMPLETED BY CONTRACTOR.

22. 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.

23. 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

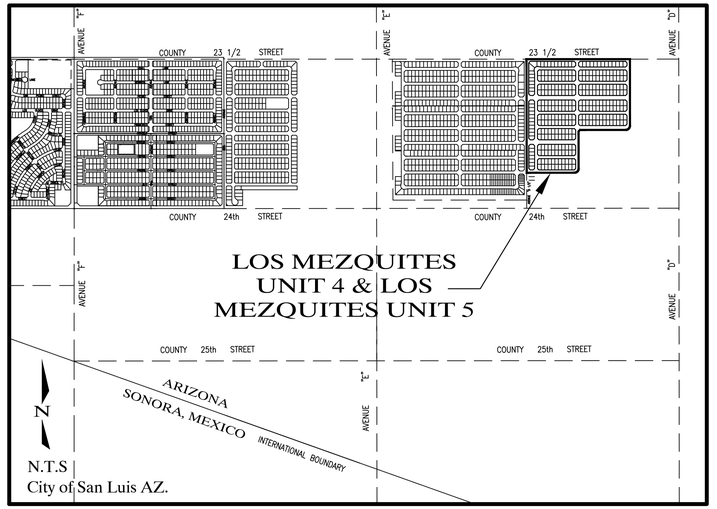
1. ALL WATER LINE CONSTRUCTION HEREON TO BE IN ACCORDANCE WITH CITY OF SAN LUIS STANDARDS, INCLUDING THE ADOPTED CITY OF YUMA CONSTRUCTION STANDARD DETAIL DRAWINGS, THE MAG UNIFORM STANDARD SPECIFICATIONS AND THE CITY OF SAN LUIS SUPPLEMENT TO THE CITY OF YUMA STANDARDS AND THE MAG SPECIFICATION, AND THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS, UNLESS OTHERWISE SPECIFICALLY NOTED ON THESE PLANS.
2. 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.
3. ALL WATERLINES WILL BE PRESSURE AND LEAKAGE TESTED TO 150 PSI FOR 2 HOURS. SEE THIS SHEET FOR TEST PROCEDURE.
4. WATER CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE BACTERIOLOGICAL TEST RESULTS TAKEN ON THE SYSTEM.
5. 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.
6. 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.
7. 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.
8. THE ENGINEER SHALL REVIEW ALL PIPE (WATER) MATERIAL SUBMITTALS TO ENSURE CONFORMANCE TO REQUIREMENTS BEFORE THE START OF CONSTRUCTION.
9. ALL WATER LINES (MAINS AND SERVICES) SHALL INCLUDE THE INSTALLATION OF TRACER WIRE IN ACCORDANCE WITH STANDARD DETAIL No. 5-030.
10. THE END OF EACH WATER LINE TO HAVE A TEMPORARY OR PERMANENT BLOWOFF VALVE, AS SHOWN IN PLANS.
11. THE CONTRACTOR MUST COORDINATE CONSTRUCTION INSPECTION WITH THE ENGINEER.
12. WATER/ SEWER LINES SEPARATION NEEDS TO BE IN ACCORDANCE WITH A.A.C.R18-5-502
13. A MINIMUM OF SEVEN FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SEWER LINES AND WATER AND SEWER SERVICE LINES
14. 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).
15. FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
16. 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.
17. ENGINEERING PERSONNEL SHALL BE PRESENT WHEN WATER MAINS ARE BOTH FLUSHED AND PRESSURE TESTED.
18. 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. 19 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 CITY OF SAN LUIS ENGINEER.
20. WATER LINES 4" OR LARGER SHALL BE PVC C900 DR 18 CLASS 235.
21. CONTRACTOR WILL PROVIDE THE ENGINEER WITH ALL REQUIRED COMPACTION AND CONCRETE TESTS.
22. ALL WATER LINE INSTALLATION MUST MEET OR EXCEED STANDARDS ESTABLISHED IN ADHS BULLETIN NO. 10.
23. ALL PVC WATER DISTRIBUTION PIPES MUST BE APPROVED BY AND SHALL BEAR THE NSF SEAL FOR POTABLE WATER USE.
24. 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 OWWOM REGIONAL OFFICE.
25. ALL PIPES, FITTINGS, VALVES, COATINGS, ETC. SHALL CONFORM TO ANS/NSF STANDARD 60 AND 61.
26. IF DEAD ENDS ON WATER MAINS CANNOT BE AVOIDED, THEY MUST HAVE BLOW-OFF VALVES (MIN. DIA. 2")

WATER LINE TESTING PROCEDURE

1. 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.
2. INITIAL PRESSURES FOR BOTH THE PRESSURE TEST AND ALLOWABLE LEAKAGE TEST SHALL BE A MINIMUM OF 150 PSI
3. 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.
4. 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.
5. DISINFECTION PROCEDURES FOR WATER LINES TO BE DONE AS PER AWWA C-605-94

GENERAL SEWER NOTES

1. SEWER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SITE AND SOIL CONDITION AND SHALL NOTIFY ALL UTILITY AGENCIES PRIOR TO EXCAVATION.
3. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONDITIONS REQUIRING CHANGE TO THE PLANS.
4. CONTRACTOR SHALL NOTIFY CITY OF SAN LUIS PUBLIC WORKS PRIOR TO START OF CONSTRUCTION.
5. STANDARD SPECIFICATIONS AND ARIZONA STATE HEALTH DEPARTMENT BUL. NO. 11 SHALL APPLY TO THIS PROJECT.
6. A MINIMUM OF 7' SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SEWER LINES AND WATER AND SEWER MAINS.
7. 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,
A. SEWER MAIN OR SERVICE CROSSES LESS THEN 2' BELOW A WATER MAIN
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).
8. 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
9. SEWER PIPE SHALL BE PVC, HAVE N.S.F. SEAL OF APPROVAL, AND MEET ASTM D-3034, SDR 35.
10. 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.
11. EXFILTRATION FROM MANHOLES SHALL BE LIMITED TO 0.1 GALS./HR./VERTICAL FOOT.
12. 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.
13. 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.
14. SEWER LINE TEST SHALL BE PERFORMED IN ACCORDANCE WITH AAC R18-9-E301 (D) (C)
15. ALL MANHOLES SHALL BE TESTED PER AAC R18-9-e301 (D) 3 e.



VICINITY MAP

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
2	LOT NUMBERS
(103.5)	EXISTING ELEVATION
(A=102.60) (C=101.80) (G=101.80)	EXISTING ASPHALT ELEVATION
C=100.00 G=100.00	EXISTING CURB & GUTTER ELEVATION
A=100.00	NEW CURB AND GUTTER ELEVATION
	NEW ASPHALT ELEVATION
-- EX--- S---	EXISTING SEWER LINE
-- EX--- W---	EXISTING WATER MAIN
— NEW — S ——	NEW SEWER LINE
— NEW — W ——	NEW WATER MAIN
◎	NEW MANHOLE
◎	EXISTING MANHOLE
○	NEW MANHOLE
INV.=99.33 (N)	INDICATES INVERT ELEVATION
	NEW DUAL WATER SERVICE
	NEW SINGLE WATER SERVICE
	NEW FIRE HYDRANT
	NEW GATE VALVE
⊗	NEW GATE VALVE
	NEW TEMPORARY BLOWOFF
	NEW SEWER SERVICE

SHEET INDEX

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DETAILS ---------- L1.9
SPECIFICATION AND NOTES ------- L1.10

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 W1/4 COR OF SECTION 11, T11S, R24W, FOUND B.C. GLO 1920 IN HAND HOLE
ELEVATION = 156.96 FEET

REVISIONS

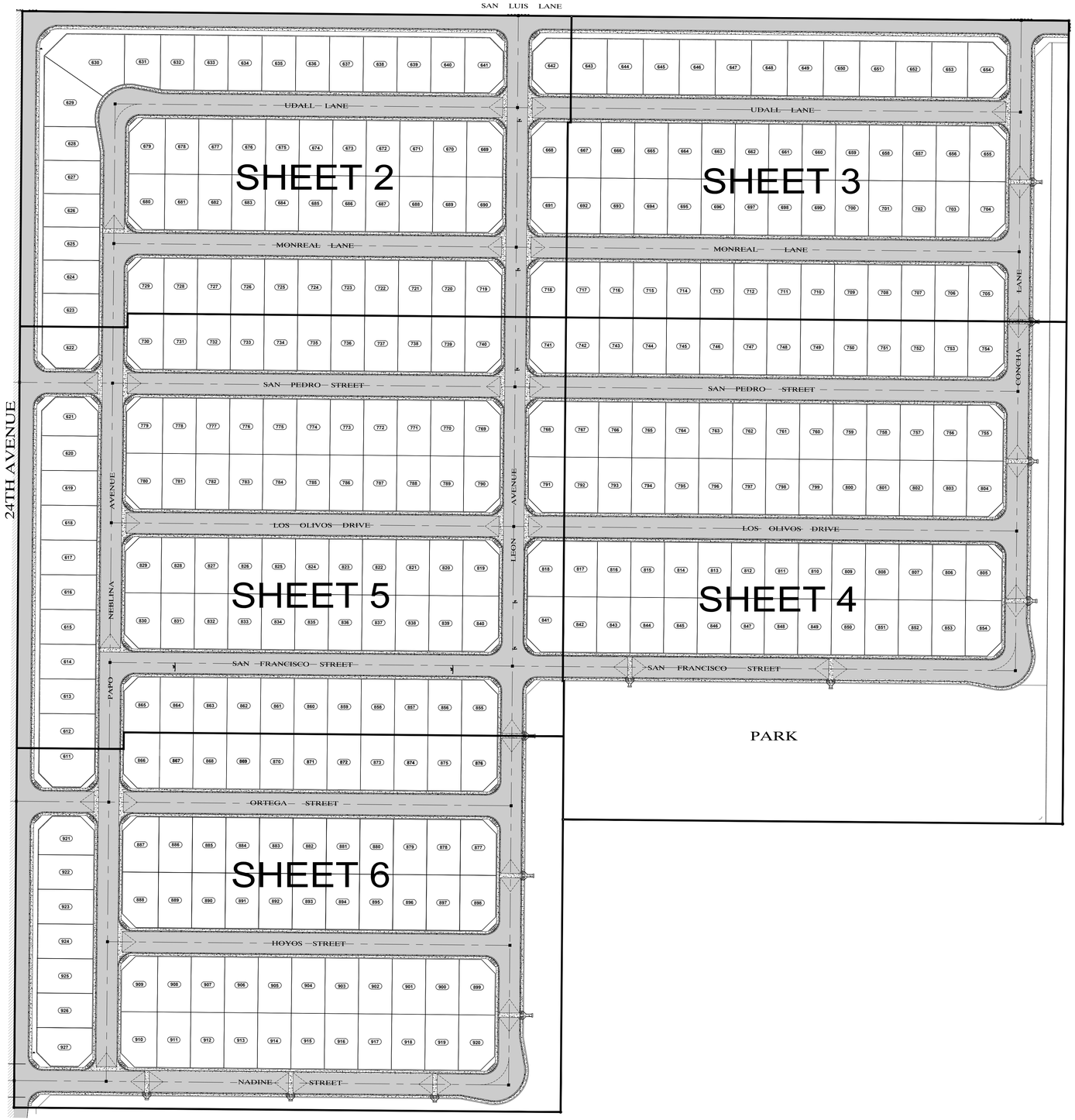
COVER SHEET

LOS MEZQUITES UNIT 4 AND LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
3075 S. Ave. 4E
Yuma, AZ 85365
(928) 344-3566
najeh@Edaisgroup.com
www.edaisengineering.com

Najeh K. Edais
26844
NAJEH K. EDAIS
Date Registered 08/14
ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE: APR 2024
DRAWN: LPR/JAT
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER 0



N

W E

S

SCALE: 1"=100'

REVISIONS

PAVING AND
GRADING PLAN
KEY MAP

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

EDAIS
Engineering, Inc.
civil engineering
3075 S. Ave. 42
Yuma, Arizona 85365
najeh@Edaisgroup.com (928) 344-3566
www.edaisengineering.com

Najeh K. Edais
Registered Professional Engineer
26844
NAJEH K.
EDAIS
Date Signed 03/04
ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE:
APR 2024

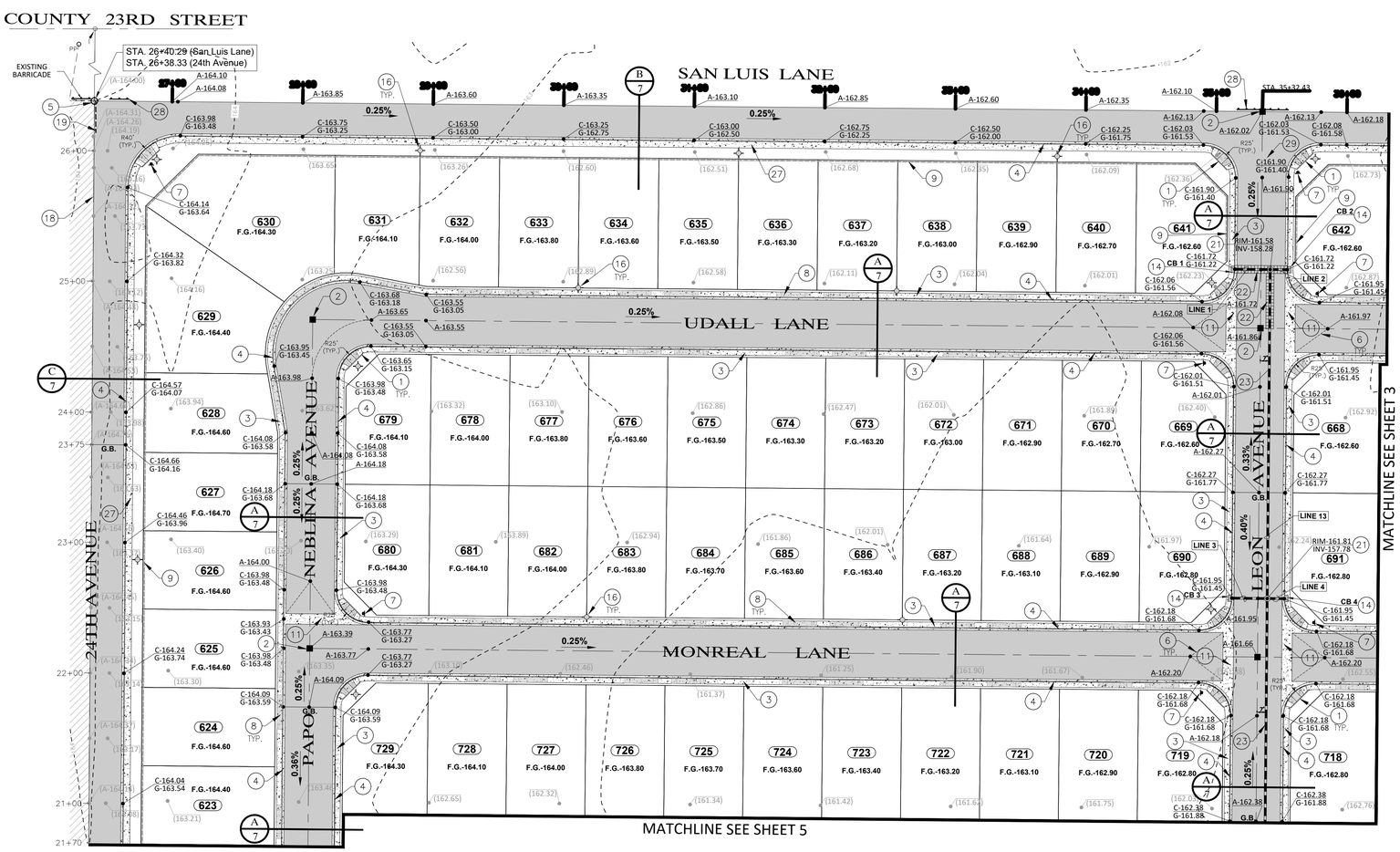
DRAWN:
LPR

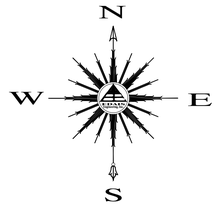
CHECKED:
NKE

PROJECT:
21-028

SHEET NUMBER
1

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





SCALE: 1"=50'

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING ASPHALT
- EXISTING VERTICAL CURB AND GUTTER
- NEW ASPHALT
- NEW CMU WALL
- FOUND MONUMENT (TYPE AS SHOWN) INDICATES BRASS CAP
- B.C.
- (158.57) (A-159.03) EXISTING NATURAL SOIL ELEVATION / EXISTING ASPHALT ELEVATION
- (C-157.63) (G-157.13) EXISTING CURB & GUTTER ELEVATION
- 100 NEW LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- Y.C.R. YUMA COUNTY RECORDER
- 100 NEW LOT NUMBER
- A-122.50 NEW ASPHALT ELEVATION
- C-159.98 G-159.48 NEW CURB & GUTTER ELEVATION
- -0.2% NEW SLOPE
- NEW STREET LIGHT
- 4:1 RETENTION SLOPE
- GRADE BREAK
- H.W.E HIGH WATER ELEVATION
- NEW STREET MONUMENT AS PER YUMA CITY OF YUMA STD. No. 04-030 & 04-035
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. DETAIL No. 04-015
- NEW DRIVEWAY
- NEW DOUBLE FACED STREET SIGN W/STOP SIGN
- F.G. FINISH GRADE ELEVATION

KEYNOTES

1. NEW CONCRETE SIDEWALK RAMP AS PER CITY OF YUMA STD. NO. 3-145
2. NEW STREET MONUMENT AS PER CITY OF YUMA STD. NO. 4-030
3. NEW 4' CONCRETE SIDEWALK AS PER CITY OF YUMA STD. NO. 3-135
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5. EXISTING STREET MONUMENT
6. NEW CROWN TRANSITION AS SHOWN ON THE PLANS
7. NEW DOUBLE FACED STREET SIGN & STOP SIGN AS PER CITY OF YUMA STD. NO. 8-005 & 8-020
8. NEW 18' DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-105
9. NEW 6' HIGH (AS MEASURED FROM THE HIGHER GROUND ELEVATION SIDE OF WALL) CMU WALL AS PER CITY OF YUMA STD. NO 1-015.
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11. NEW 8' CROSS VALLEY GUTTER AS PER CITY OF YUMA STD. NO. 3-095 (SIZE AS PER PLANS)
12. NEW 4' WIDE CONCRETE SPILLWAY AS PER DETAIL (E/7)
13. NEW 40' SHARED DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-105
14. NEW CITY OF YUMA STANDARD NO. 11-015 TYPE C CATCH BASIN
15. INSTALL NEW 4"X4" FIRE HYDRANT STREET MARKER AS PER CITY OF YUMA STD. NO. 5-160
16. NEW STREET LIGHT BY DEVELOPER AS PER CITY OF YUMA STANDARD NO. 7-010 & 7-040
17. NEW HEADWALL AS PER DETAIL (D/7)
18. SAWCUT EXISTING PAVEMENT & MATCH NEW PAVEMENT AS PER DETAIL (H/7)
19. EXISTING BARRICADE TO BE REMOVED
20. NOT USE
21. NEW STORMDRAIN MANHOLE AS PER YUMA COUNTY STD. NO. 5-035
22. NEW CONCRETE CAP (100 LF) AS PER DETAIL (G/7)
23. NEW ADS-N-12 WT IB STORMDRAIN PIPE (SIZE AS PER PLAN)
24. NEW 26' SHARED DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-105
25. NEW DOUBLE FACED STREET SIGN AS PER CITY OF YUMA STD. NO. 8-005 & 8-020
26. NEW 8' HIGH CMU WALL AS PER DETAIL (C/7) (J/7)
27. NEW 5' CONCRETE SIDEWALK AS PER CITY OF YUMA STD. NO. 3-135
28. NEW TYPE III BARRICADE AS PER CITY OF YUMA STD. NO. 1-045
29. NEW 18" STOP BAR

STORM DRAIN LINES & CATCH BASIN

#LINE	DESCRIPTION	SLOPE
LINE 1	NEW 27 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 3		
LINE 5		
LINE 7		
LINE 9		
LINE 2	NEW 13 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 4		
LINE 6		
LINE 8		
LINE 10		
LINE 11	NEW 4 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 12	NEW 35 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 13	NEW 252 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 14	NEW 252 LF 30" ADS N-12 WT IB STORM DRAIN PIPE	0.21%
LINE 15	NEW 252 LF 36" ADS N-12 WT IB STORM DRAIN PIPE	0.15%
LINE 16	NEW 252 LF 42" ADS N-12 WT IB STORM DRAIN PIPE	0.10%
LINE 17	NEW 59 LF 42" ADS N-12 WT IB STORM DRAIN PIPE	0.11%
LINE 18	NEW 699 LF 30" ADS N-12 WT IB STORM DRAIN PIPE	0.15%
LINE 19	NEW 58 LF 48" ADS N-12 WT IB STORM DRAIN PIPE	0.10%

CATCH BASIN NO.	RIM	INVERT
CB 1	161.22	158.33
CB 2	161.22	158.31
CB 3	161.45	157.83
CB 4	161.45	158.81
CB 5	161.68	157.30
CB 6	161.68	158.28
CB 7	161.90	157.01
CB 8	161.90	156.99
CB 9	161.72	156.67
CB 10	161.72	156.65
CB 11	161.38	157.66
CB 12	161.38	157.64

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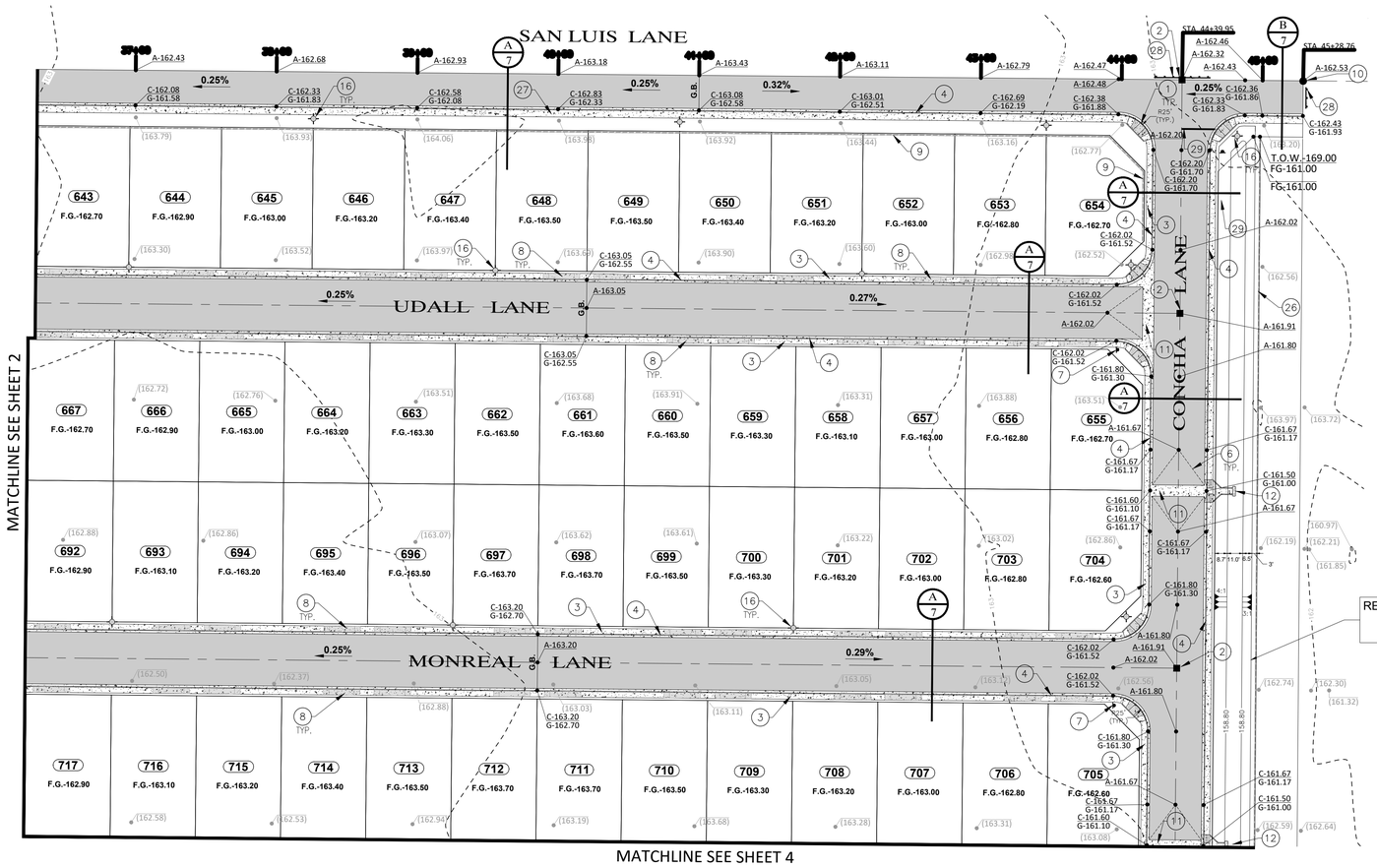
REVISIONS

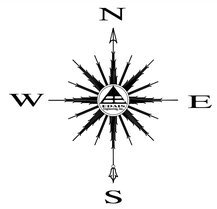
PAVING AND GRADING PLAN

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
3075 S. Ave. 4E
Yuma, AZ 85365
najeh@Edaisgroup.com (928) 314-3566
www.edaisengineering.com

DATE: APR 2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER 2





SCALE: 1"=50'

LEGEND

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- 100 — NEW LOT NUMBER
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- -0.2% — NEW SLOPE
- NEW STREET LIGHT
- 4:1 — RETENTION SLOPE
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21. NEW STORMDRAIN MANHOLE AS PER YUMA COUNTY STD. NO. 5-035
22. NEW CONCRETE CAP (100 LF) AS PER DETAIL (G/7)
23. NEW ADS-N-12 WT IB STORMDRAIN PIPE (SIZE AS PER PLAN)
24. NEW 26' SHARED DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-105
25. NEW DOUBLE FACED STREET SIGN AS PER CITY OF YUMA STD. NO. 8-005 & 8-020
26. NEW 8' HIGH CMU WALL AS PER DETAIL (C/7) (J/7)
27. NEW 5' CONCRETE SIDEWALK AS PER CITY OF YUMA STD. NO. 3-135
28. NEW TYPE III BARRICADE AS PER CITY OF YUMA STD. NO. 1-045
29. NEW 18" STOP BAR

STORM DRAIN LINES & CATCH BASIN

#LINE	DESCRIPTION	SLOPE
LINE 1	NEW 27 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 3		
LINE 5		
LINE 7		
LINE 9	NEW 13 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 2		
LINE 4		
LINE 6		
LINE 8		
LINE 10		
LINE 11	NEW 4 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 12	NEW 35 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 13	NEW 252 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 14	NEW 252 LF 30" ADS N-12 WT IB STORM DRAIN PIPE	0.21%
LINE 15	NEW 252 LF 36" ADS N-12 WT IB STORM DRAIN PIPE	0.15%
LINE 16	NEW 252 LF 42" ADS N-12 WT IB STORM DRAIN PIPE	0.10%
LINE 17	NEW 59 LF 42" ADS N-12 WT IB STORM DRAIN PIPE	0.11%
LINE 18	NEW 699 LF 30" ADS N-12 WT IB STORM DRAIN PIPE	0.15%
LINE 19	NEW 58 LF 48" ADS N-12 WT IB STORM DRAIN PIPE	0.10%

CATCH BASIN NO.	RIM	INVERT
CB 1	161.22	158.33
CB 2	161.22	158.31
CB 3	161.45	157.83
CB 4	161.45	158.81
CB 5	161.68	157.30
CB 6	161.68	158.28
CB 7	161.90	157.01
CB 8	161.90	156.99
CB 9	161.72	156.67
CB 10	161.72	156.65
CB 11	161.38	157.66
CB 12	161.38	157.64

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

REVISIONS	

PAVING AND GRADING PLAN

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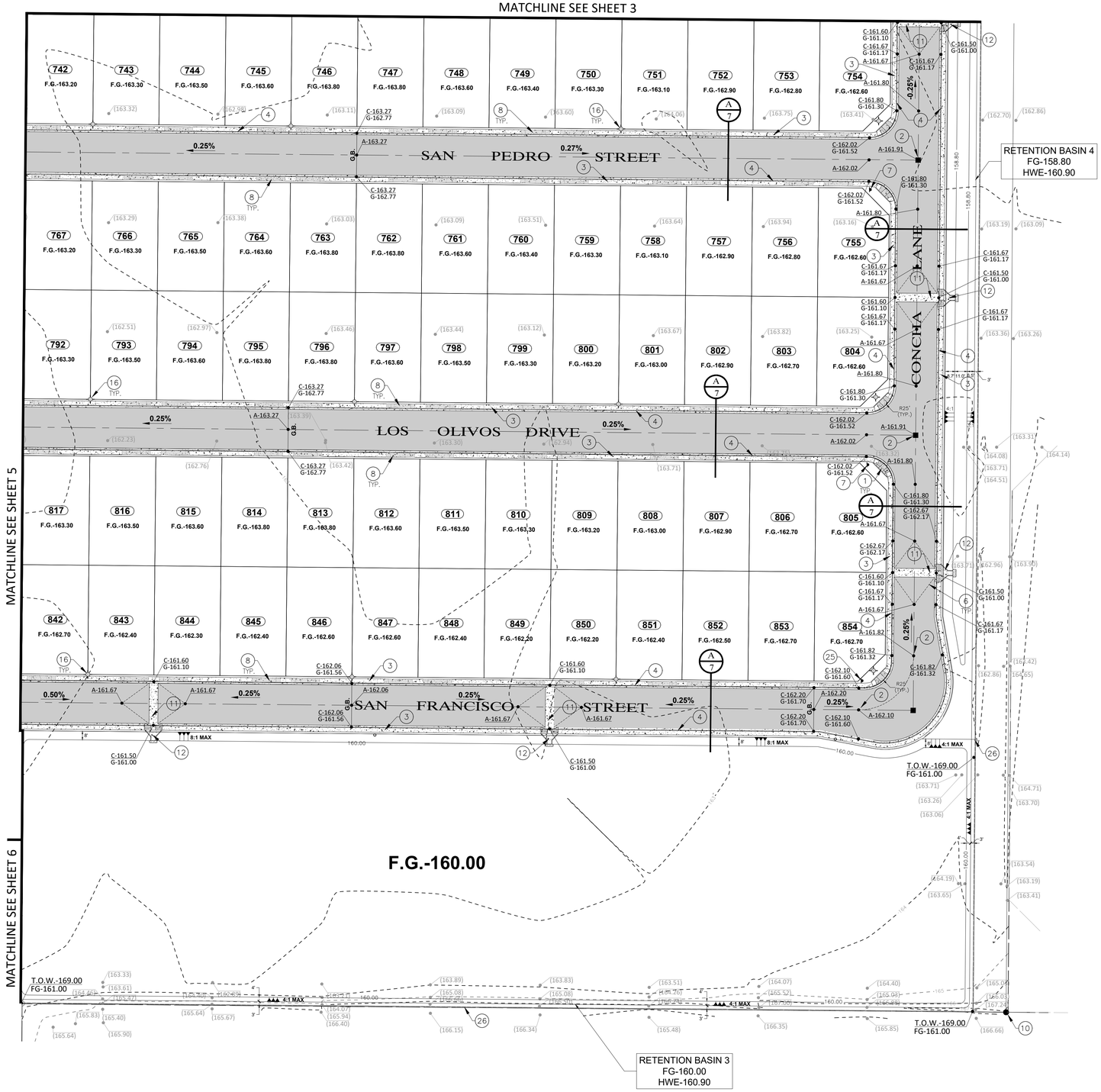
3075 S. Ave. 4E
Yuma, AZ 85365
(928) 344-3568
najeh@edaisgroup.com
www.edaisengineering.com

Najeh K. Edais — Registered Engineer — 26844 — NAJEH K. EDAIS — Date Signed 08/14/24 — ARIZONA, U.S.A. — EXPIRES 9/31/26

DATE: APR 2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER 3



N

W E

S

SCALE: 1"=50'

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING ASPHALT
- EXISTING VERTICAL CURB AND GUTTER
- NEW ASPHALT
- NEW CMU WALL
- FOUND MONUMENT (TYPE AS SHOWN) INDICATES BRASS CAP — B.C.
- (158.57) EXISTING NATURAL SOIL ELEVATION
- (A-159.03) EXISTING ASPHALT ELEVATION
- (C-157.63) (G-157.13) EXISTING CURB & GUTTER ELEVATION
- (100) NEW LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- Y.C.R. YUMA COUNTY RECORDER
- (100) NEW LOT NUMBER
- A-122.50 / C-159.98 / G-159.48 NEW ASPHALT ELEVATION / NEW CURB & GUTTER ELEVATION
- -0.2% NEW SLOPE
- NEW STREET LIGHT
- 4:1 RETENTION SLOPE
- GRADE BREAK
- H.W.E HIGH WATER ELEVATION
- NEW STREET MONUMENT AS PER YUMA CITY OF YUMA STD. No. 04-030 & 04-035
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. DETAIL No. 04-015
- NEW DRIVEWAY
- NEW DOUBLE FACED STREET SIGN W/STOP SIGN
- F.G. FINISH GRADE ELEVATION

KEYNOTES

1. NEW CONCRETE SIDEWALK RAMP AS PER CITY OF YUMA STD. NO. 3-145
2. NEW STREET MONUMENT AS PER CITY OF YUMA STD. NO. 4-030
3. NEW 4' CONCRETE SIDEWALK AS PER CITY OF YUMA STD. NO. 3-135
4. NEW VERTICAL CURB & GUTTER AS PER CITY OF YUMA STD. NO 3-060
5. EXISTING STREET MONUMENT
6. NEW CROWN TRANSITION AS SHOWN ON THE PLANS
7. NEW DOUBLE FACED STREET SIGN & STOP SIGN AS PER CITY OF YUMA STD. NO. 8-005 & 8-020
8. NEW 18' DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-105
9. NEW 6' HIGH (AS MEASURED FROM THE HIGHER GROUND ELEVATION SIDE OF WALL) CMU WALL AS PER CITY OF YUMA STD. NO 1-015.
10. NEW BOUNDARY MONUMENT AS PER CITY OF YUMA STD. NO. 4-015
11. NEW 8' CROSS VALLEY GUTTER AS PER CITY OF YUMA STD. NO. 3-095 (SIZE AS PER PLANS)
12. NEW 4' WIDE CONCRETE SPILLWAY AS PER DETAIL (E/7)
13. NEW 40' SHARED DRIVEWAY AS PER CITY OF YUMA STD. NO. 3-105
14. NEW CITY OF YUMA STANDARD NO. 11-015 TYPE C CATCH BASIN
15. INSTALL NEW 4"X4" FIRE HYDRANT STREET MARKER AS PER CITY OF YUMA STD. NO. 5-160
16. NEW STREET LIGHT BY DEVELOPER AS PER CITY OF YUMA STANDARD NO. 7-010 & 7-040
17. NEW HEADWALL AS PER DETAIL (D/7)
18. SAWCUT EXISTING PAVEMENT & MATCH NEW PAVEMENT AS PER DETAIL (H/7)
19. EXISTING BARRICADE TO BE REMOVED
20. NOT USE
21. NEW STORMDRAIN MANHOLE AS PER YUMA COUNTY STD. NO. 5-035
22. NEW CONCRETE CAP (100 LF) AS PER DETAIL (G/7)
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STORM DRAIN LINES & CATCH BASIN

#LINE	DESCRIPTION	SLOPE
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LINE 3		
LINE 5		
LINE 7		
LINE 9		
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LINE 4		
LINE 6		
LINE 8		
LINE 10		
LINE 11	NEW 4 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 12	NEW 35 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 13	NEW 252 LF 24" ADS N-12 WT IB STORM DRAIN PIPE	0.20%
LINE 14	NEW 252 LF 30" ADS N-12 WT IB STORM DRAIN PIPE	0.21%
LINE 15	NEW 252 LF 36" ADS N-12 WT IB STORM DRAIN PIPE	0.15%
LINE 16	NEW 252 LF 42" ADS N-12 WT IB STORM DRAIN PIPE	0.10%
LINE 17	NEW 59 LF 42" ADS N-12 WT IB STORM DRAIN PIPE	0.11%
LINE 18	NEW 699 LF 30" ADS N-12 WT IB STORM DRAIN PIPE	0.15%
LINE 19	NEW 58 LF 48" ADS N-12 WT IB STORM DRAIN PIPE	0.10%

CATCH BASIN NO.	RIM	INVERT
CB 1	161.22	158.33
CB 2	161.22	158.31
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CB 4	161.45	158.81
CB 5	161.68	157.30
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CB 7	161.90	157.01
CB 8	161.90	156.99
CB 9	161.72	156.67
CB 10	161.72	156.65
CB 11	161.38	157.66
CB 12	161.38	157.64

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3075 S. Ave. 4E
Yuma, AZ 85365
(928) 314-3566
najeh@edaisgroup.com
www.edaisengineering.com

Professional Engineer
26844
NAJEH K. EDAIS
Date Signed 01/08/24
ARIZONA, U.S.A.
EXPIRES 5/31/26

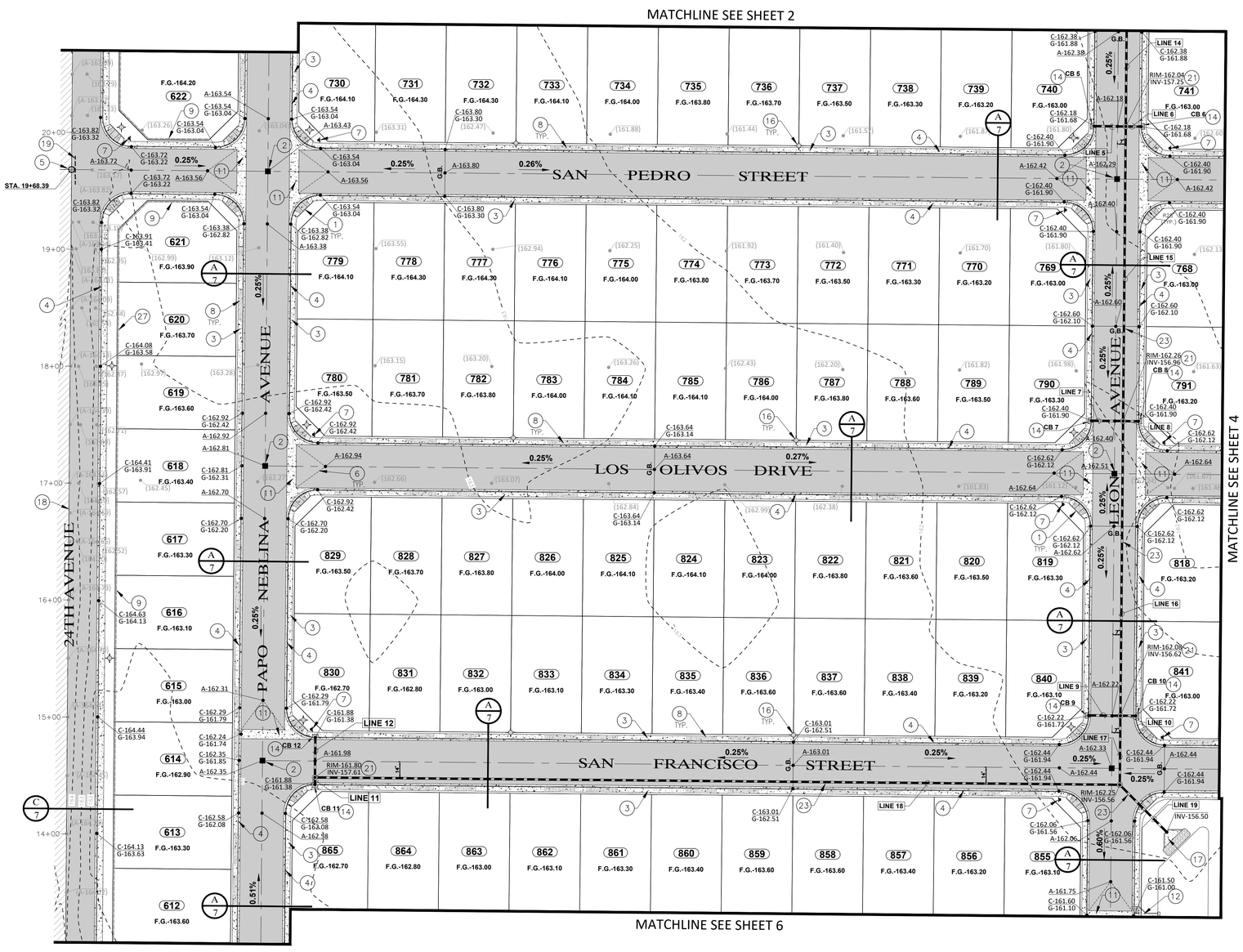
DATE: APR 2024

DRAWN: LPR

CHECKED: NKE

PROJECT: 21-028

SHEET NUMBER 4



SCALE: 1"=50'

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING ASPHALT
- EXISTING VERTICAL CURB AND GUTTER
- NEW ASPHALT
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- FOUND MONUMENT (TYPE AS SHOWN) INDICATES BRASS CAP
- (158.57) (A-159.03) EXISTING NATURAL SOIL ELEVATION / EXISTING ASPHALT ELEVATION
- (C-157.63) (G-157.13) EXISTING CURB & GUTTER ELEVATION
- (100) NEW LOT NUMBER
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- A-122.50 NEW ASPHALT ELEVATION
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- H.W.E HIGH WATER ELEVATION
- NEW STREET MONUMENT AS PER YUMA CITY OF YUMA STD. No. 04-030 & 04-035
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. DETAIL No. 04-015
- NEW DRIVEWAY
- NEW DOUBLE FACED STREET SIGN W/STOP SIGN
- F.G. FINISH GRADE ELEVATION

KEYNOTES

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STORM DRAIN LINES & CATCH BASIN

#LINE	DESCRIPTION	SLOPE
LINE 1		
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LINE 5		
LINE 7		
LINE 9		
LINE 2		
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LINE 8		
LINE 10		
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CB 7	161.90	157.01
CB 8	161.90	156.99
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3075 S. Ave. 48
Yuma, AZ 85365
(928) 344-3566
najeh@Edaisgroup.com
www.edaisengineering.com

Najeh K. Edais
Registered Professional Engineer
26844
NAJEH K. EDAIS
Date Signed 03/31/24
ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE: APR 2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER 5

N

W E

S

SCALE: 1"=50'

LEGEND

- CENTERLINE
- BOUNDARY LINE
- EXISTING ASPHALT
- EXISTING VERTICAL CURB AND GUTTER
- NEW ASPHALT
- NEW CMU WALL
- FOUND MONUMENT (TYPE AS SHOWN) INDICATES BRASS CAP
- EXISTING NATURAL SOIL ELEVATION
- EXISTING ASPHALT ELEVATION
- EXISTING CURB & GUTTER ELEVATION
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- Y.C.R. YUMA COUNTY RECORDER
- NEW LOT NUMBER
- NEW ASPHALT ELEVATION
- NEW SLOPE
- NEW STREET LIGHT
- RETENTION SLOPE
- GRADE BREAK
- HIGH WATER ELEVATION
- DETAIL No. 04-015
- NEW DRIVEWAY
- NEW DOUBLE FACED STREET SIGN W/STOP SIGN
- F.G. FINISH GRADE ELEVATION

KEYNOTES

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Professional Engineer
26844
NAJEH K. EDAIS
Date Signed 03/08/24
ARIZONA, U.S.A.
Expires 3/31/25

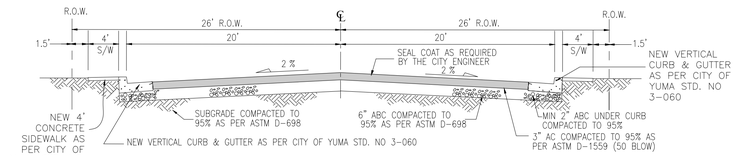
DATE: APR 2024

DRAWN: LPR

CHECKED: NKE

PROJECT: 21-028

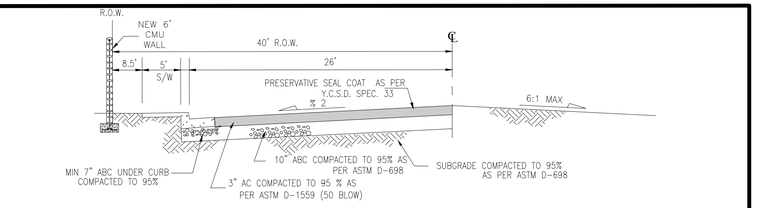
SHEET NUMBER 6



LOCAL RESIDENTIAL STREETS

(CITY OF YUMA STD-2-030 MODIFIED) NTS

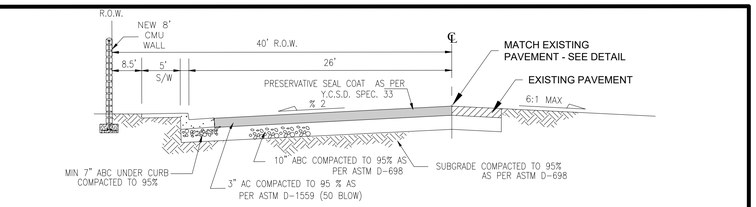
A 7



SAN LUIS LANE

(CITY OF YUMA STD-2-031 MODIFIED) NTS

B 7



24TH AVENUE

(CITY OF YUMA STD-2-031 MODIFIED) NTS

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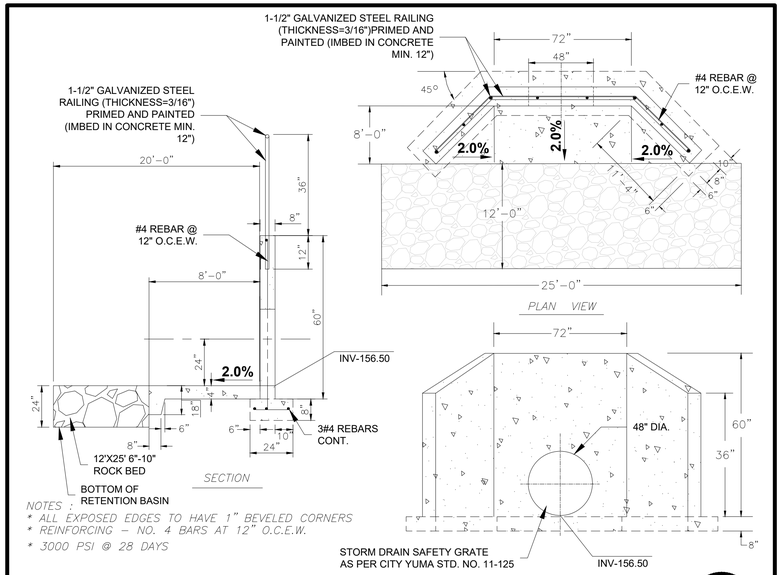
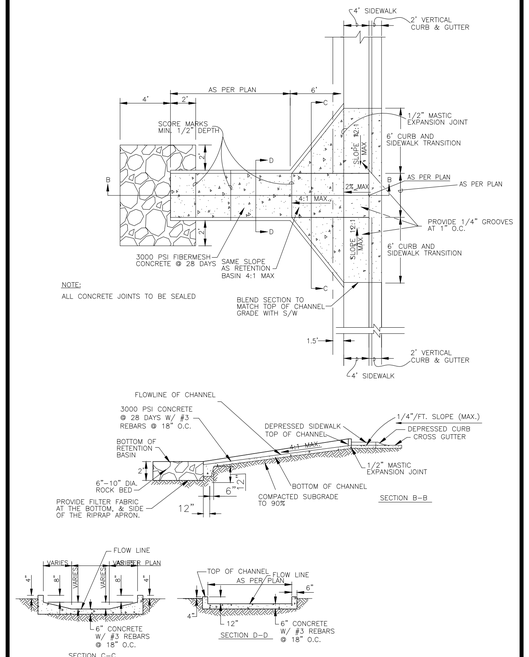


HEADWALL DETAIL

NTS

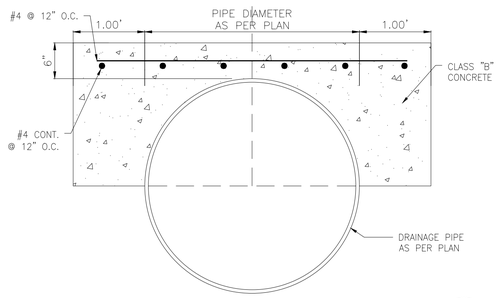
D 7



CONCRETE SPILLWAY

NTS

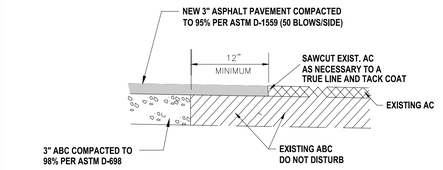
E 7



PIPE ENCASEMENT DETAIL

NTS

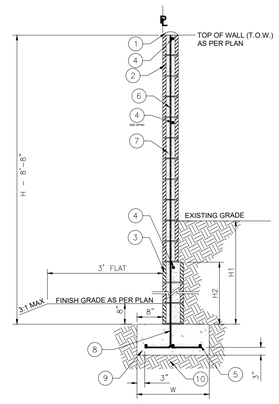
G 7



SAWCUT DETAIL

NTS

H 7



RETAINING WALL SCHEDULE				
WALL No.	H	H1	H2	W
RW#1	8'-8"	3'-4"	2'-0"	2'-4"
RW#2	8'-8"	2'-8"	1'-4"	2'-2"
RW#3	8'-8"	2'-0"	0'-0"	2'-0"
RW#4	8'-8"	1'-4"	0'-0"	2'-0"
RW#5	8'-8"	0'-8"	0'-0"	2'-0"

KEY NOTE :

1. CONCRETE CAP
2. 6x8x16 CMU WALL
3. 8x8x16 CMU WALL
4. #4 CONT. REBAR HORIZONTAL
5. 3- #4 CONT. REBAR
6. #4 VERTICAL REINFORCEMENT @ 24" O.C. IN
7. GROUTED CELLS
8. ALTERNATE TAILS
9. NEW CONCRETE FOOTING (2500PSI @28 DAYS)
10. SUBGRADE COMPACTED TO 95%

CMU WALL @ EAST AND SOUTH BOUNDARY LINE

NTS

J 7

REVISIONS

PAVING AND GRADING DETAILS

LOS MEZQUITES UNIT 4 AND LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
3075 S. Ave. 4E
Yuma, AZ 85365
najeh@Edaisgroup.com (928) 344-3566
www.edaisengineering.com

Registered Engineer
26844
NAJEH K. EDAIS
Date Signed 10/08/24
ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE: APR 2024

DRAWN: LPR

CHECKED: NKE

PROJECT: 21-028

SHEET NUMBER 7

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

STRIPING LEGEND

6CY — NEW 6" COMBINATION YELLOW

6SDY — NEW 6" SOLID DOUBLE YELLOW

18SW — NEW 18" STOP BAR

6SW — NEW 6" SOLID WHITE

6SY — NEW 6" SOLID YELLOW

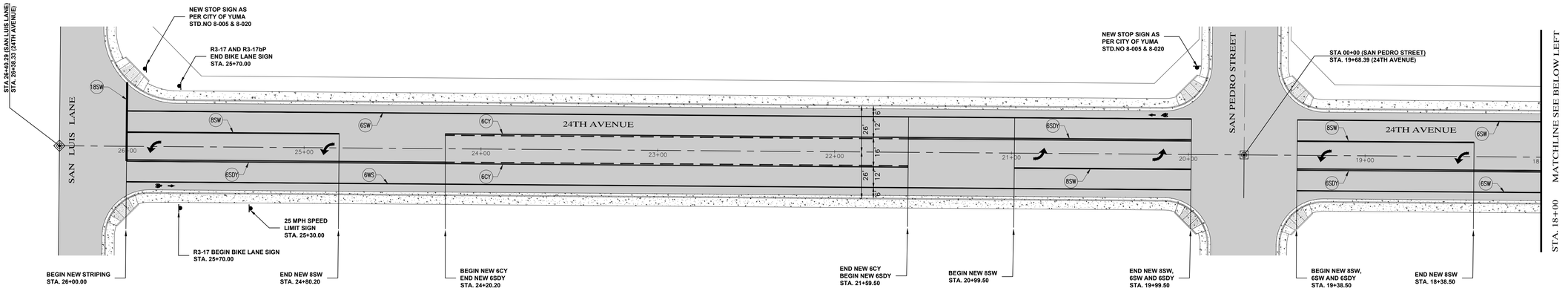
8SW — NEW 8" SOLID WHITE

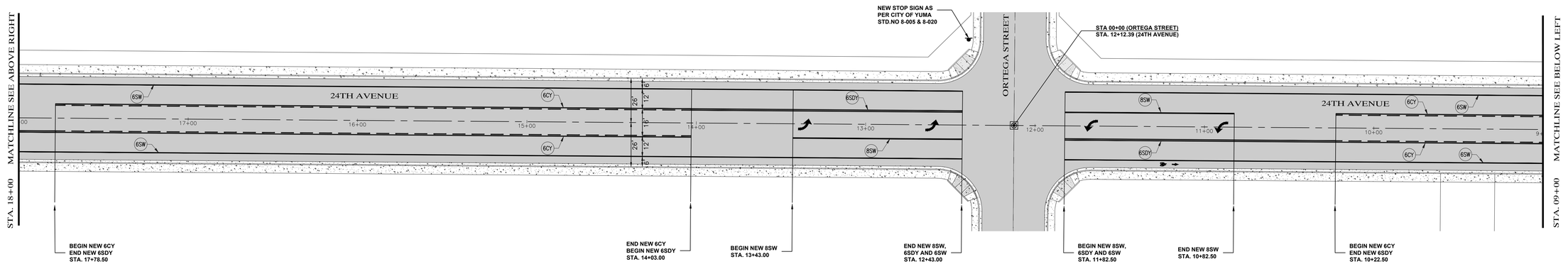
BIKE LANE MARKING AS PER MUTCD CHAPTER 9

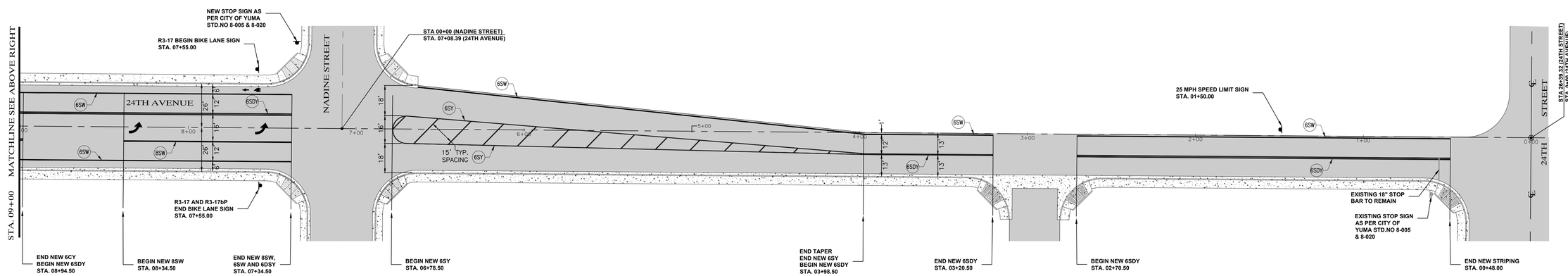
SCALE: 1"=30'

NOTES

1. STRIPING TO BE DONE BY THE CONTRACTOR AND SHALL BE ACOMPLISHED BY ANY METHOD APPROVED BY CITY OF SAN LUIS
2. STRIPING TO BE AS PER PLAN, USE 100 MM. HOT SPRAYED THERMOPLASTIC FOR ALL STRIPING MARKING
3. USE 2009 EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)







REVISIONS	

24TH AVE.
STRIPING PLAN

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
Civil Engineering
3075 S. Ave. 4E
Yuma, AZ. 85365
(928) 344-3566
najeb@Edaisgroup.com
www.edaisengineering.com

Najeb K. Edais
26844
NAJEH K. EDAIS
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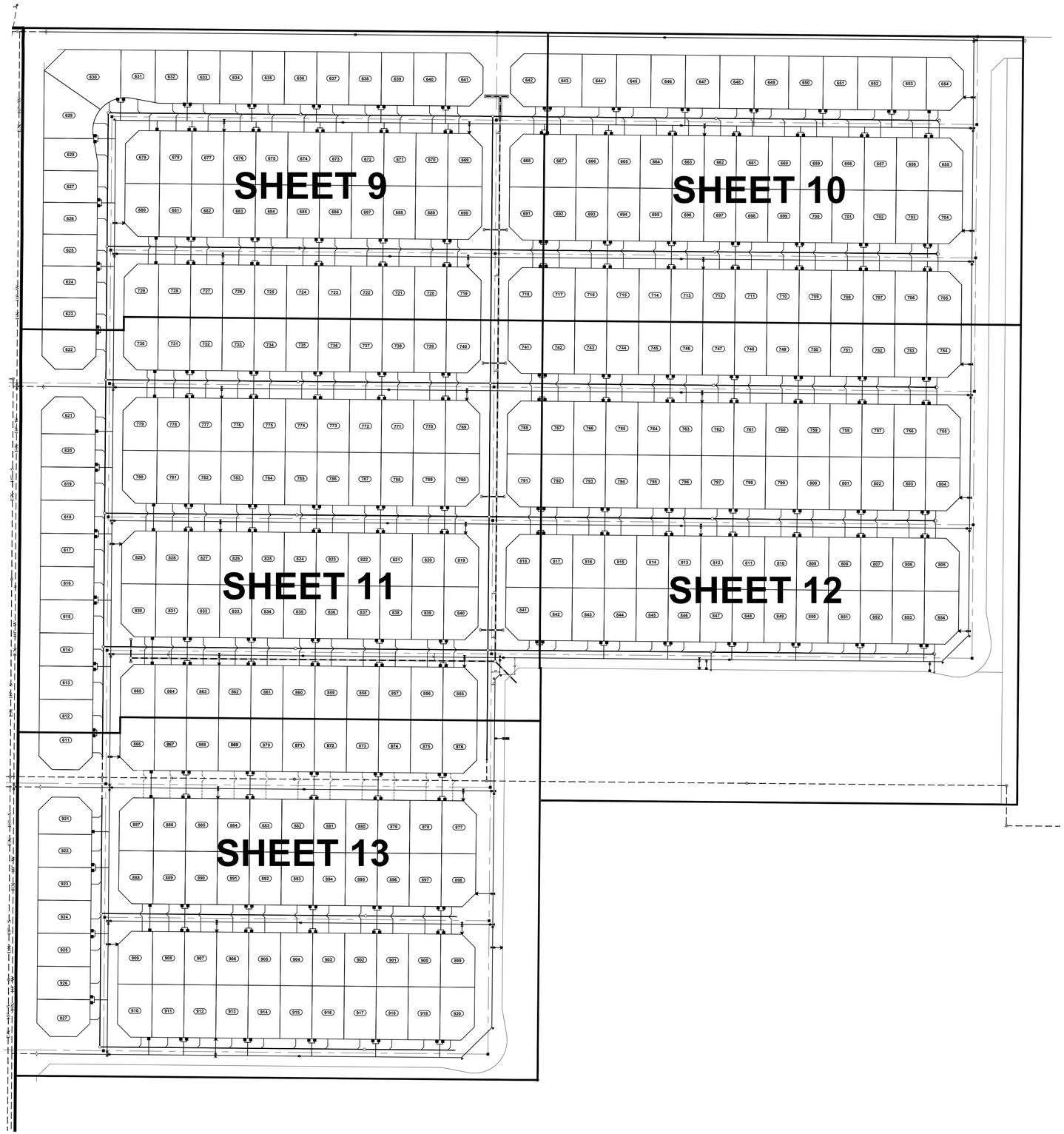
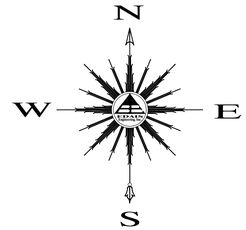
DATE:	2024
DRAWN:	PLBR
CHECKED:	NKE
PROJECT:	21-028
SHEET NUMBER	7.1





SCALE: 1"=100'

REVISIONS

WATER AND
SEWER PLAN
KEY MAP

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

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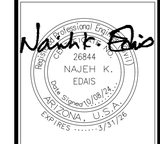

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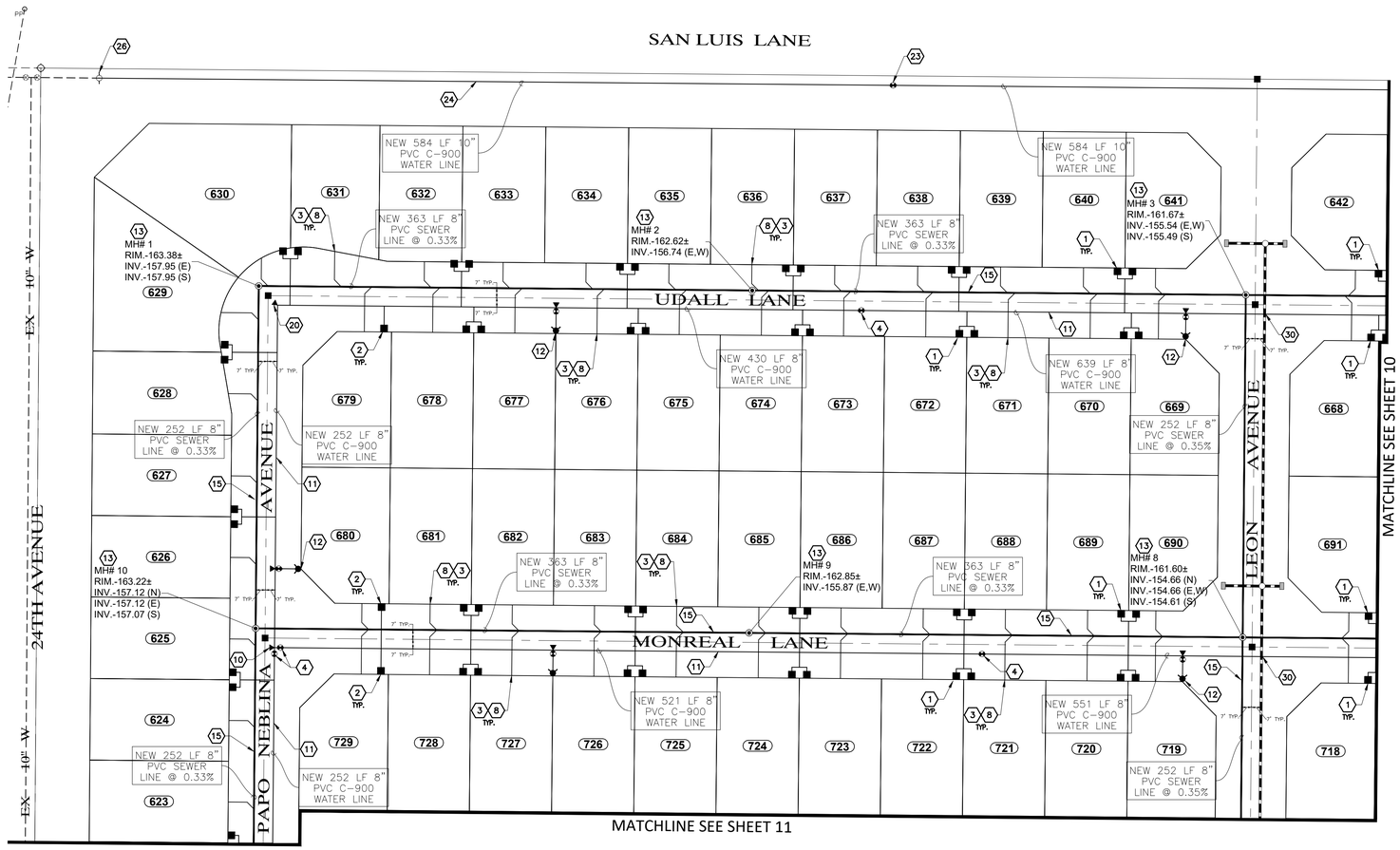

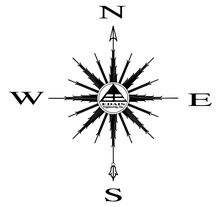

SCALE: 1"=50'

LEGEND

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

WATER / SEWER CONSTRUCTION KEYNOTES

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5. INSTALL 8" X 8" CROSS W/THRUST BLOCK AS PER CITY OF YUMA STD.NO. 5-020 & 5-025
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7. INSTALL 2" BACKFLOW PREVENTOR W/ CAGE AS PER CITY OF YUMA STD. NO. 5-120
8. CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT UNLESS NOTED OTHERWISE
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11. INSTALL NEW 8" PVC C-900 WATER LINE PER CITY OF YUMA STANDARDS AND SPECIFICIATIONS
12. INSTALL 6" FIRE HYDRANT COMPLETE W/BLUE FIRE HYDRANT STREET MARKER AS PER CITY OF YUMA STD. NO. 5-155, 5-160 & 5-165
13. 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
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28. NEW CLEANOUT AT THE END OF EXISTING 4" SEWER SERVICE
29. ADJUST MANHOLE TO FINAL GRADE AS PER CITY OF YUMA STD.NO. 6-040
30. LOWE WATER LINE 24" BELOW STORM DRAIN PIPE AS PER CITY OF YUMA STD. NO. 5-185

MATERIAL LIST

WATER		
DESCRPTION	UNIT	QTY
1" WATER SERVICE	EA	351
8" GATE VALVE/W V.B. & C.	EA	43
6" FIRE HYDRANT	EA	29
8" X 8" PVC TEE W/THRUST BLOCK	EA	12
8" X 8" PVC CROSS	EA	2
8" X 8" PVC ELL W/THRUST BLOCK	EA	1
8" BLOW OFF VALVE	EA	1
2" BACKFLOW PREVENTOR W/CAGE	EA	1
2" WATER SERVICE	EA	3
WATER CONNECTION	EA	4
8" PVC C-900 WATER MAIN	LF	14,218
8" 45° PVC BEND W/THRUST BLOCK	EA	4
8" X 10" PVC TEE W/THRUST BLOCK	EA	1
10" GATE VALVE/W V.B. & C.	EA	3
10" PVC C-900 WATER MAIN	LF	1,874

SEWER		
DESCRIPTION	UNIT	QTY
4" SEWER SERVICE	EA	331
SEWER MANHOLE	EA	29
SEWER CLEANOUT	EA	4
8" SEWER LINE	LF	12,049

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'

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.

NOTES:

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2. SEE PAVING AND GRADING PLAN FOR ALL GRADES.
3. TRENCHING AND BACKFILLING FOR WATER AND SEWER LINES TO BE IN ACCORDANCE WITH CITY OF YUMA STD. 5-010
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5. 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)

REVISIONS

1	
2	
3	
4	
5	
6	

WATER AND SEWER PLAN

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
3075 S. Ave. 48
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NAJEH K. EDAIS
26844
REGISTERED PROFESSIONAL ENGINEER
ARIZONA, U.S.A.
EXPIRES 3/31/26

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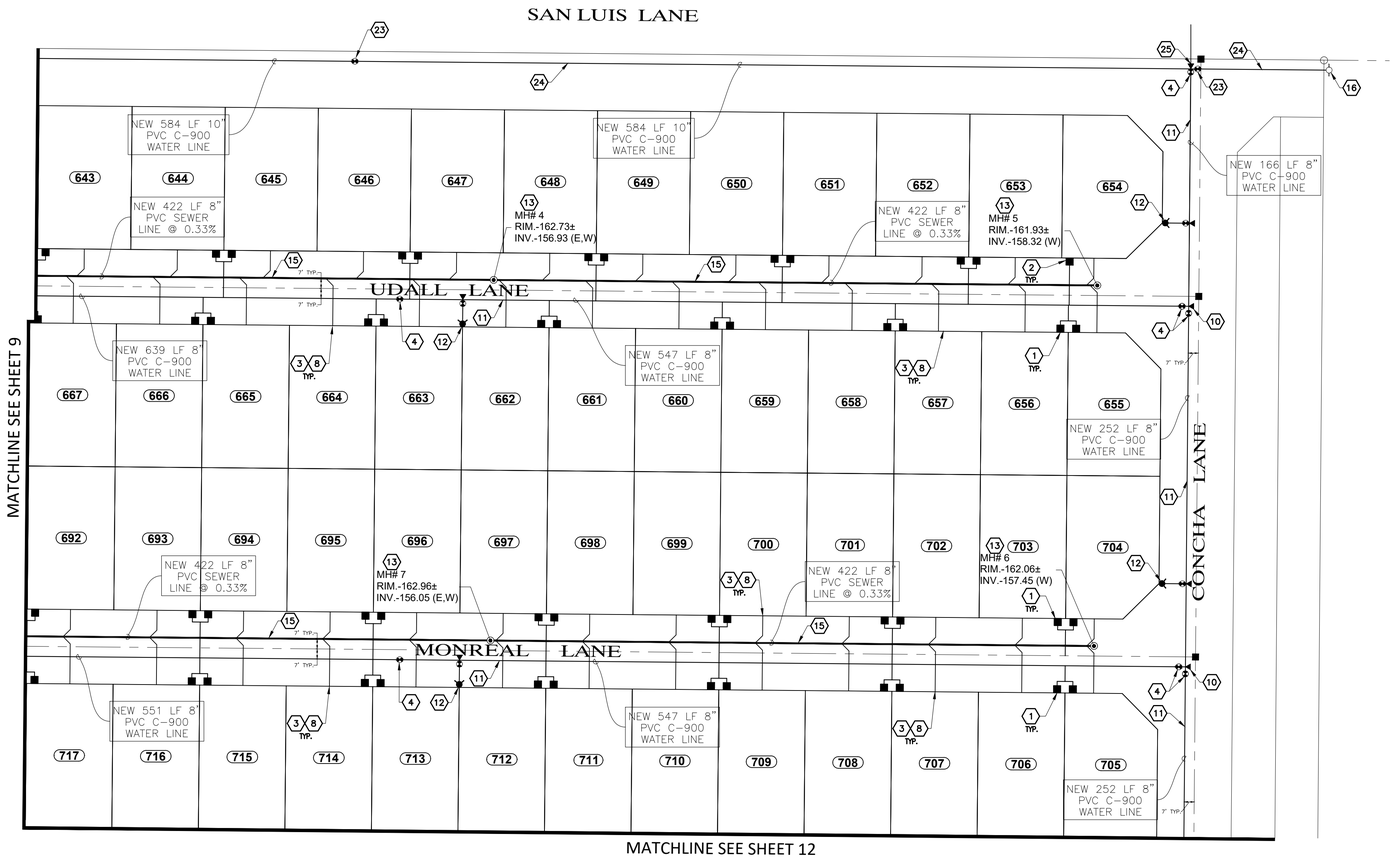
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028

SHEET NUMBER
9



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N
W E
S
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REVISIONS

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Najeh K. Edais
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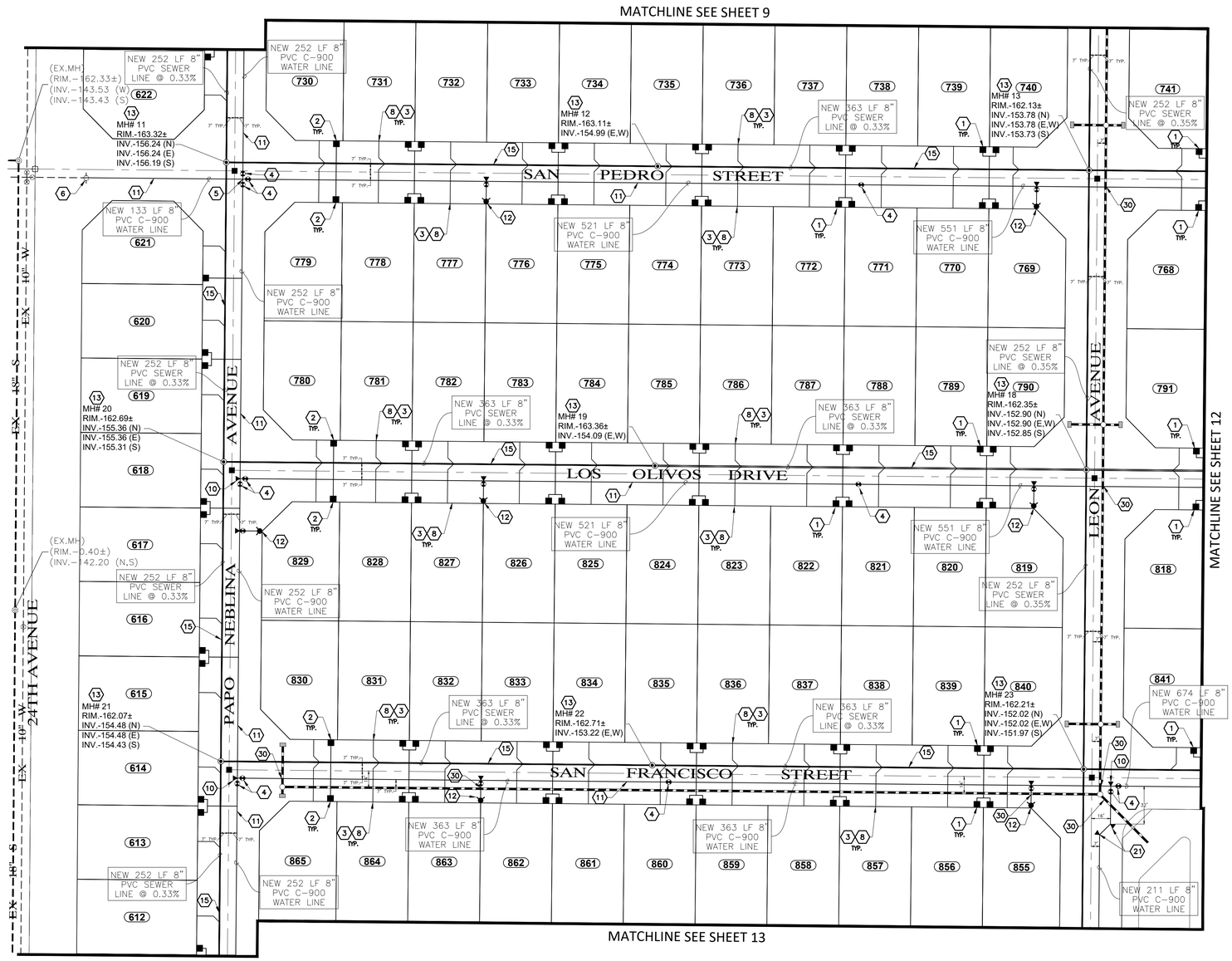

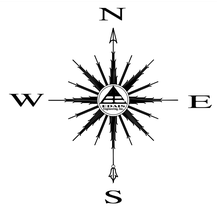

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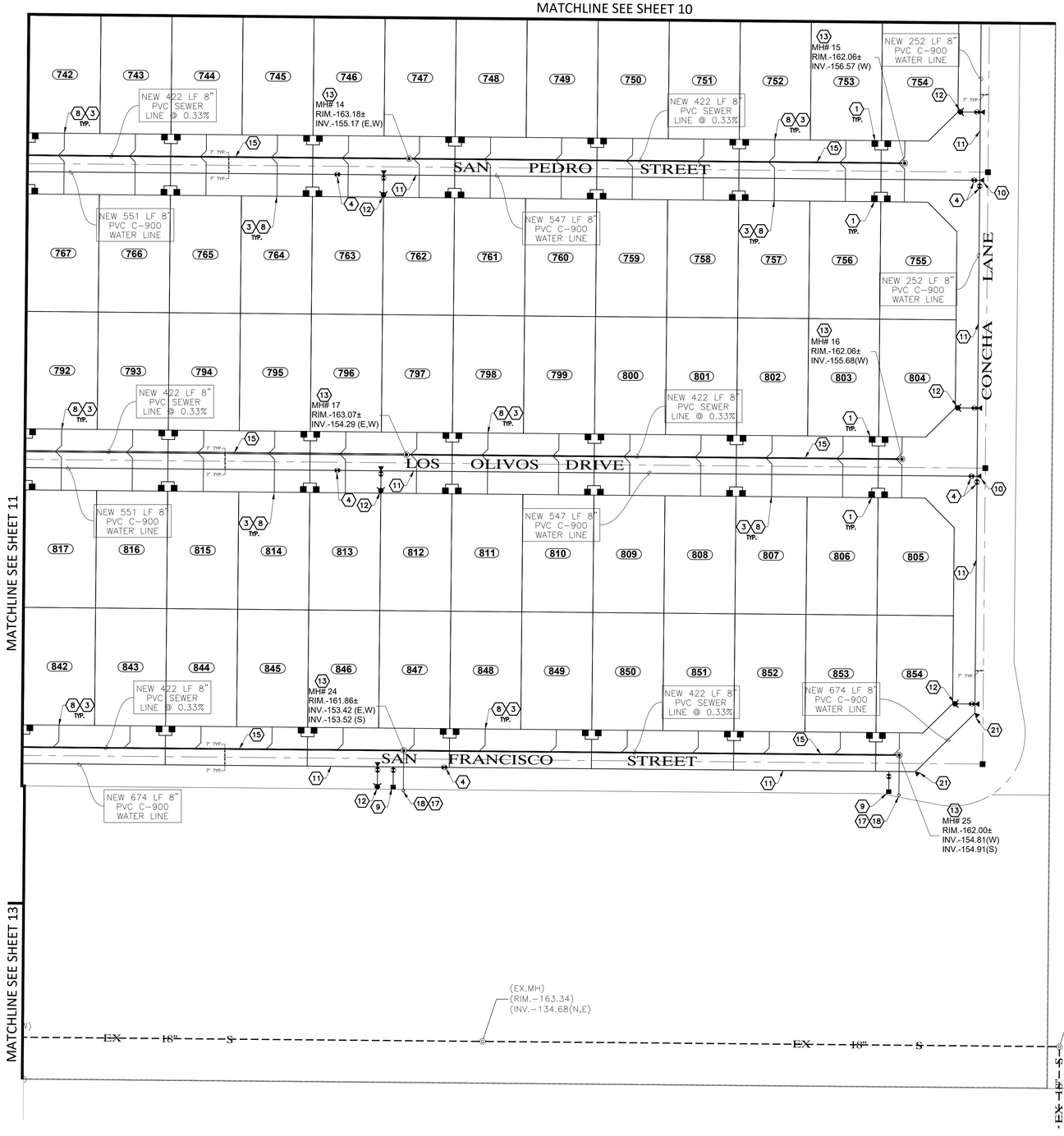
PROJECT:	21-028
SHEET NUMBER	11



SCALE: 1"=50'

WATER / SEWER CONSTRUCTION KEYNOTES

1. INSTALL 1" DUAL WATER SERVICE (TYP.) AS PER CITY OF YUMA STD. NO. 5-045 & 5-055,
2. INSTALL 1" SINGLE WATER SERVICE (TYP.) AS PER CITY OF YUMA STD. NO. 5-035 & 5-055
3. INSTALL 4" SEWER SERVICE (TYP.) PER CITY OF YUMA STD. NO. 6-015
4. INSTALL 8" GATE VALVE W/ V.B. & C. AS PER CITY OF YUMA STD. NO. 5-065 & 5-075
5. INSTALL 8" X 8" CROSS W/THRUST BLOCK AS PER CITY OF YUMA STD.NO. 5-020 & 5-025
6. REMOVE EXISTING BLOW OFF VALVE AND CONNECT TO EXISTING 8" WATER MAIN
7. INSTALL 2" BACKFLOW PREVENTOR W/ CAGE AS PER CITY OF YUMA STD. NO. 5-120
8. CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT UNLESS NOTED OTHERWISE
9. INSTALL 2" WATER SERVICE (TYP.) AS PER CITY OF YUMA STD. NO. 5-035
10. INSTALL 8" X 8" TEE W/ THRUST BLOCK AS PER CITY OF YUMA STD. NO. 5-020 & 5-025
11. INSTALL NEW 8" PVC C-900 WATER LINE PER CITY OF YUMA STANDARDS AND SPECIFICIATIONS
12. INSTALL 6" FIRE HYDRANT COMPLETE W/BLUE FIRE HYDRANT STREET MARKER AS PER CITY OF YUMA STD. NO. 5-155, 5-160 & 5-165
13. 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
14. REMOVE EXISTING SEWER CLEANOUT & CONNECT NEW 8" SEWER LINE TO EXISTING SEWER STUB
15. INSTALL NEW 8" PVC SDR-35 SEWER LINE PER CITY OF YUMA STANDARDS AND SPECIFICATIONS
16. INSTALL TEMPORARY BLOWOFF VALVE AS PER CITY OF YUMA STD. NO. 5-085
17. INSTALL NEW SANITARY SEWER CLEANOUT AS PER CITY OF YUMA STD. NO. 6-005
18. NEW SEWER STUB FOR FUTURE DEVELOPMENT
19. ADJUST MANHOLE TO FINAL GRADE AS PER CITY OF YUMA STD.NO. 6-040
20. INSTALL 8" 90° ELL W/ THRUST BLOCK AS PER CITY OF YUMA STD. NO. 5-020 & 5-025
21. INSTALL 8" 45° BEND W/ THRUST BLOCK AS PER CITY OF YUMA STD. NO. 5-020 & 5-025
22. NEW 4" SEWER SERVICE TO BE CONNECTED TO EXISTING SEWER SERVICE
23. INSTALL 10" GATE VALVE W/V.B & C. AS PER CITY OF YUMA STD.NO. 5-065 & 5-075
24. INSTALL NEW 10" PVC C-900 WATER LINE PER CITY OF YUMA STANDARDS AND SPECIFICATION
25. INSTALL 8" X 10" TEE W/THRUST BLOCK AS PER CITY OF YUMA STD.NO. 5-020 & 5-025
26. REMOVE TEMPORARY BLOWOFF VALVE AND CONNECT TO EXISTING 10" WATER MAIN
27. EXISTING 4" SEWER SERVICE
28. NEW CLEANOUT AT THE END OF EXISTING 4" SEWER SERVICE
29. ADJUST MANHOLE TO FINAL GRADE AS PER CITY OF YUMA STD.NO. 6-040
30. LOWE WATER LINE 24" BELOW STORM DRAIN PIPE AS PER CITY OF YUMA STD. NO. 5-185

NOTES:

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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. 5-010
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Najeh K. Edais
Registered Professional Engineer
26844
NAJEH K. EDAIS
Date Signed 10/08/24
ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE: APR-2024
DRAWN: LPR
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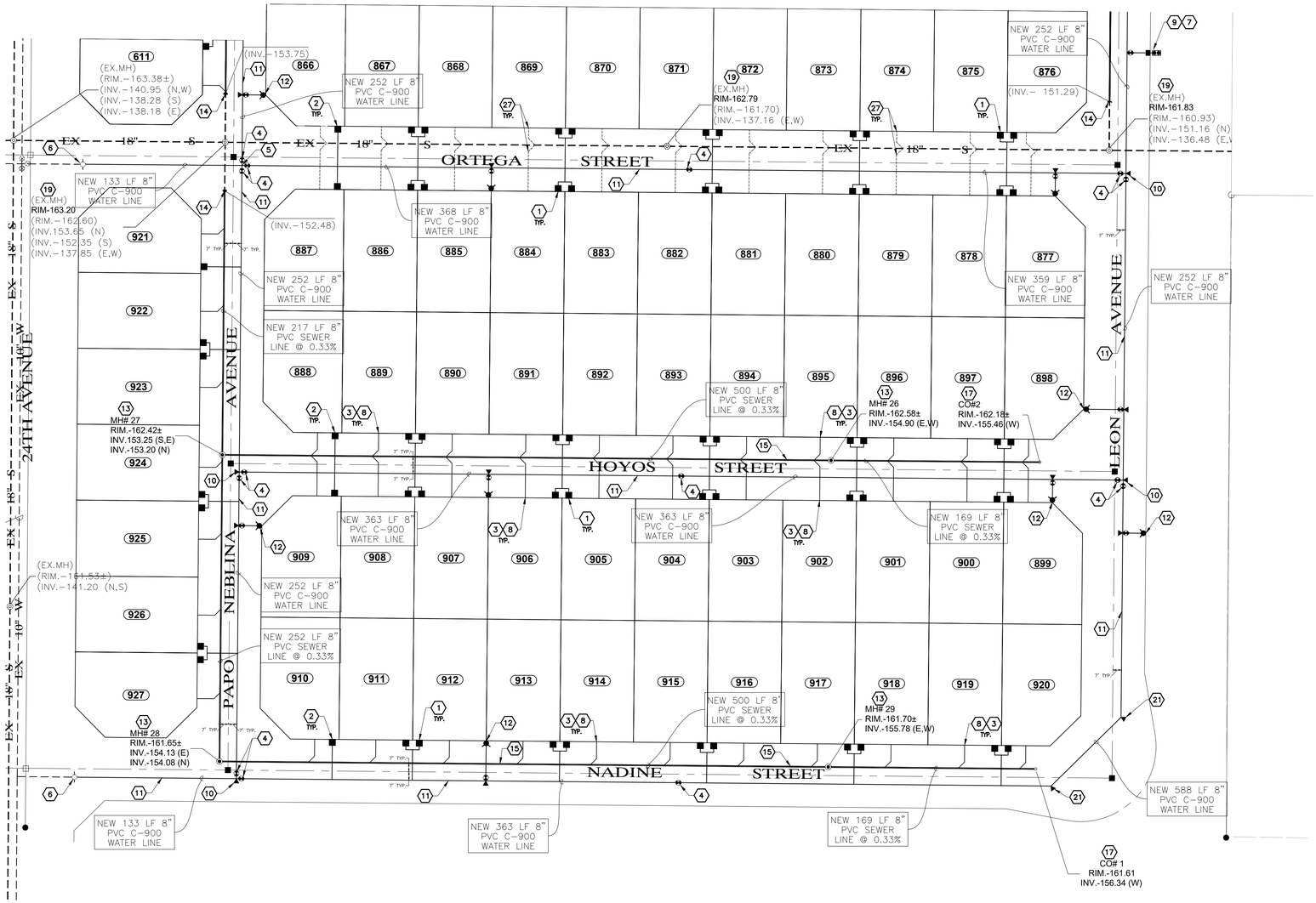
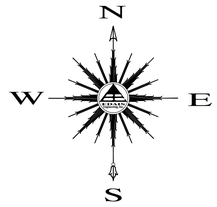
PROJECT: 21-028
SHEET NUMBER 12





SCALE: 1"=50'

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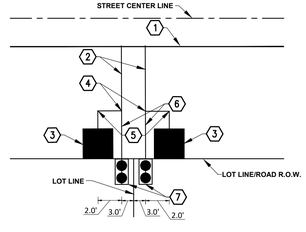
DOMESTIC WATER / FIRE LINE DETAIL



KEYNOTES

1. NEW 8" PVC C-900 WATER LINE
2. NEW 1" PVC SCH 40 WATER SERVICE LINE
3. NEW 5/8" WATER MEATER
4. NEW 1" TEE
5. NEW 1" ELBOW
6. NEW 1" FIRE SPRINKLER LINE
7. NEW 1" BACKFLOW PREVENTOR W/CAGE AS PER CITY OF YUMA STD. NO. 5-120

NOTES:

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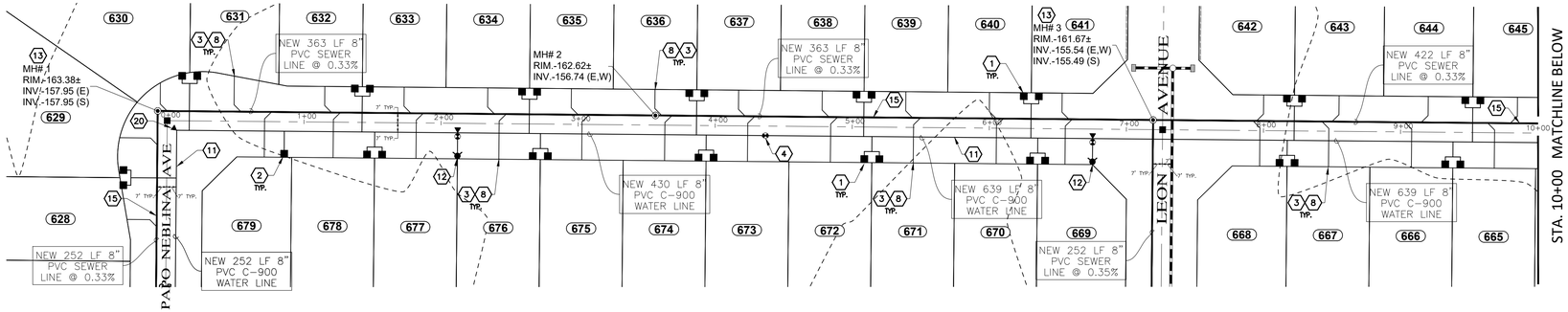
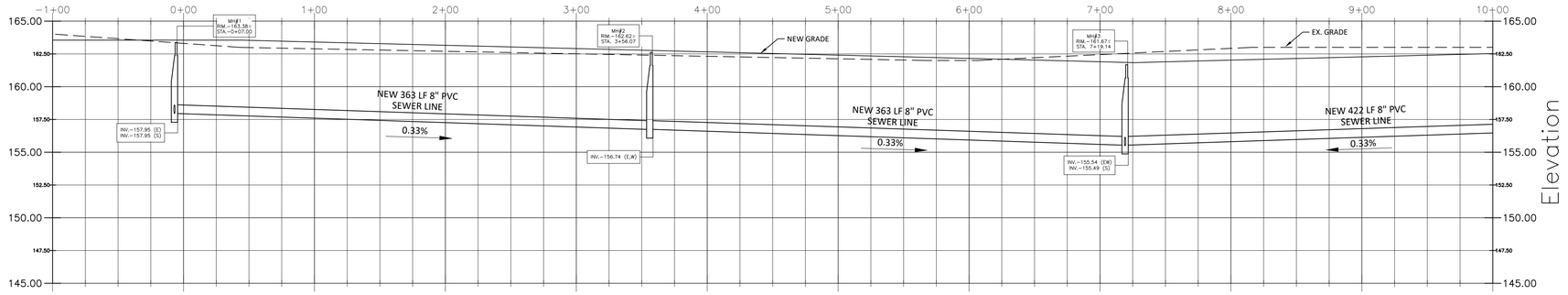
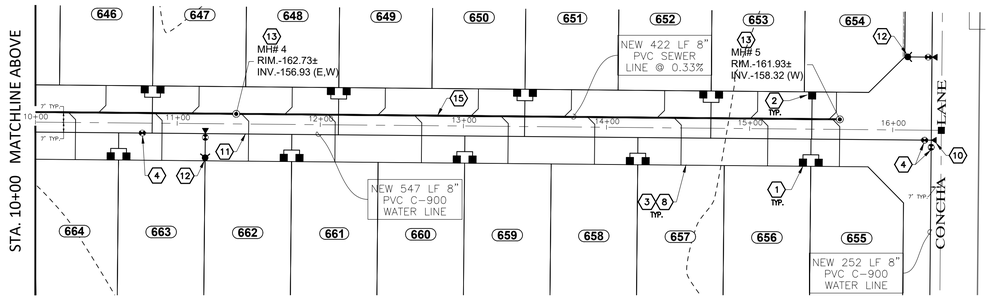
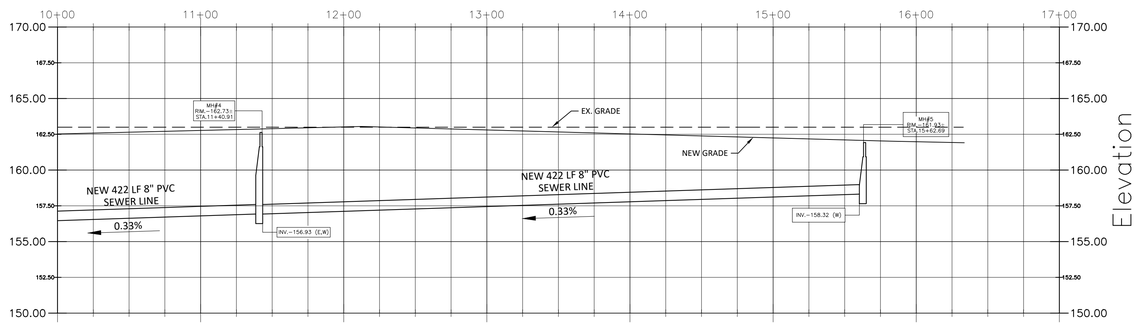
13





UDALL LANE





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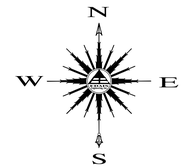

SCALE HORIZ: 1"=50'
SCALE VERT: 1"=5'

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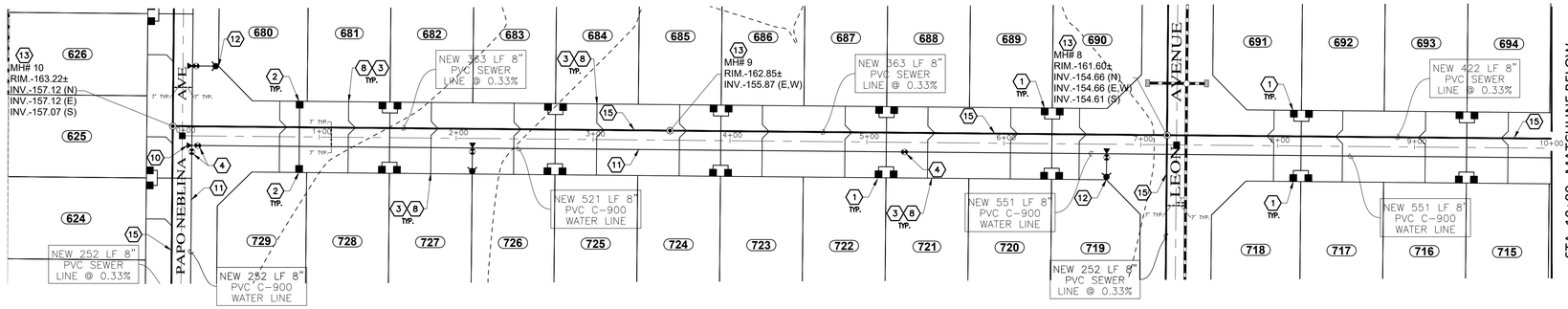
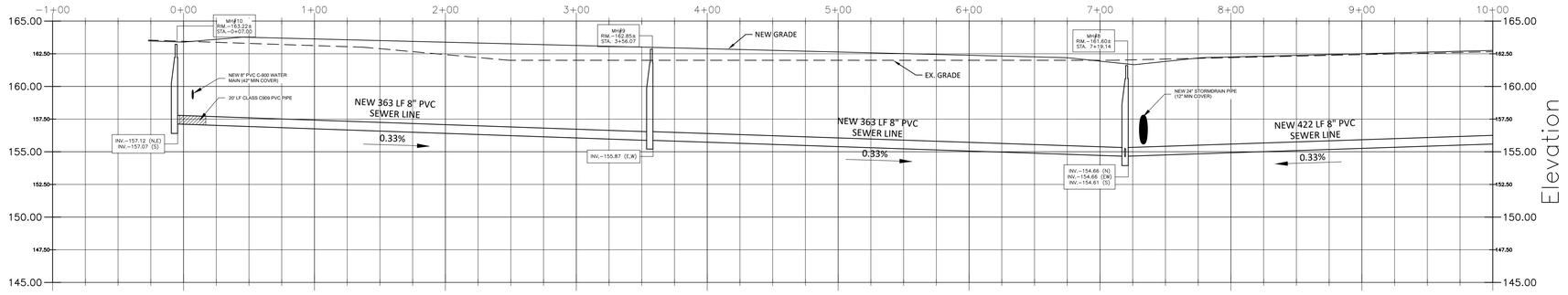
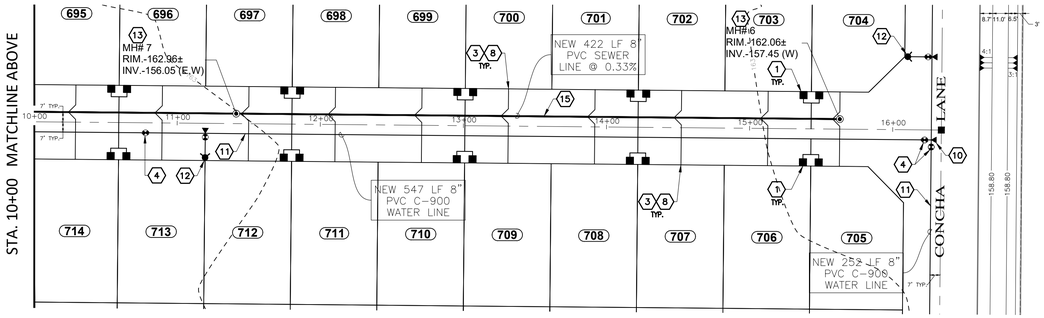
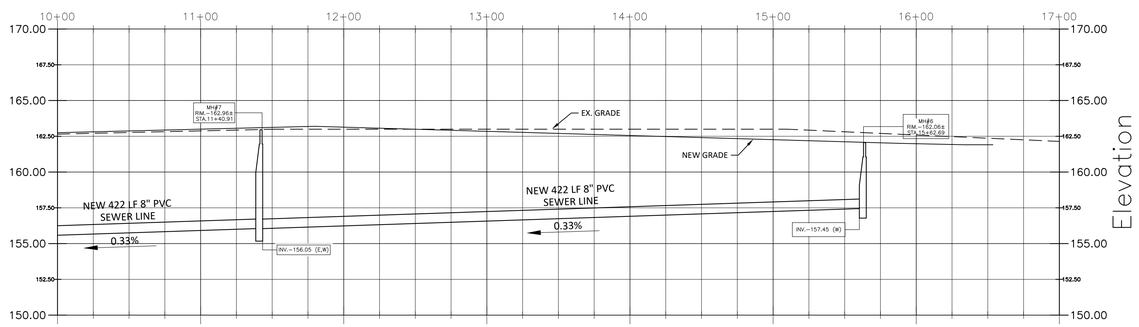




MONREAL LANE





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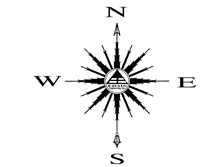

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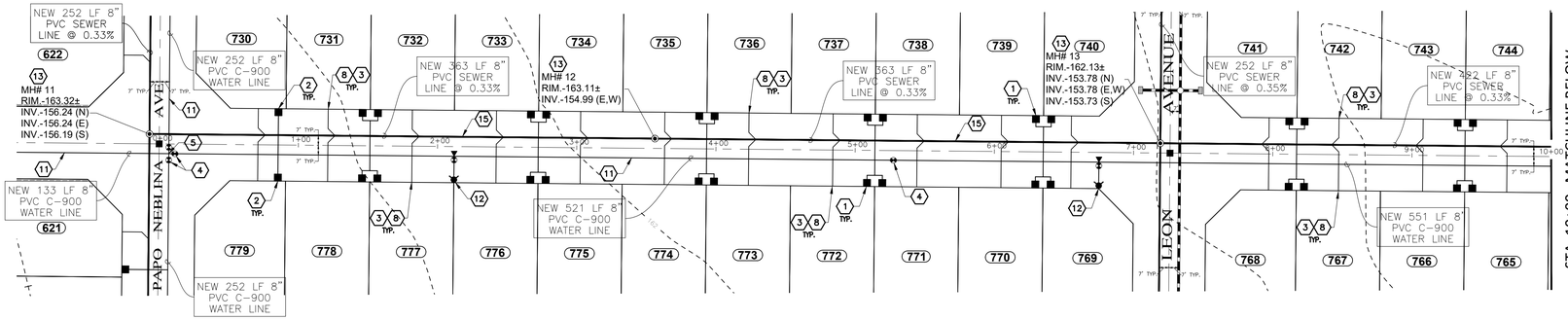
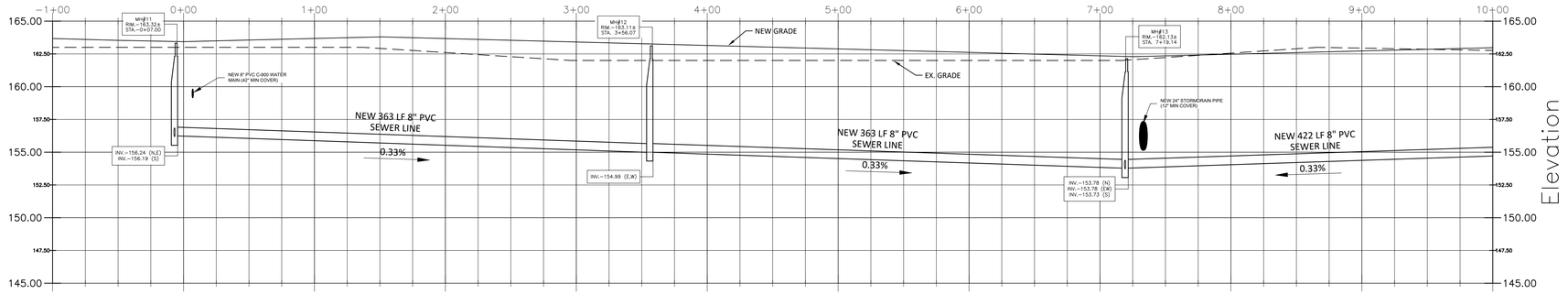
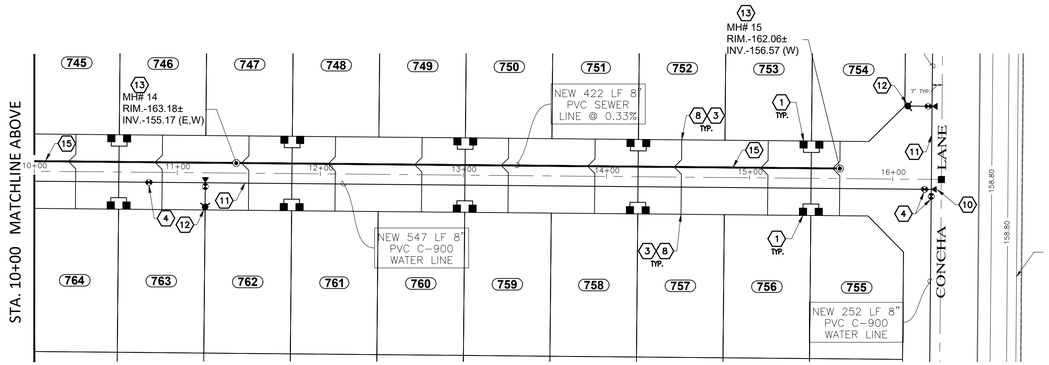
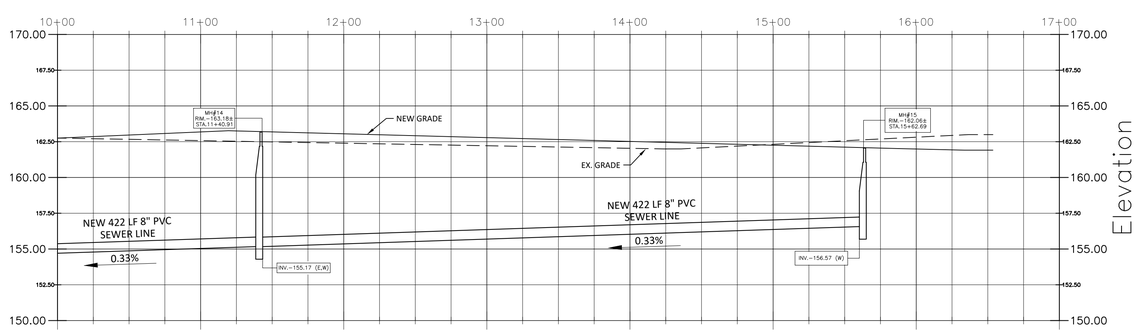
SHEET NUMBER
15





SAN PEDRO STREET





SAN PEDRO STREET

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DATE:	APR-2024
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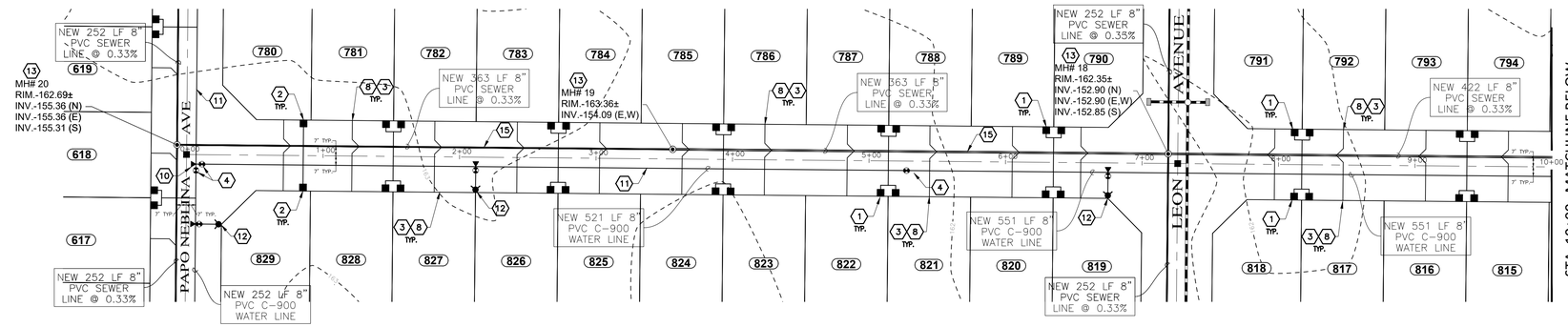
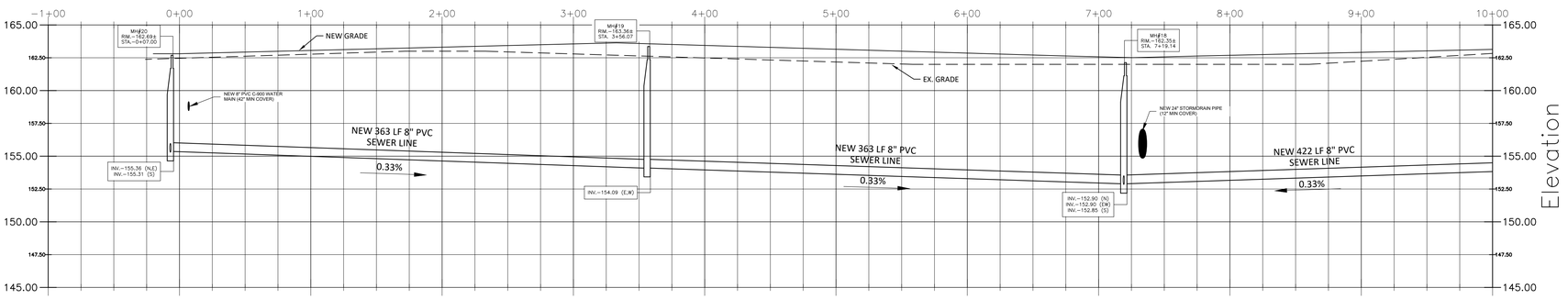
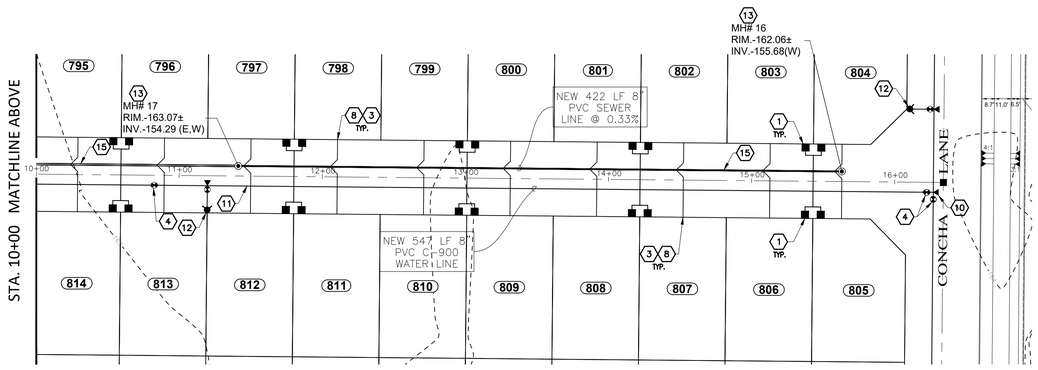
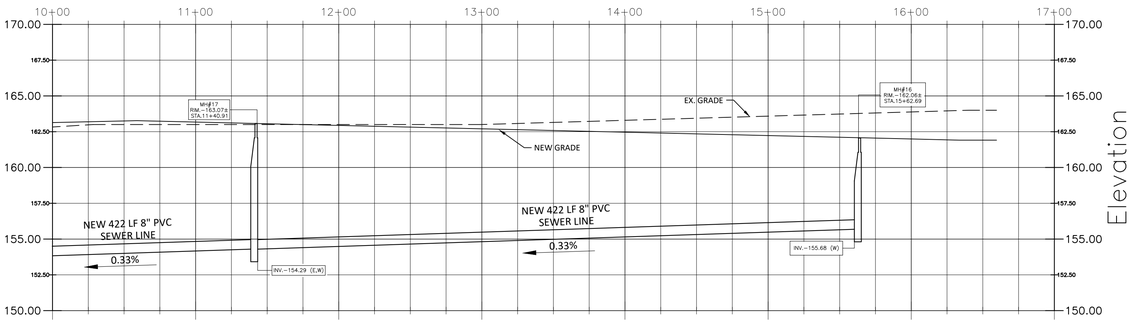




LOS OLIVOS DRIVE





LOS OLIVOS DRIVE

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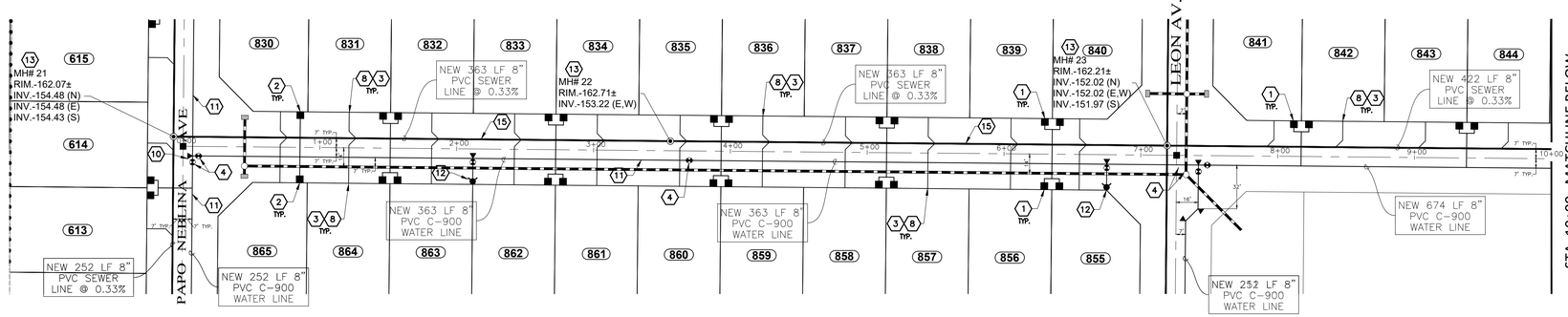
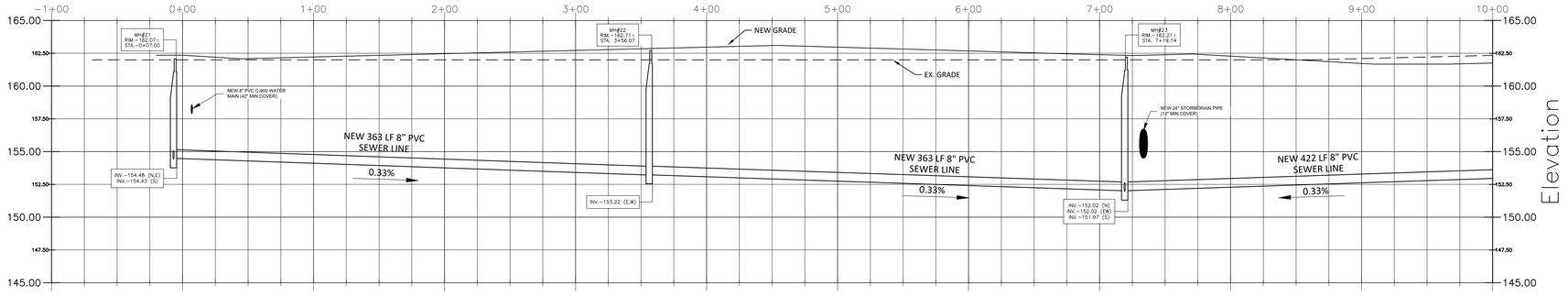
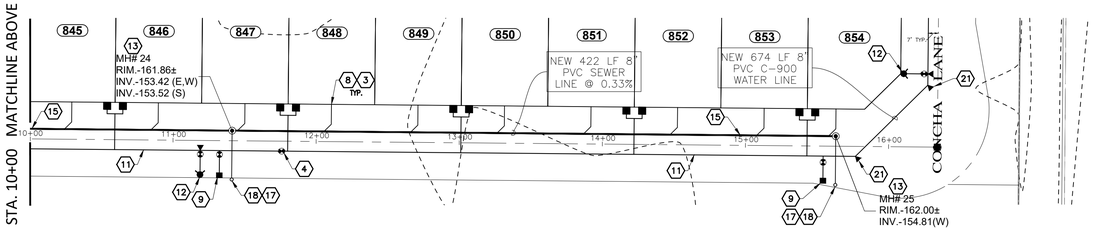
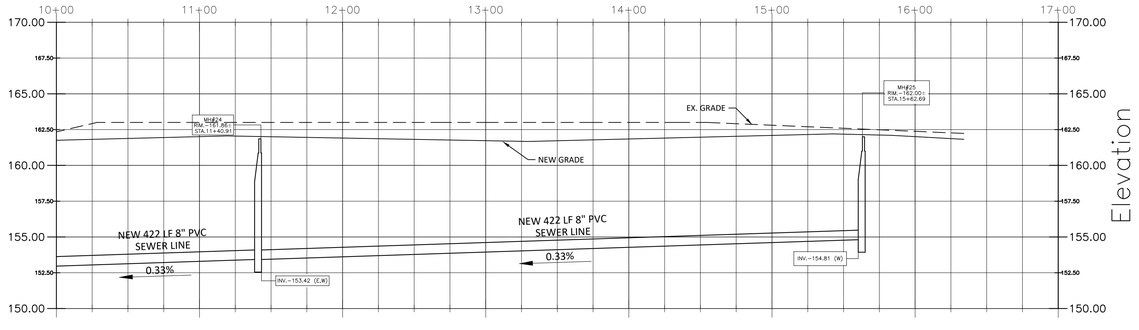
SHEET NUMBER
17





SAN FRANCISCO STREET





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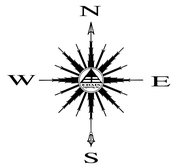

SCALE HORIZ: 1"=50'
SCALE VERT: 1"=5'

NOTES:

1. FOR LEGEND, WATER/SEWER CONSTRUCTION KEYNOTES AND MATERIAL LIST SEE SHEET 9.
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. 5-010
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REVISIONS

WATER & SEWER PROFILES

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Date Signed 01/08/24
ARIZONA, U.S.A.
EXPIRES 3/31/26

DATE: APR-2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028

SHEET NUMBER
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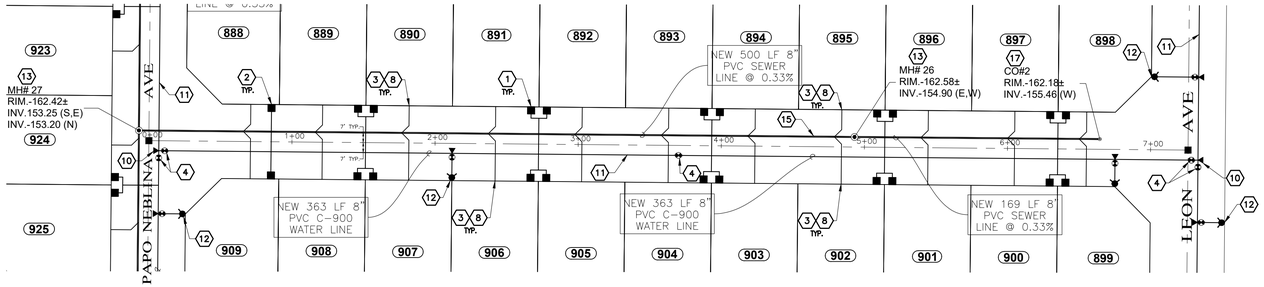

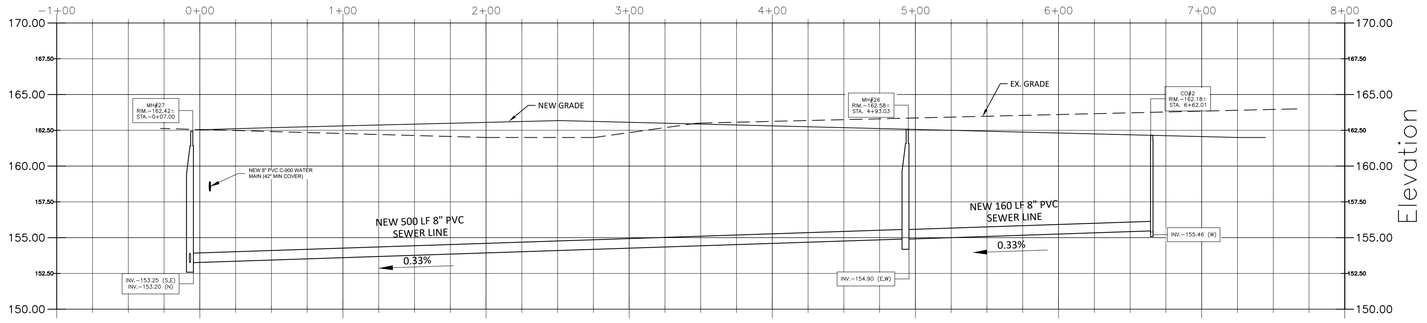

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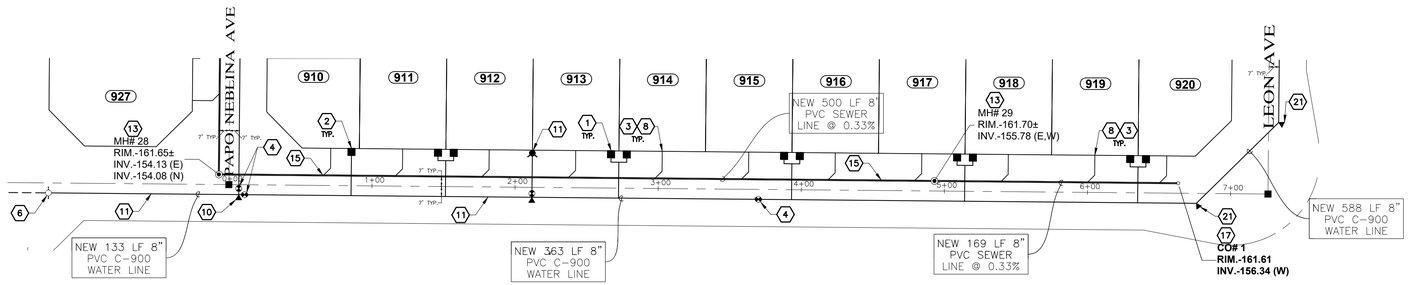
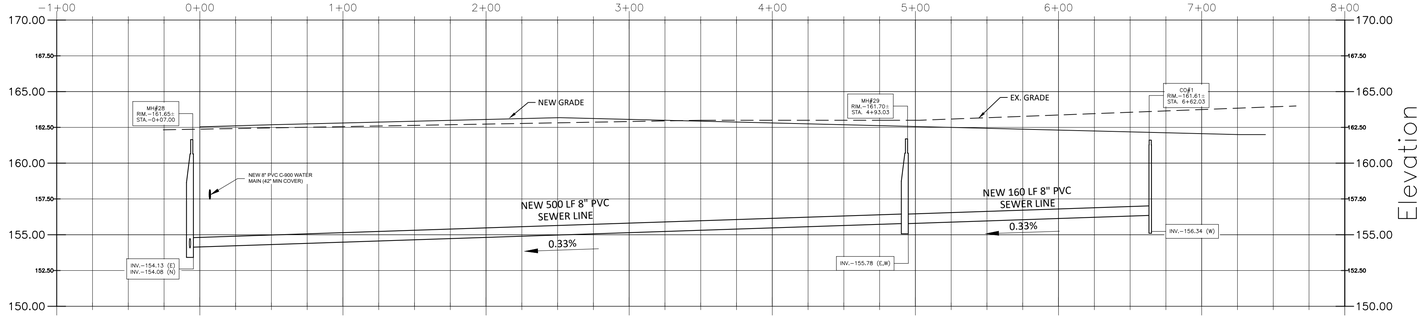
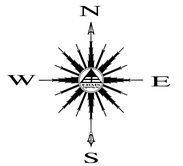




NADINE STREET



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SHEET NUMBER
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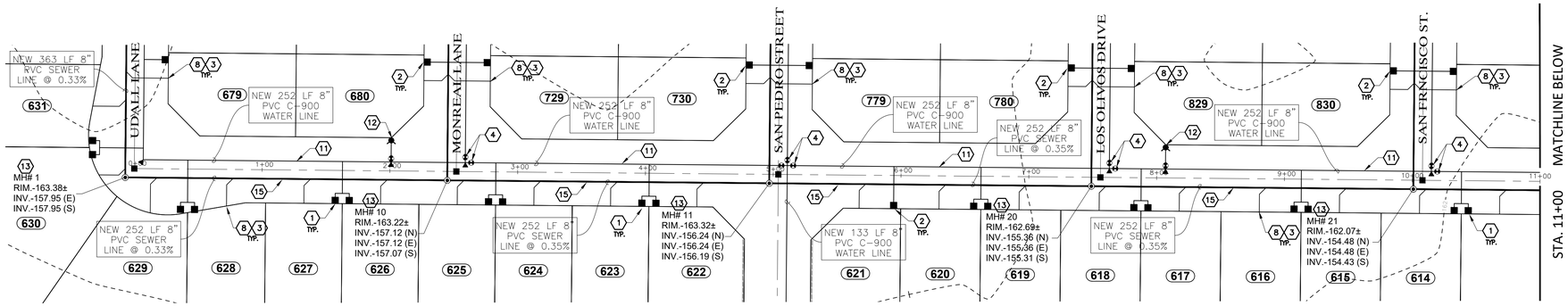
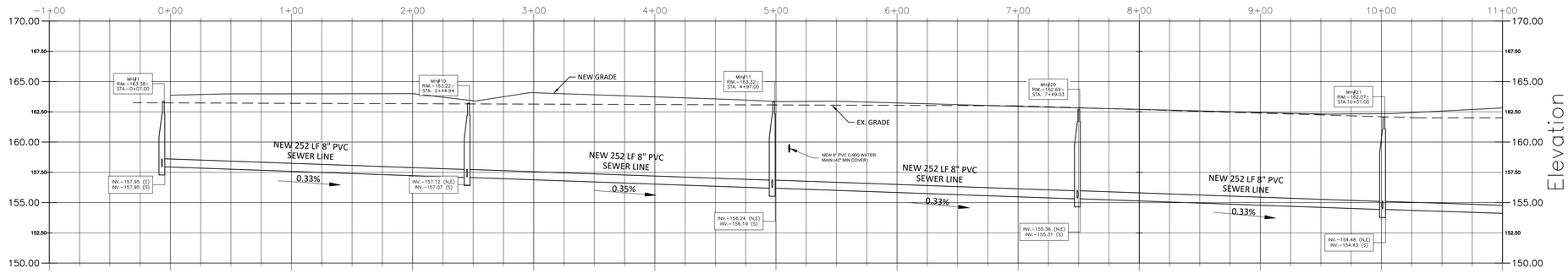
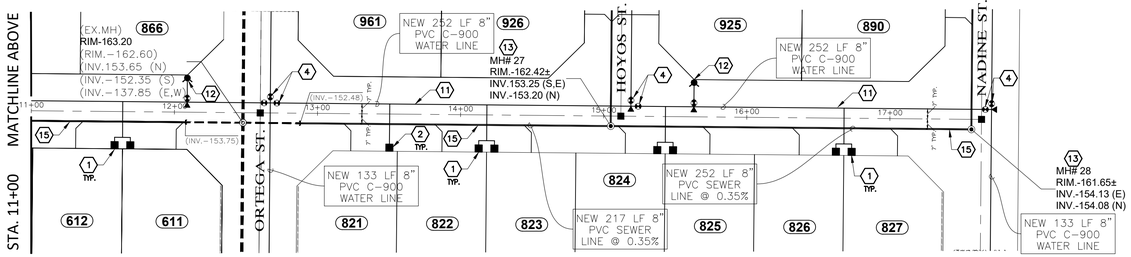
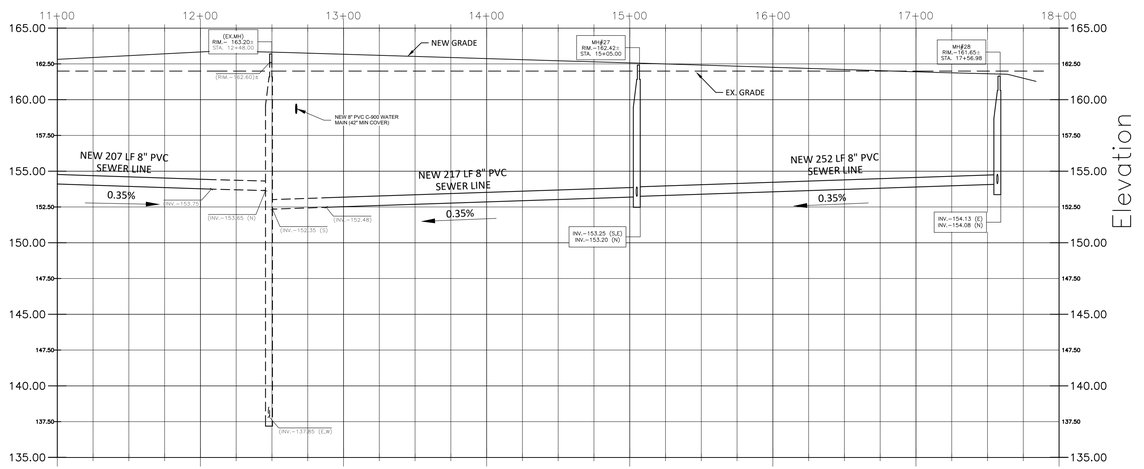




PAPO NEBLINA AVENUE





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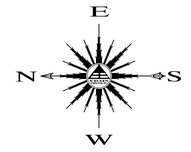

SCALE HORIZ: 1"=50'
SCALE VERT: 1"=5'

NOTES:

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SHEET NUMBER
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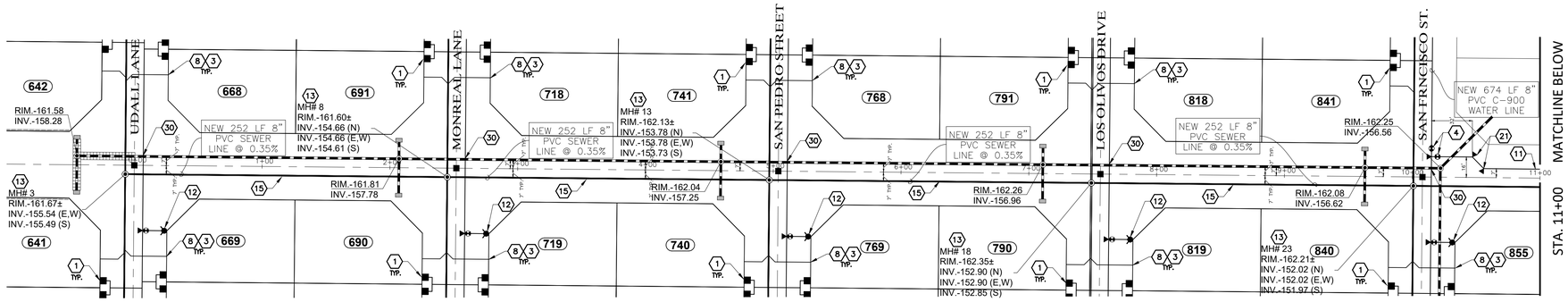
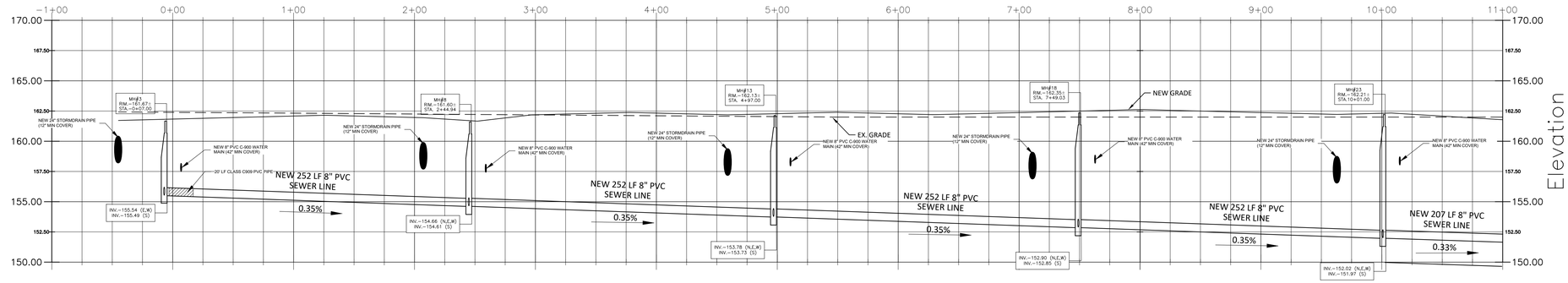
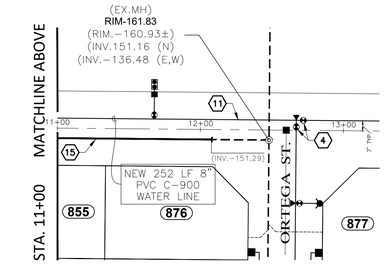
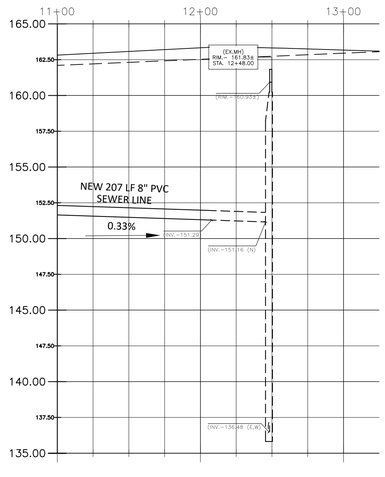




LEON AVENUE





LEON AVENUE

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Expires 5/31/26

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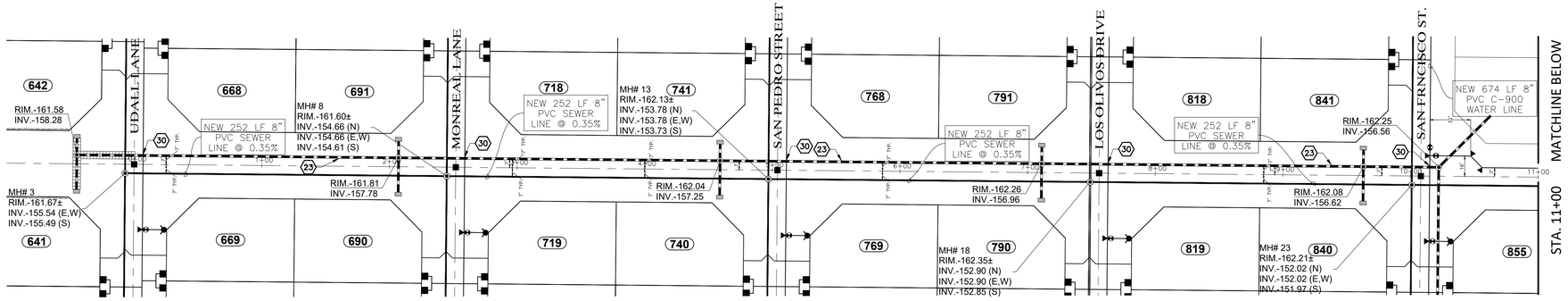

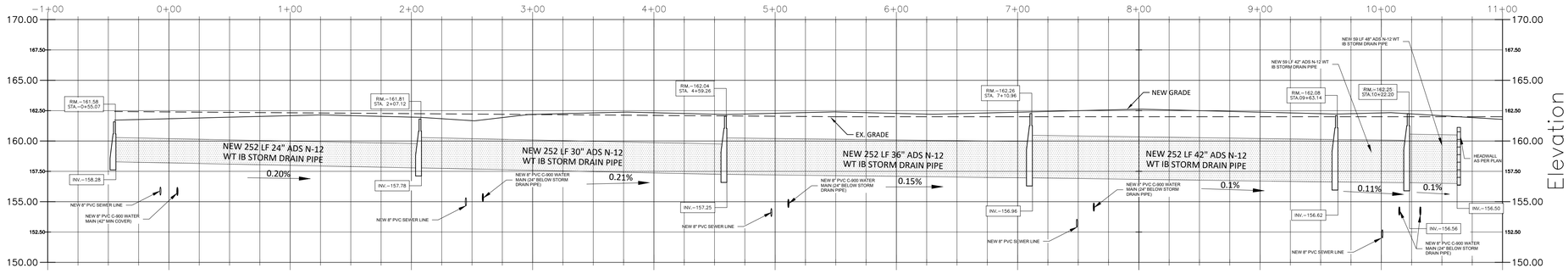

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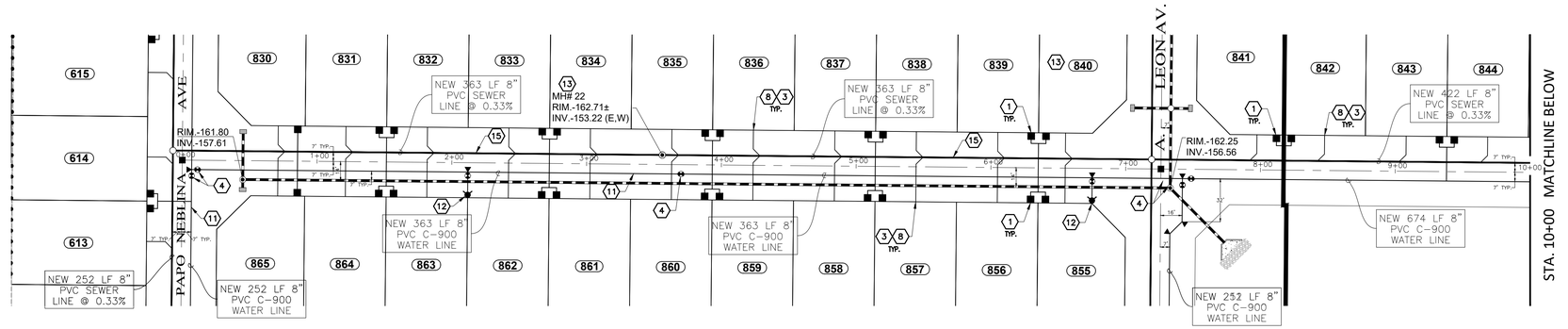
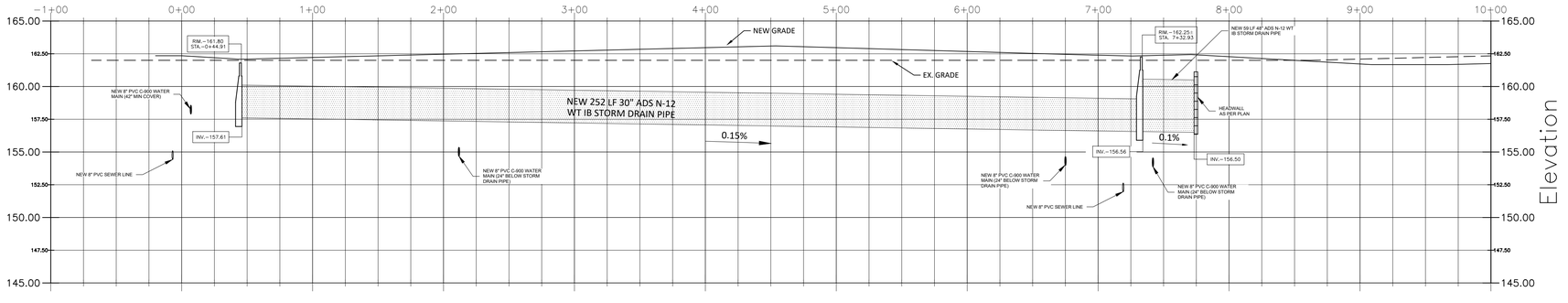
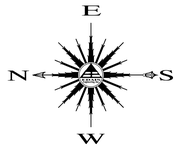




SAN FRANCISCO STREET



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

REVISIONS

1	
2	
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4	
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WATER & SEWER PROFILES

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SHEET NUMBER
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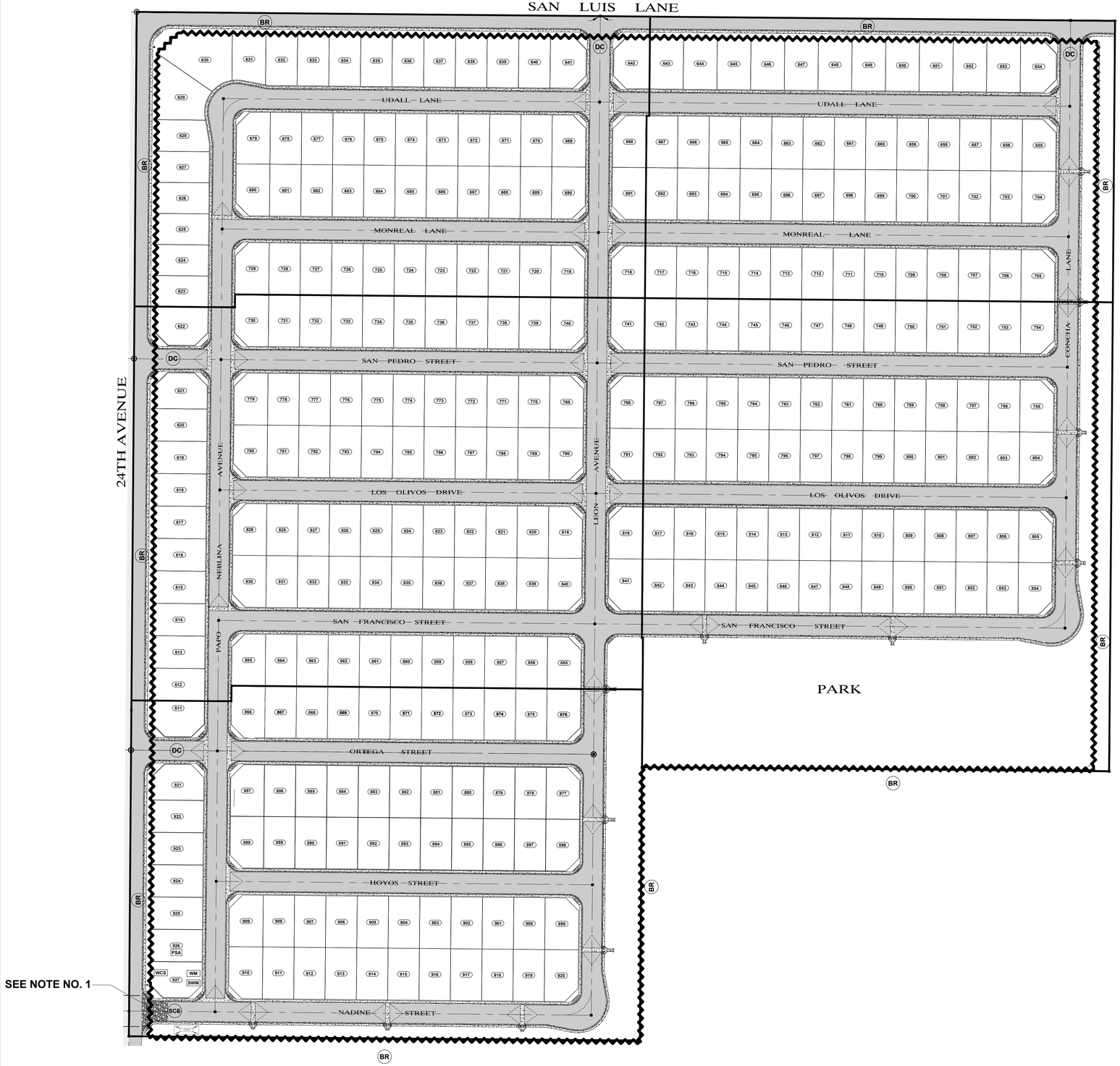

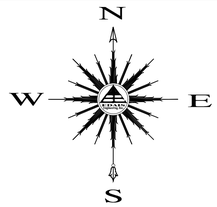

SCALE: 1"=100'

LEGEND

WCS	WATER USED TO COMPACT SOIL
CWA	CONCRETE WASH AREA
PSA	PROTECTED STORAGE AREA
SWM	SANITARY WASTE MANAGEMENT
WM	DUMPSTER FOR WASTE MANAGEMENT AND TRASH COLLECTION
SCE	STABILIZED CONSTRUCTION ENTRANCE
W.Z.S.	WORK ZONE IDENTIFICATION SIGN
DC	DUST CONTROL
BR	BERM
EW	EXISTING WALL

AREA

DISTURBED AREA = 74.8124 ACRES

FLOOD ZONE DESIGNATION

THE PROPERTY IS LOCATED IN FLOOD PLAIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY THE FEMA FEDERAL INSURANCE RATE MAPS

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM THE 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.

NOTES

1. CONTRACTOR TO IMPLEMENT EFFECTIVE CONTROL MEASURES TO MINIMIZE TRACKING OF SEDIMENTS, DEBRIS AND OTHER POLLUTANTS FROM VEHICLES AND EQUIPMENT LEAVING THE SITE DURING CONSTRUCTION. EXACT PLACEMENT, DURING VARIOUS PHASES OF CONSTRUCTION, TO BE DETERMINED BY THE CONTRACTOR.

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

REVISIONS	

STORMWATER POLLUTION PREVENTION PLAN

LOS MEZQUITES UNIT 4 AND LOS MEZQUITEZ UNIT 5

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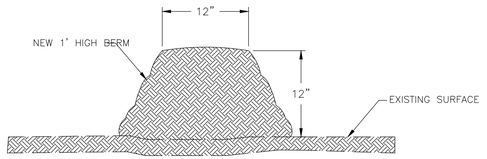
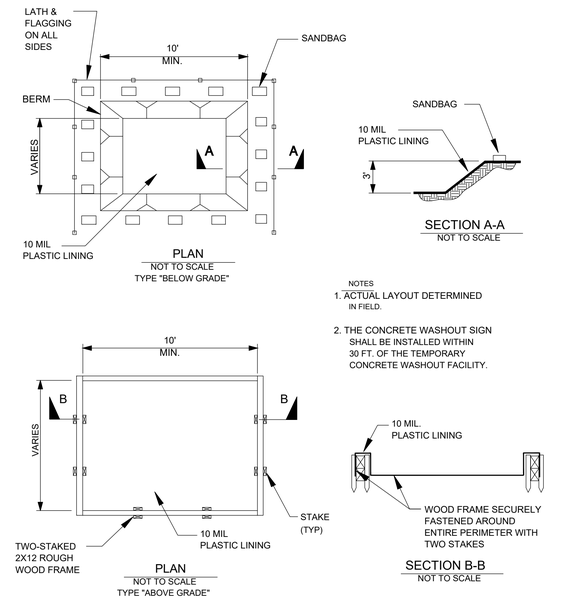


BR

BERM

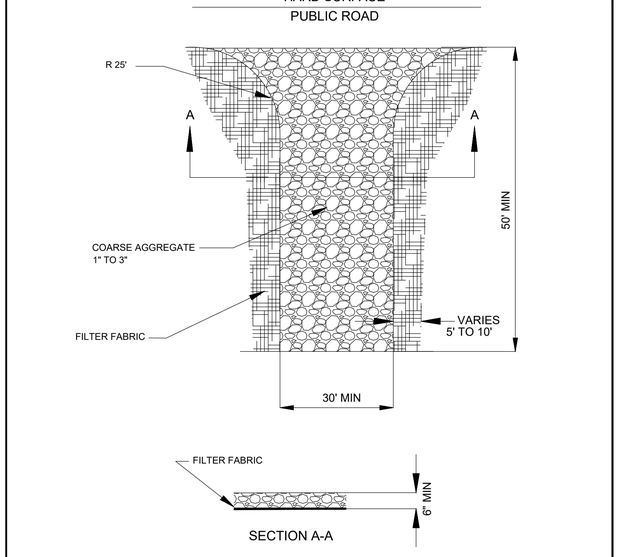
NTS



CWA

CONCRETE WASH AREA

NTS



SCE

STABILIZED CONSTRUCTION EXIT/ENTRANCE

NTS

WZS

YUMA COUNTY WORK ZONE IDENTIFICATION SIGN

NTS

CONSTRUCTION NOTES

1. AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL ROUGH GRADE SITE.
2. CONTRACTOR SHALL PREVENT ANY SILTATION FROM ENTERING ANY STORM SEWER SYSTEM. ALL INLETS & INLET OPENINGS SHALL BE FULLY ENCIRCLED WITH SILT FENCE DURING AND AFTER CONSTRUCTION OF INLET.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES ESPECIALLY BEFORE ANY PREDICTABLE RAIN.
5. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE; AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. THIS PLAN IS INTENDED TO BE UPDATED BY A QUALIFIED PERSON AS CONSTRUCTION ACTIVITIES PROCEED. METHODS OF EROSION CONTROL SHALL BE TAKEN FROM "DRAINAGE DESIGN FOR MARICOPA COUNTY, ARIZONA, VOLUME III EROSION CONTROL".
6. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
8. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. ALL EXISTING STRUCTURES, FENCING, TREES, AND ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
11. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
12. CONTRACTOR TO IDENTIFY ON PLAN AREAS THAT HAVE REACHED FINAL STABILIZATION.

REVISIONS

1	
2	
3	
4	
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6	

STORM WATER POLLUTION PREVENTION PLAN DETAILS

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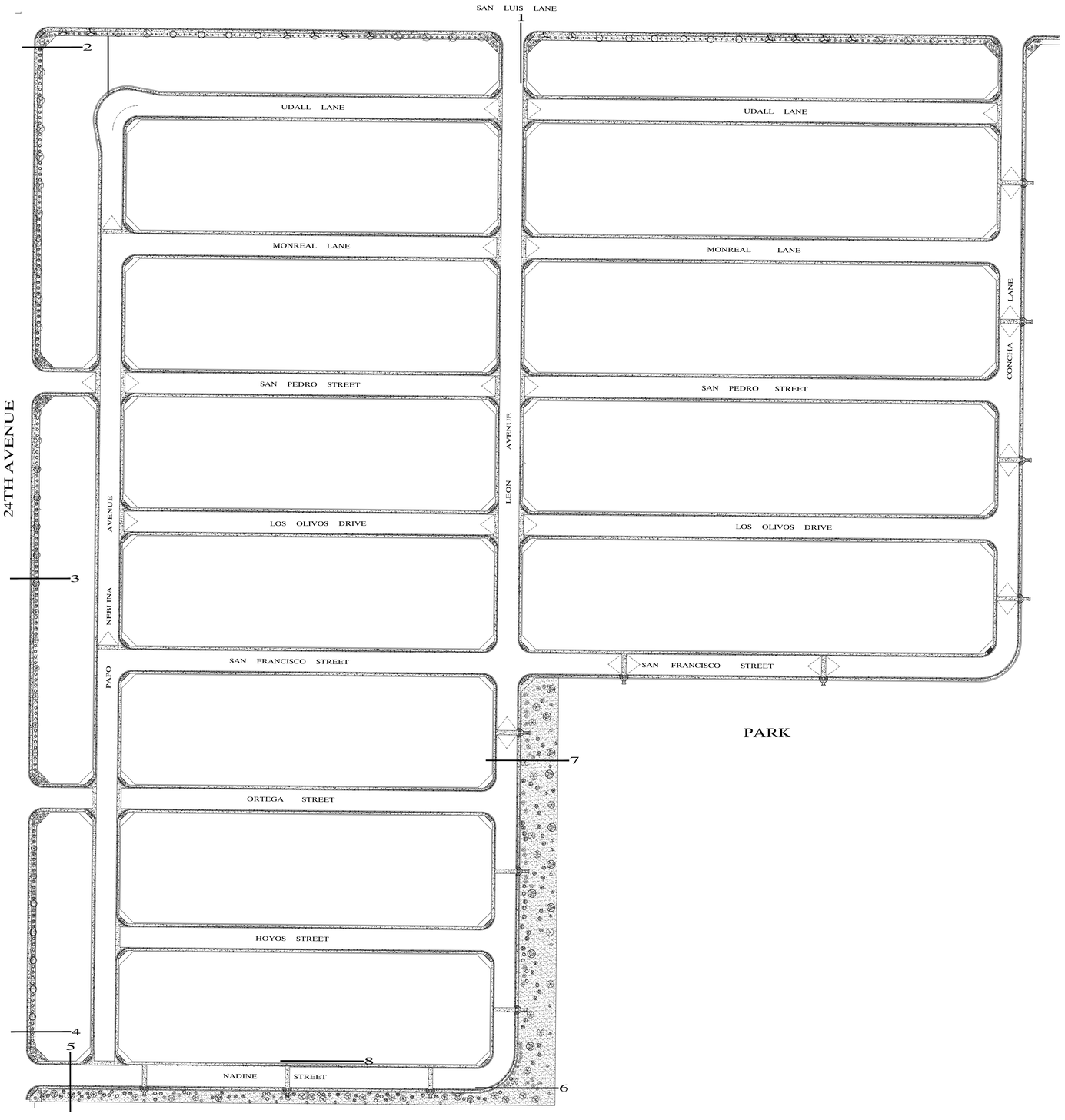

N

W E

S

SCALE: 1"=100'

LANDSCAPE LEGEND

TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Live oak	Quercus Fusiformas	24 box
	Red Pistach	Pistacia Chnensis	24 box
	Mulga	Acacia Anura	24 box
	Red Push	Red Pistacha Chinensis	24 box
	Elm	Ulmus Parviflora	24 box

SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Arizona Yellow Bells	Techoma Stans	5 Gal.
	Yellow Lantana Bush	Lantana Camara	5 Gal.
	Red Yucca	Hesperaloe Parviflora	5 Gal.
	Perrys Agave	Perri Huachucensis	5 Gal.
	Choral Fountain	Russelia Equoiseformis	5 Gal.
	Red Bird of paradise	Caesalpinia Pulcberimma	5 Gal.

HARDSCAPES

3/4"White Rose

NOTE:
ALL TREES TO BE STANDARD TRUNK

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REVISIONS

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941-0503
JSALARRY@AOL

LANDSCAPE

LOS MEZQUITES UNIT 4
AND
LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
Civil Engineering Consultants
3075 S. Ave. 4E
Yuma, Arizona 85365
(928) 344-3566
ralph@Edaisgroup.com
www.edaisengineering.com

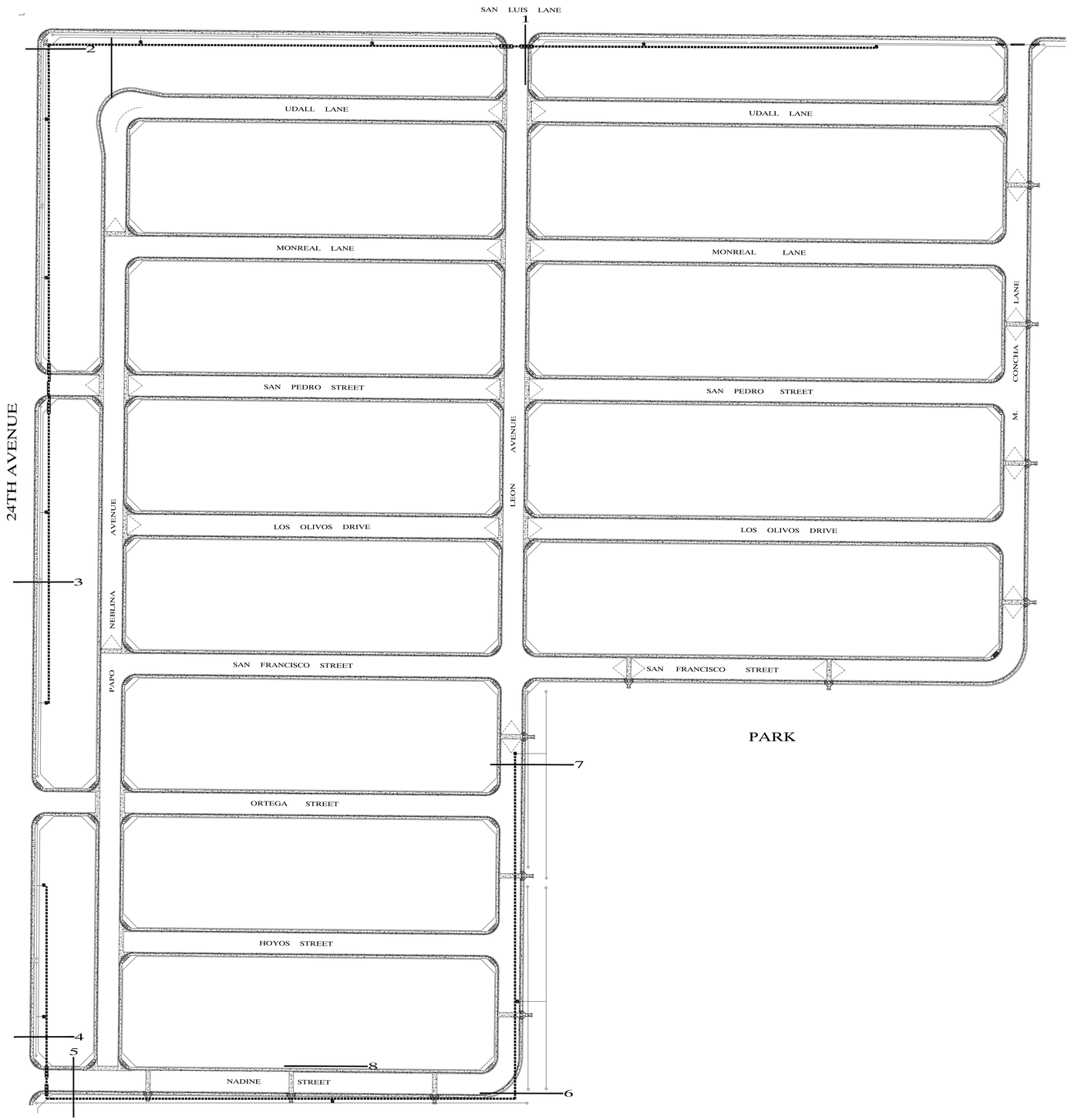
DATE:
APR 2024

DRAWN:
LPR

CHECKED:
NKE

PROJECT:
21-028

SHEET NUMBER
L1.1



N

W E

S

SCALE: 1"=100'

IRRIGATION LEGEND

SYMB	DESCRIPTION	MANUFACTURER	MODEL
M	WATER METER	SEE CIVIL	11/2" MINIMUM
	11/2"BACK FLOW	FEBCO	785 PVB
	WITH SLAB & ENCLOSURE	GAURDSHACK	GS-SERIES
	CONTROLLER(PEDISTAL)	HUNTER (SOLAR)	PRO C
	1" DRIP ASSEMBLY	HUNTER	SEE DETAILS
	1" VALVE	HUNTER	ICV
	VALVE BOX	CARSON	TAN STANDARD
◇	FLUSH OUT	SEE DETAILS	

SLEEVE

11/2"SCH 40 MAIN LINE

1" CL200 DRIP LATERAL

IRRIGATION NOTES

1. CONTRACTOR RESPONSIBLE FOR FULL AND EFFICIENT COVERAGE
2. VERIFY PRESSURE BEFORE LAY OUT MINIMUM PRESSURE 75 PSI AT MAINLINE
3. DRIP VALVE LOCATIONS ARE ONLY APPROXIMATE
4. DRIP VALVES NOT TO EXCEED 10 GPM LAWN VALVES NOT TO EXCEED N/A GPM
5. DRAWN FOR CLARITY ALL IRRIGATION TO BE INSTALLED IN LANDSCAPE AREA
6. SLEEVES DRAWN ARE ONLY FOR CONVIENCE CONTRACTOR RESPONSIBLE FOR ALL SLEEVES NECESSARY
7. ALL SLEEVES TO HAVE 18" COVER MINIMUM
8. IF BACKFILL MATERIAL HAS DEBRIS LARGER THAN 1"SHADE WITH MORTAR SAND 4" ABOVE
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13. 1/2" DRIP LINE AND EMITTER S ARE NOT SHOWN ON PLANS REFER DETAIL D-3 D- 16

CALL TWO WORKING DAYS BEFORE YOU DIG
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(OUTSIDE MARICOPA COUNTY)

REVISIONS

1	
2	
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4	
5	
6	

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IRRIGATION

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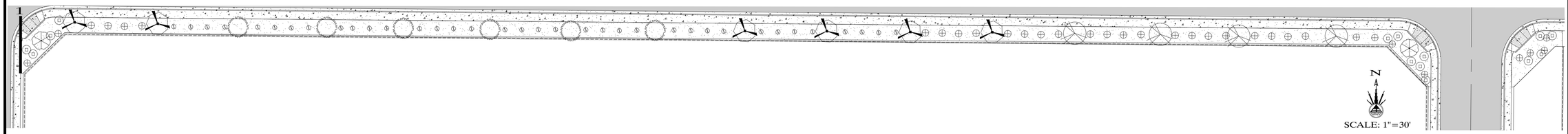

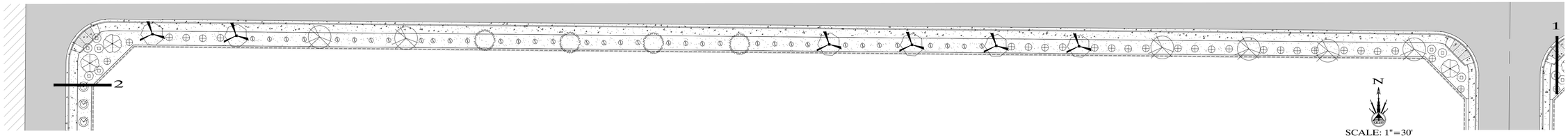

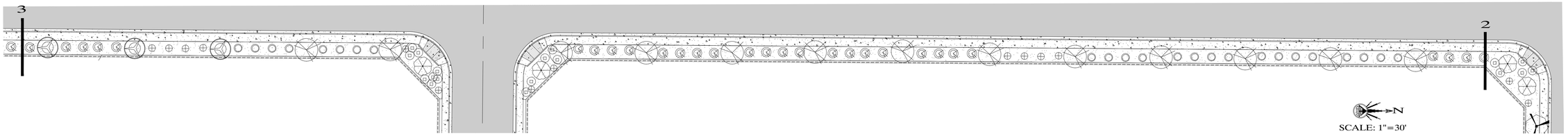

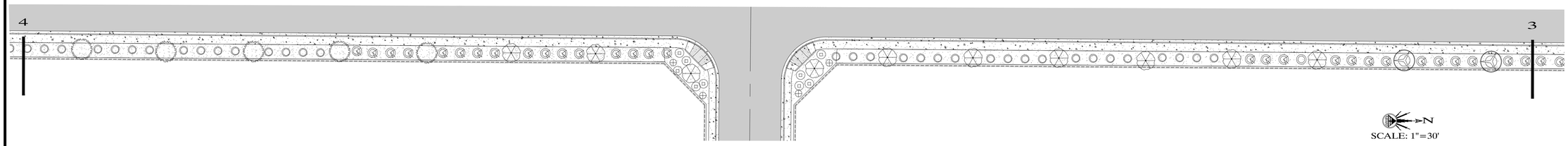

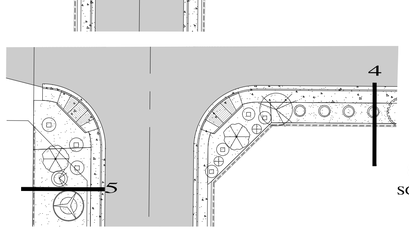

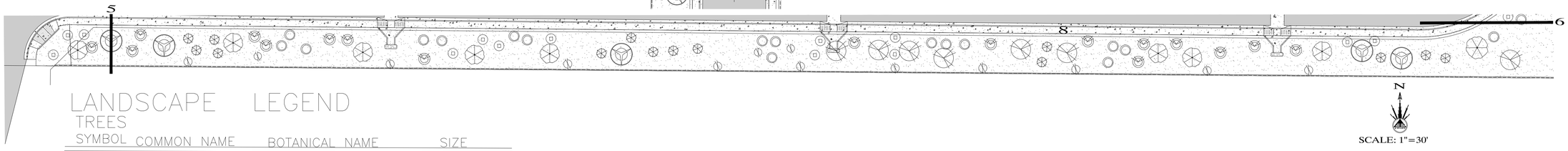

LANDSCAPE LEGEND

TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Live oak	Quercus Fusiformas	24 box
	Red Pistach	Pistacia Chnensis	24 box
	Mulga	Acacia Anura	24 box
	Red Push	Red Pistacha Chinensis	24 box
	Elm	Ulmus Parviflora	24 box

SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Arizona Yellow Bells	Techoma Stans	5 Gal.
	Yellow Lantana Bush	Lantana Camara	5 Gal.
	Red Yucca	Hesperaloe Parviflora	5 Gal.
	Perrys Agave	Perri Huachucensis	5 Gal.
	Choral Fountain	Russelia Equoiseformis	5 Gal.
	Red Bird of paradise	Caesalpinia Pulcberimma	5 Gal.

HARDSCAPES

3/4"White Rose

NOTE:
ALL TREES TO BE STANDARD TRUNK

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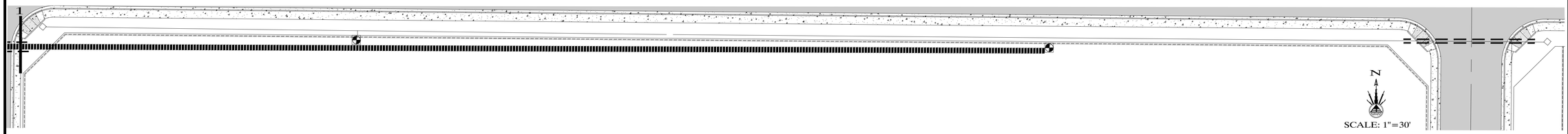

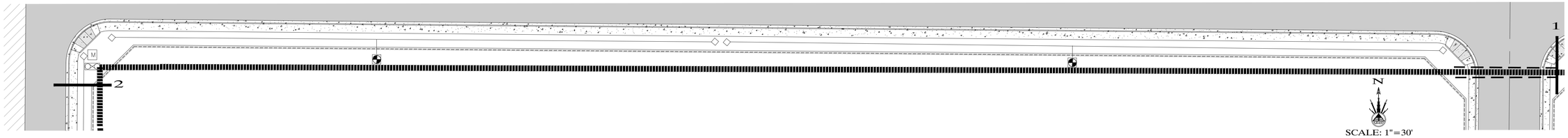

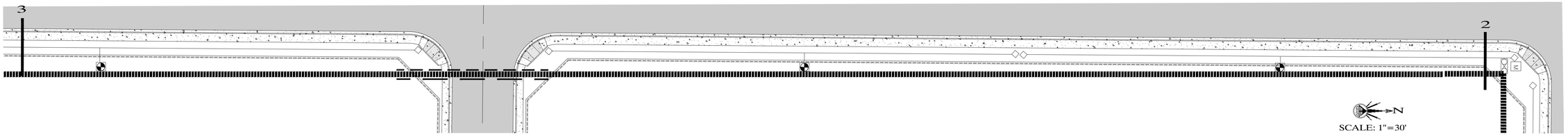

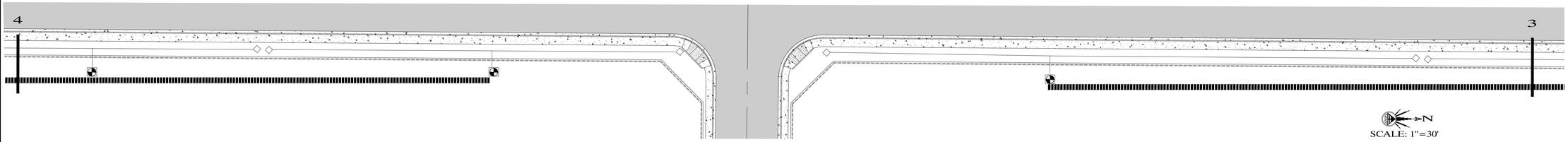

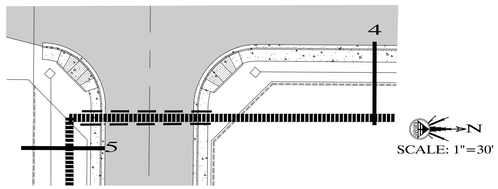

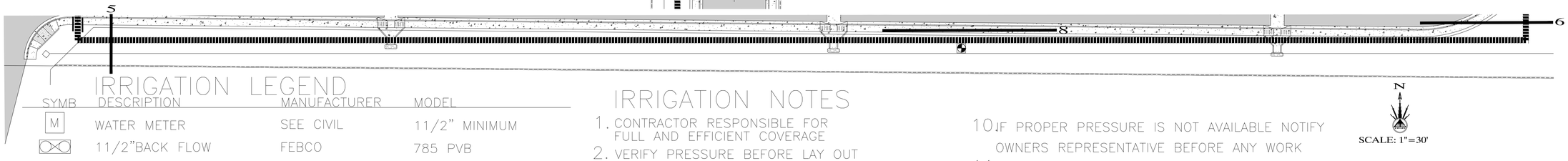

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	VALVE BOX	CARSON	TAN STANDARD
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SLEEVE

11/2"SCH 40 MAIN LINE

1" CL200 DRIP LATERAL

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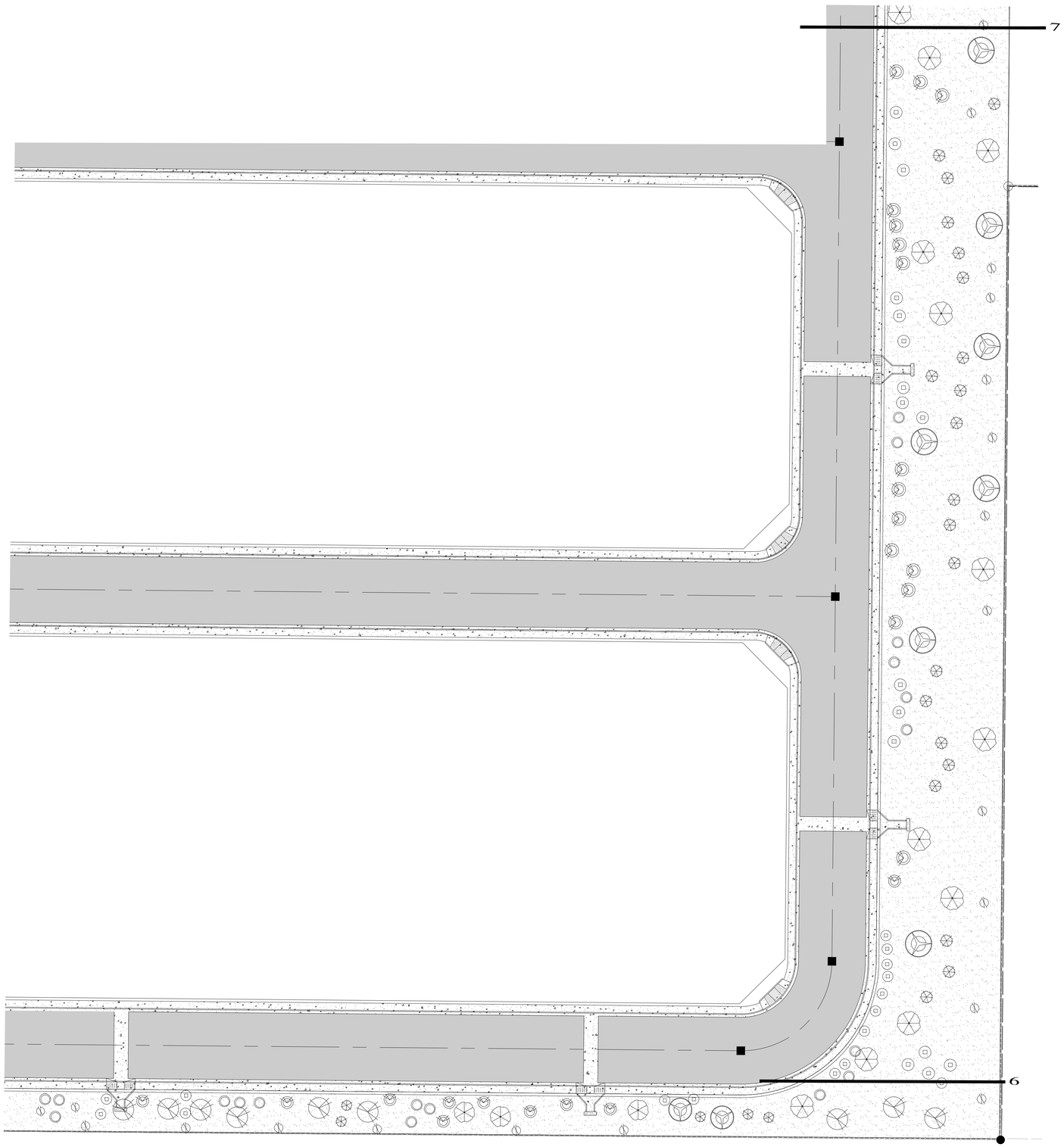

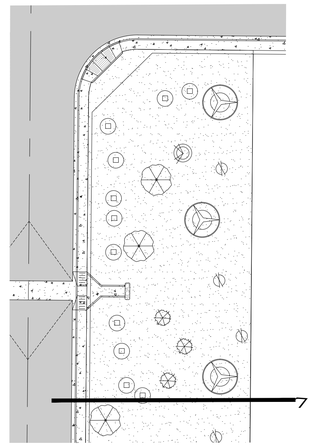

N
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SCALE: 1"=30'

LANDSCAPE LEGEND

TREES

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HARDSCAPES

3/4"White Rose

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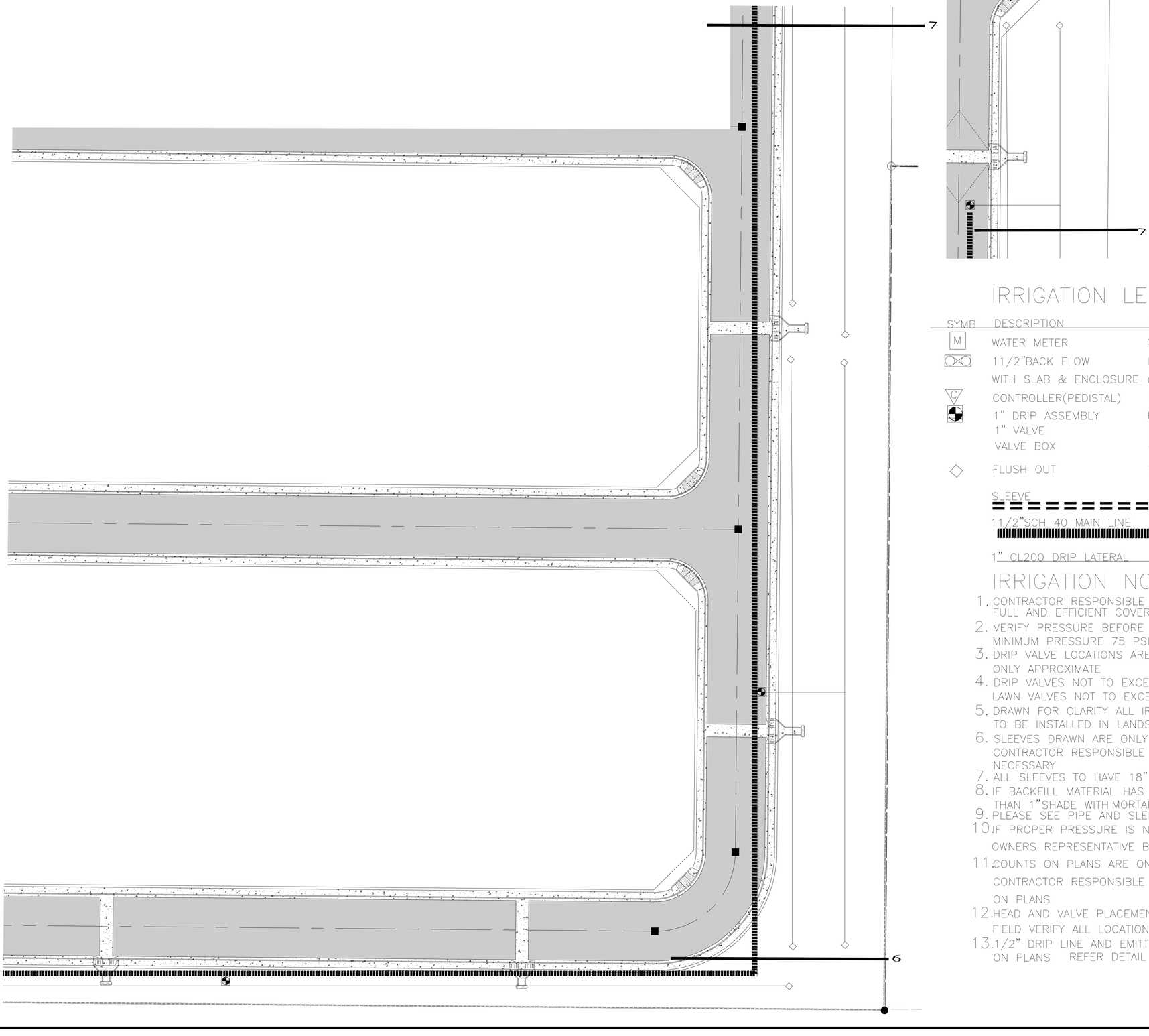

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SCALE: 1"=30'

IRRIGATION LEGEND

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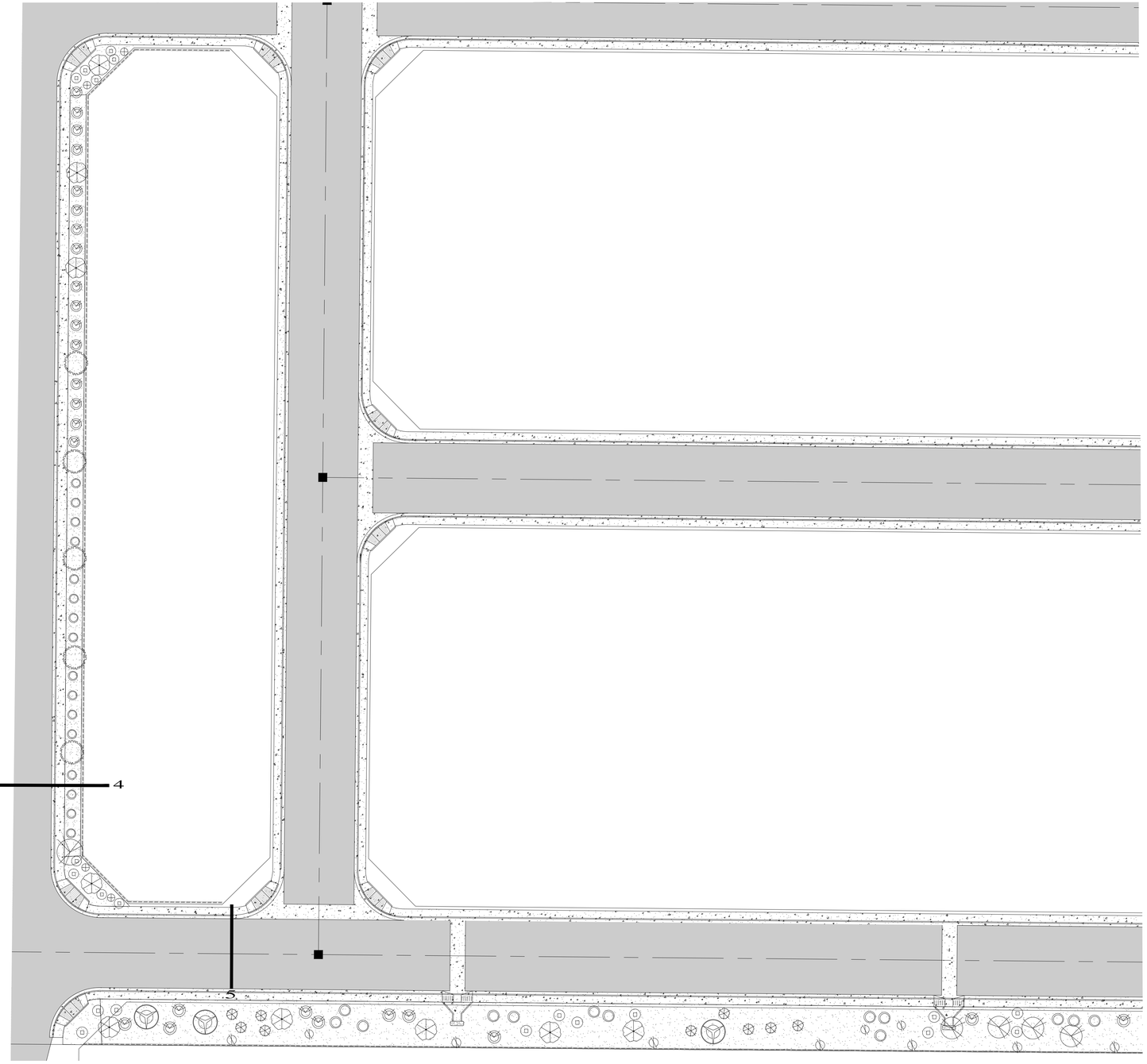

N

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SCALE: 1"=30'

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HARDSCAPES

3/4"White Rose

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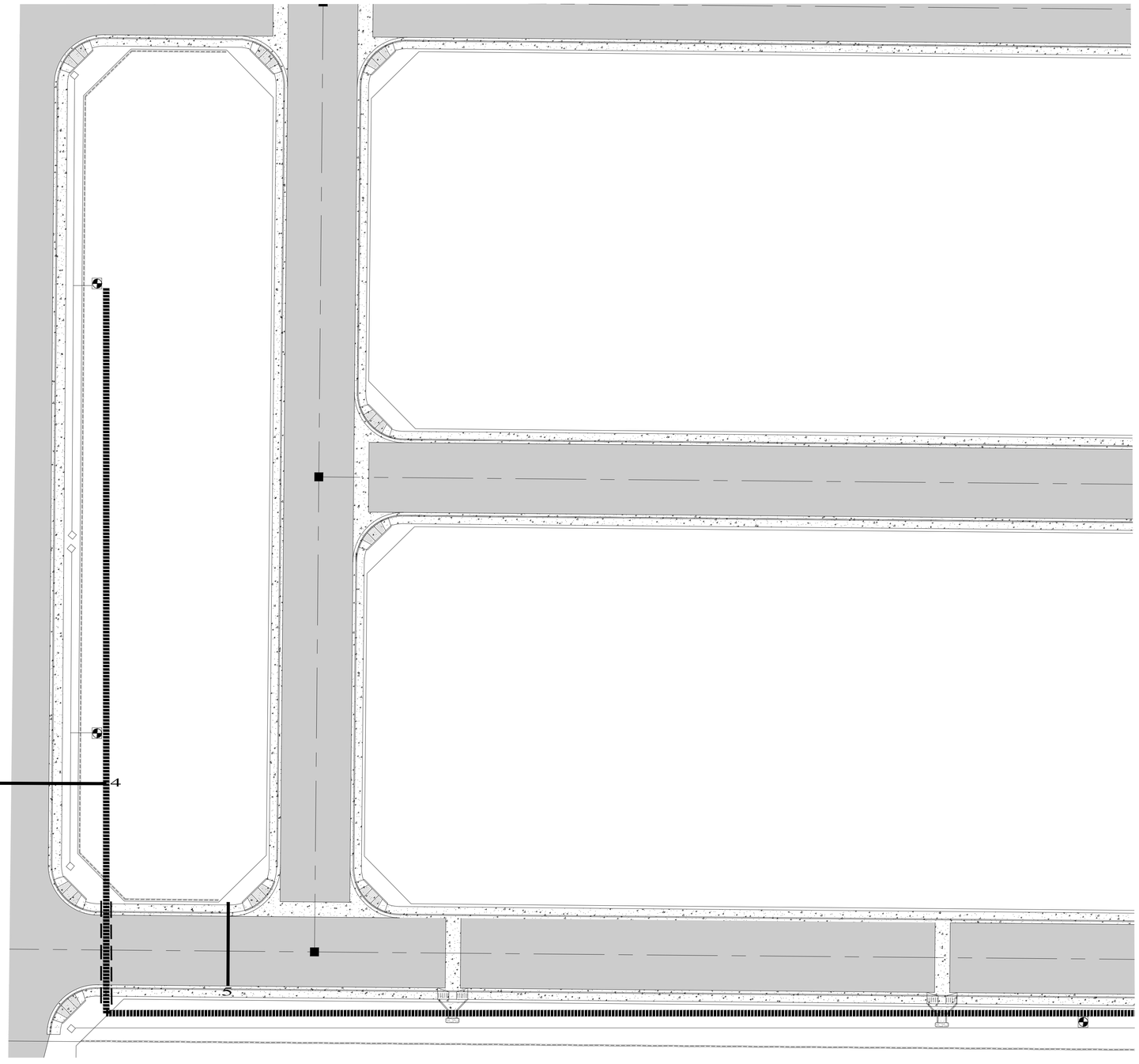

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SCALE: 1"=30'

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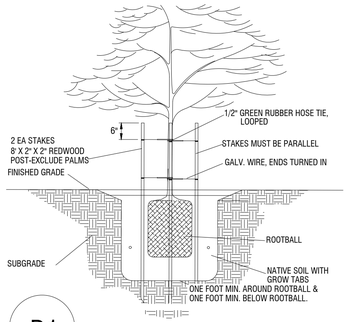
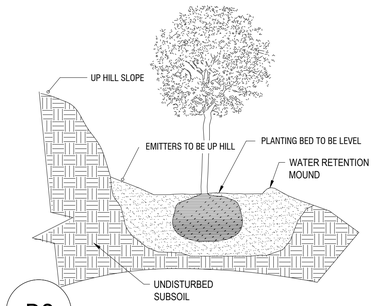
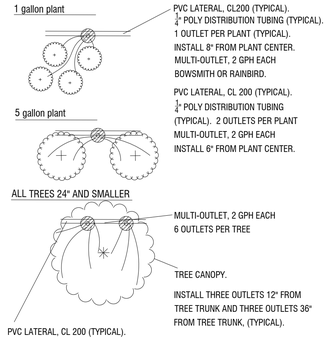


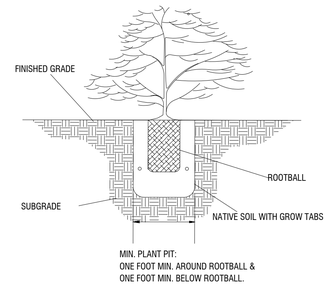
D1 TREE PLANTING



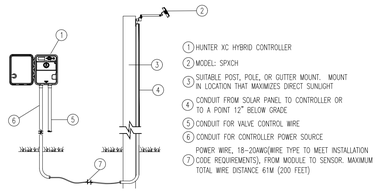
D2 PLANTED ON SLOPE



D3 EMITTER PLACEMENT

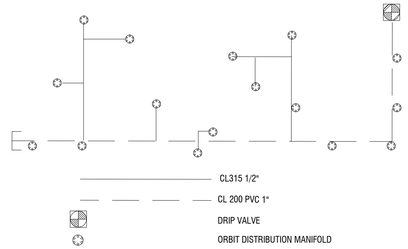


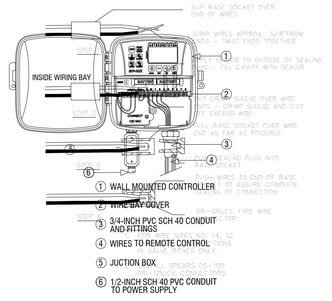
D4 SHRUB PLANTING



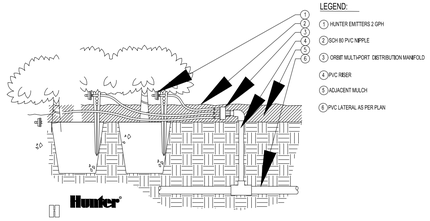
D5 SOLAR PANEL FOR XC HYBRID

Hunter® IRRIGATION DETAIL

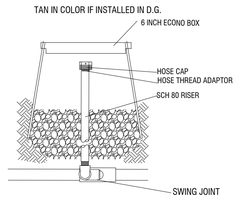




D6 TYPICAL CONTROLLER

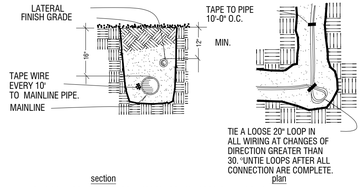


D7 MULIT-PORT MANIFOLD



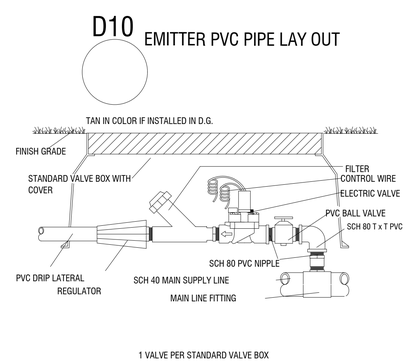
D8 FLUSH OUT

NOTE:
- WIRE SHALL BE INSTALLED PER LOCAL CODE.
- TRENCHES TO BE COMPACTED TO MATCH ADJACENT DENSITIES.
- SITE LIGHTING MAY USE COMMON TRENCH.
- MAINLINE PIPE AND WIRE DEPTH TO BE 24"



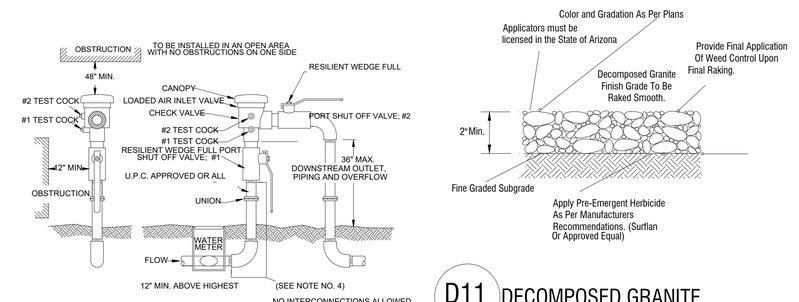
WHEN ROCKY SOILS ARE ENCOUNTERED, CONTRACTOR SHALL REMOVE ALL ROCK OR DEBRIS GREATER THAN 1" DIA. FROM TRENCHES AND BED PIPE IN SCREENED MATERIAL.|" MINUS DECOMOSED GRANITE OR SAND TO PROTECT PIPE AND WIRING (6" MINIMUM DEPTH).

D9 PIPE AND WIRE TRENCHING

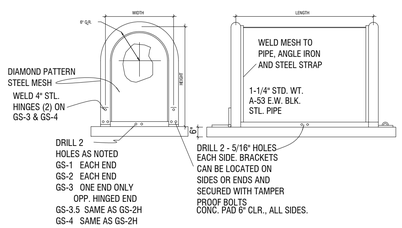


1 VALVE PER STANDARD VALVE BOX

D10 EMITTER PVC PIPE LAY OUT



D11 DECOMPOSED GRANITE



D12 GARDSHACK ENCLOSURE

size (pipe)	class	gpm	sleeve size
1/2"	SCH 40	0-5	2"
3/4"	SCH 40	6-10	2"
1"	SCH 40	11-15	2"
1-1/4"	SCH 40	16-25	3"
1-1/2"	SCH 40	26-35	3"
2"	SCH 40	36-50	4"
2-1/2"	CL160	51-75	6"
3"	CL160	76-100	6"
4"	CL160	101-190	10"
WIRING	SCH 40	1-26 WIRES	2" MIN.

ALL MAINLINE FITTINGS 3" AND LARGER SHALL BE DUCTILE IRON, ALL OTHER MAINLINE FITTINGS SHALL BE SCH. 40.

ALL MAINLINE INTERSECTIONS (45 , 90 , ECT.) SHALL HAVE THRUST BLOCKS PER MANUFACTURER'S RECOMMENDATIONS. USE MECHANICAL FITTINGS ON TEES, FOR 3" AND LARGER MAINLINE.

SLEEVE SIZE IS FOR SINGLE PIPE RUNS.

SLEEVE ALL WIRE SEPERATE FROM WATER LINES, UNDER PAVING.

ALL SOLVENT WELD MAINLINE FITTINGS SHALL BE SCHEDULE 40.

D13 PIPE AND SLEEVE SIZING

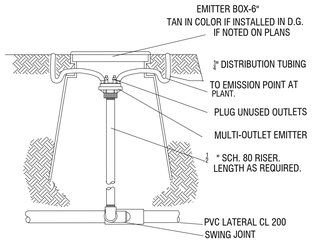
D14 DRIP VALVE

NOTES
1. A permit is required before installing or replacing a backflow assembly. Permits are obtained at the Department of Community Development.
2. A list of approved backflow assemblies are available from the , Utilities Department Pretreatment
3. The P.V.B. shall be installed outside, above ground, as close to the water meter as possible. The P.V.B. shall be located on private property unless otherwise authorized.
4. There shall be no other piping connected to the piping between the water meter and the backflow assembly except for parallel assembly installations.
5. Installations shall meet all current uniform plumbing codes in addition to the City building codes.
6. Installations shall be left exposed until inspected and approved by the City.
7. If this unit is installed to serve a retention basin, this unit shall be placed a minimum of 12" (36" maximum) above the flood rim of the retention basin.
8. Protective cages are optional and will meet clearance, access and drainage requirements.
9. It is recommended that backflow assemblies be protected from the elements. Care shall be taken to ensure that the protection does not hinder the assembly's operation.
10. All backflow units are to be tested by a certified professional prior to final approval. Backflow units shall be tested on an annual basis.
11. The installation of a pressure vacuum breaker assembly can cause a closed system. Consult with the City Building Official for pressure relief valves, thermal expansion or other needed requirements.
12. P.V.B.'s may be maintained under constant pressure and have shutoff valves downstream but there shall be no means of imposing back pressure on the P.V.B. from any other source.
13. P.V.B.'s shall only be approved for irrigation system service protection unless otherwise authorized.

SPECIAL NOTE

FOR THE CITY SAN LUIS
ALL FITTINGS, VALVES,PIPE AND UNIONS WILL BE COPPER

D15 PRESSURE VACUME BREAKER



IF NOTED ON PLANS

D16 MULTI EMITTER

MAINTENANCE AND GUARANTEE

1. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE DESIGNER OR OWNER'S REP. SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE.
3. CONTRACTOR SHALL NOTIFY OWNER A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
4. PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
5. PROVIDE ONE YEAR(FROM ACCEPTANCE DATE) UNCONDITIONAL WARRANTY FOR THE IRRIGATION SYSTEM.

REVISIONS

SOUTHWEST LANDSCAPE CONSULTING SERVICES
PO BOX 25414
941-0505
JSALARRY@AOL

INSTALLATION DETAILS

LOS MEZQUITES UNIT 4 AND LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
Professional Engineering Consultants
3075 S. Ave. 4E
Yuma, Arizona 85365
(928) 344-3566
nale@Edaisgroup.com
www.edaisengineering.com

DATE: APR 2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER
L1.9

IRRIGATION NOTES

1. CONTRACTOR TO FIELD VERIFY DRAWINGS PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIALS AND NOTIFY LANDSCAPE DESIGNER OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE DESIGNER, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE SYSTEM.
2. ALL MATERIALS USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURE'S SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE DESIGNER.
3. IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 70 PSI.
4. CONTRACTOR TO FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
5. 120 VOLT SERVICE BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR RESPONSIBLE FOR POWER CONNECTION TO CONTROLLER.
6. ALL CONTROL WIRES TO BE RED, ALL COMMON WIRES TO BE WHITE.
   ONE SET OF CONTROLLER KEYS TO BE GIVEN TO OWNER.
7. ALL 24 VOLT WIRE SHALL BE #14 UFL, DIRECT BURIAL, SOLID COPPER.
8. IRRIGATION CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. CONTRACTOR TO COORDINATE SLEEVING INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVES TO BE EXTENDED AT LEAST 1' BEYOND CONCRETE STRUCTURES.
9. ALL HARDSCAPE 5'-0" OR WIDER TO BE SLEEVED.
10. CONTRACTOR SHALL INSTALL ALL PIPING AND WIRING UNDER PAVED AREAS IN SLEEVES AS SHOWN ON PLANS. ALL WIRE SHALL BE SLEEVED SEPARATELY FROM PIPING.
11. IRRIGATION CONTRACTOR TO VERIFY EXISTING SLEEVES (SHOWN ON IRRIGATION PLAN) INSTALLED BY OTHER CONTRACTORS. COORDINATE INSTALLATION OF ADDITIONAL SLEEVES WITH GENERAL CONTRACTOR.
12. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPED AREAS (SOME LINES AND EQUIPMENT ARE SCHEMATIC).
13. LOCATE VALVE BOXES IN DECOMPOSED GRANITE NOT IN TURF, ADJACENT TO WALKWAYS AND CURBS WHENEVER POSSIBLE. BOXES IN D.G. TO BE TAN IN COLOR
14. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND EDGE OF ROOTBALL, WITHIN PLANT BASIN.
15. EMITTERS TO BE PLACED ON UP HILL SIDE OF PLANTS ON SLOPED PLANTING AREAS.
16. PRIOR TO OWNER APPROVAL, CONTRACTOR SHALL COMPLETE THE FOLLOWING:
    A. ALL IRRIGATION EQUIPMENT (INCLUDING PIPE LINES AND SLEEVES) TO BE DOCUMENTED FROM 2 STATIONARY POINTS.
    B. LABEL AND LAMINATE VALVE SCHEDULE, ATTACH TO INSIDE OF CONTROLLER.
    C. ALL IRRIGATION HEADS TO BE ADJUSTED TO THE PROPER HEIGHT.
    D. ALL SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE PROPER COVERAGE. AVOID SPRAY ON ALL HARDSCAPE AND STRUCTURES.
17. IRRIGATION CONTRACTOR SHALL PROVIDE 100% HEAD TO HEAD COVERAGE IN ALL TURF AREAS AT NO ADDITIONAL COST TO THE OWNER. FIELD ADJUST HEAD LOCATIONS AS REQUIRED. ACTUAL SITE CONDITIONS MAY VARY FROM DRAWINGS AND NECESSITATE ADJUSTMENT OF HEAD LAYOUT, AREA, NOZZLE OR QUANTITIES OF HEADS. CONTRACTOR SHALL ADJUST THE PERFORMANCE OF THE IRRIGATION SYSTEM FOR OPTIMUM
18. PLANT GROWTH BASED ON ACTUAL SITE CONDITIONS, INCLUDING SOIL TYPES, SLOPE OR OTHER VARIABLES THAT MAY DEVIATE FROM PROJECT PLANS. CONTACT SOUTHWEST DREAMWORKS OF ANY DISCREPANCIES BETWEEN PROJECT PLANS AND ACTUAL SITE CONDITION PRIOR TO INSTALLATION.
19. PERMANENTLY EMBOSS VALVE BOX LIDS TO CORRESPONDING CONTROLLER STATION NUMBER. LETTER HEIGHT SHALL BE 1" WITH ADDITIONAL LABELING AS FOLLOWS:
    FC = FLUSH CAP
    PR = PRESSURE REGULATOR
    QC = QUICK COUPLER
    GV = GATE VALVE
    J = WIRE "J" BOX
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE INSTALLATION OF THE FULLY AUTOMATED IRRIGATION SYSTEM PRIOR TO STARTING PLANTING. IF THE IRRIGATION SYSTEM IS INTERRUPTED FOR ANY REASON THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTINUE MANUAL WATERING OF ALL PLANT MATERIAL UNTIL THE IRRIGATION SYSTEM IS FULLY OPERATIVE.
21. THE CONTRACTOR SHALL PROVIDE, INSTALL AND HAVE TESTED ALL CONNECTIONS DOWN STREAM OF THE WATER METER AND BACKFLOW PREVENTER.
22. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING TO EACH PLANT EMITTER AS SPECIFIED AND DETAILED WHETHER OR NOT PIPING IS SHOWN ON PLANS.
23. REFER TO GENERAL CONSTRUCTION NOTES ON COVER SHEET FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

POSSIBLE ALL ELECTRIC CONTROL VALVES TO BE LOCATED IN SERIES ALONG THE MAIN WATERLINE. ALL VALVES WILL BE IN HEAVY DUTY, PLASTIC VALVE BOXES W/LIDS RAISED TO FINISH GRADE. ALL ELECTRIC VALVES SHALL BE BELOW THE SURFACE MIN. 6".

LANDSCAPE NOTES

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY THIS PHASE OF CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT ONLY AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET A.N.A. SPECIFICATIONS. THE LANDSCAPE DESIGNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. DOUBLE STAKE ALL SUPPLEMENTAL BOX TREES OUTSIDE ROOTBALL, SEE TREE STAKING DETAIL.
6. TREES SHALL BE A MINIMUM OF 4' FROM CURB , SHRUBS SHALL BE 3' OR MORE AWAY FROM CURBS OR WALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSINGS AS SHOWN AWAY FROM HARDSCAPE.
7. PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS.
8. NATIVE GRANULAR SOILS SHALL BE FINE GRADED AS TOPDRESSING AND RAKED UNIFORMLY ALONG CURBS, WALKS AND WALLS.
9. CONTRACTOR SHALL VERIFY ALL DESIGNATED N.A.O.S. AREAS AND ENSURE ALL AREAS ARE PROTECTED FROM CONSTRUCTION DISTURBANCE.
10. ALL PLANTING SHALL CONFORM TO THE HEIGHT REQUIREMENTS SPECIFIED FOR SIGHT VISIBILITY TRIANGLES. REFER TO C.O./ STANDARDS FOR SPECIFIED REQUIREMENTS. WHERE MULTIPLE JURISDICTION EXIST, THE MOST RESTRICTIVE SHALL APPLY.
11. GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY OWNER'S REPRESENTATIVE BEFORE LANDSCAPE BEGINS CONSTRUCTION.
12. FEATHER AND BLEND GRADE BETWEEN CONSTRUCTION AND NATIVE AREAS FOR SMOOTH TRANSITION.
13. REVIEW SALVAGE NATIVE PLANT MATERIAL INVENTORY PRIOR TO BEGINNING WORK TO VERIFY RESPONSIBILITY OF RELOCATION AND WARRANTY.
14. SAGUARO SHALL BE PLANTED TO THEIR ORIGINAL SOLAR ORIENTATION WITH (2) DRIP EMITTERS (SEE DETAIL). SAGUARO SHALL BE PLANTED STRAIGHT AND DEEP ENOUGH TO REQUIRE NO BRACING. RETURN TAGS TO OWNER.
15. NATIVE SALVAGED SAGUAROS SHALL BE PROTECTED FROM INJURY DURING TRANSPLANT AND SHALL BE WARRANTED FOR 6 MONTHS FROM FINAL ACCEPTANCE.
16. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS
17. REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.
18. CONTRACTOR SHALL APPLY PRE-EMERGENT HERBICIDE (TREFLANS OR APPROVED EQUAL) IN ALL AREAS NOT CONTAINING BERMUDA GRASS, PER MANUFACTURERS RECOMMENDATION. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO APPLICATION OF HERBICIDE.
19. HYDROSEED GRASS FOR NORMAL APPLICATION WITH TACKIFIER AND PAPER MULCH. A BRYLION TYPE SEEDER MAY BE USED. SEED 3LBS/ 1,000 SQ. FT. OF HYBRID BERMUDA. IF PLANTING OCCURS BETWEEN OCTOBER 1, AND MAY 1, USE 15 POUNDS OF WINTER RYE SEED/ 1,000 SQ. FT. FOR FOR SMALLER AREAS HAND RAKE AND COVER WITH 1/2" MULCH USE A GOOD PRE PLANT FERTILIZER, (16-20-20)

20..LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES FOR APPROVAL BY LANDSCAPE DESIGNER PRIOR TO DELIVERY.

REVISIONS

SOUTHWEST DREAMWORKS, LLC
LANDSCAPE IRRIGATION CONSULTING SERVICES
PO BOX 25414
941-0303
JSALARRY@AOL

INSTRUCTIONS AND NOTES

LOS MEZQUITES UNIT 4 AND LOS MEZQUITES UNIT 5

EDAIS Engineering, Inc.
3075 S. Ave. 48
Yuma, AZ 85365
(928) 344-3566
www.edaisengineering.com

DATE: APR 2024
DRAWN: LPR
CHECKED: NKE
PROJECT: 21-028
SHEET NUMBER
L1.10

WHEN RECORDED, MAIL TO:

CITY OF SAN LUIS
ATTN: CITY CLERK
P.O. BOX 1170
SAN LUIS, ARIZONA 85349

CONFORMED COPY
2024-30028 ORDINANCE
12/16/2024 02:58:25 PM Pages: 4 Fees: $15.00
Requested By:SAN LUIS CITY CLERK'S OFFICE
Richard Colwell' County Recorder, YUMA County AZ

The above area is to be reserved for recording information.

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CAPTION HEADING:

ORDINANCE

Ordinance No. 458
Los Mezquites Unit 5
Rezoning Case No. 2024-0776
Amending the official zoning map of the City of San Luis by changing the zoning classification of 11.83 acres from Medium High Density Residential (R-2) to Medium Residential (R1-6) located at the northeast corner of 24th Avenue and Nadine Street

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Ordinance

NO. 458

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN LUIS BY CHANGING THE ZONING CLASSIFICATION OF 11.83 ACRES FROM MEDIUM-HIGH DENSITY RESIDENTIAL (R-2) TO MEDIUM DENSITY RESIDENTIAL (R1-6) LOCATED AT THE NORTHEAST CORNER OF 24TH AVENUE AND NADINE STREET; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the Mayor and City Council of the City of San Luis desire to amend the City of San Luis Official Zoning District Map (the "Zoning Map") pursuant to A.R.S. §9-462.04 to change the zoning classification for 11.83 acres being a portion of real property located on Assessor Parcel ID No. 227-11-004; as attached hereto as "Exhibit A" and

WHEREAS, the aforementioned change in zoning classification is consistent with the General Plan of the City of San Luis; and

WHEREAS, all due and proper notices of public hearings on the Zoning Map Amendment have been given and proper public hearings have been held, and a recommendation has been given regarding the Zoning Map Amendment by the Planning and Zoning Commission of the City of San Luis; and

WHEREAS, the Planning and Zoning Commission recommended approval of the zoning.

BE IT ORDAINED by the Mayor and Council of the City of San Luis, Arizona, as follows:

SECTION 1. That the above recitals are hereby incorporated as though fully set forth herein.

SECTION 2. That the Official Zoning Map of the City of San Luis is hereby amended by changing the zoning classification from Medium-High Density Residential (R-2) to Medium Density Residential (R1-6) of the property subject to the following condition:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

2. Developer must comply with approved development agreement.

Property more fully described as:

A portion of the southeast quarter (SE1/4) of Section 11, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona.

Containing 11.83 acres more or less.

SECTION 3. In the event of a conflict between the provisions of this ordinance and any other ordinance, resolution, regulation, or policy within the City of San Luis, the conflicting provisions are hereby repealed, superseded, and replaced, and the provisions of this ordinance shall govern.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or said reference regulations.

PASSED AND ADOPTED by the Mayor and Council of the City of San Luis, Arizona, this 11th day of December, 2024.

Tadeo Azael De La Hoya, Vice Mayor

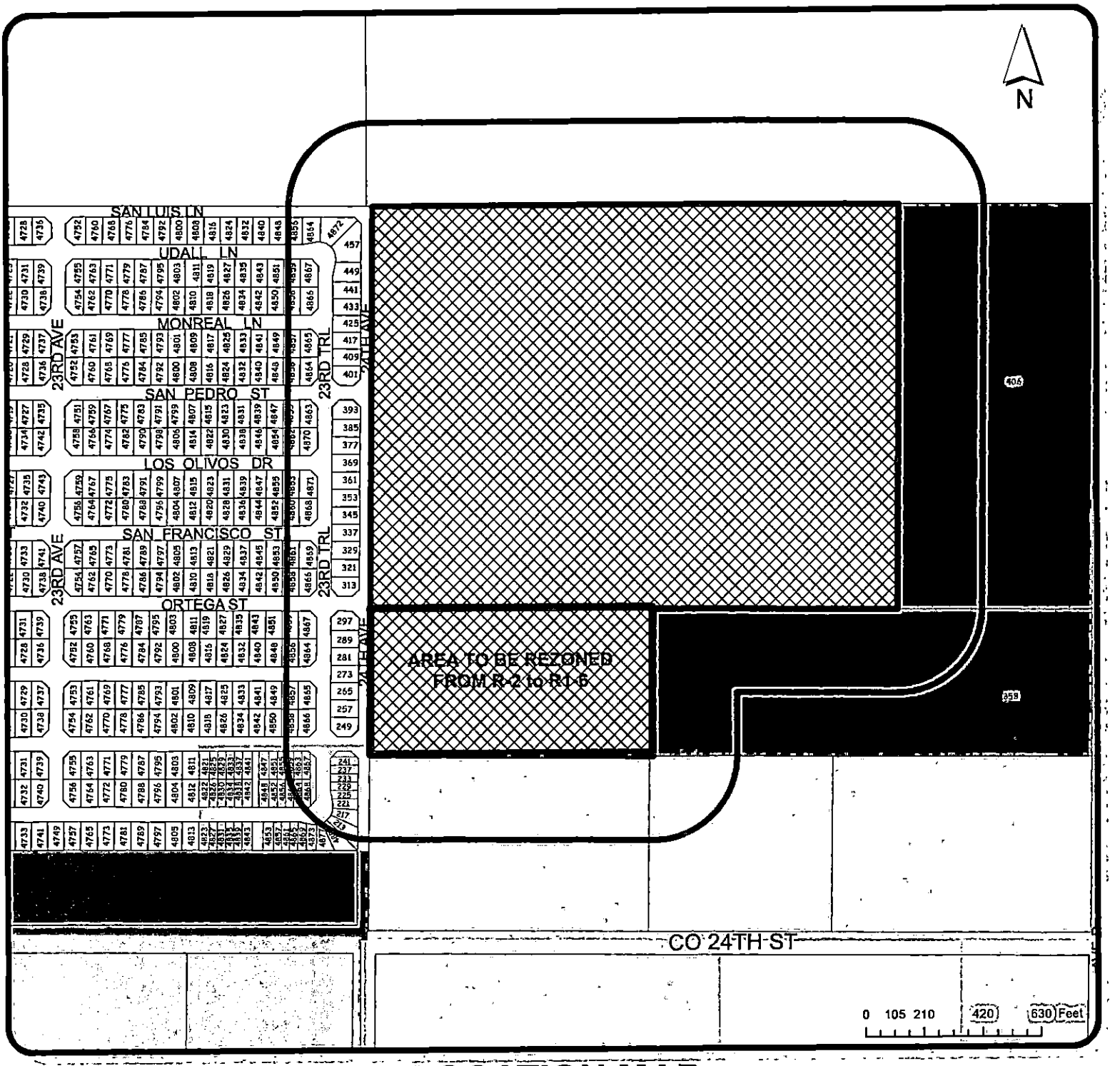
ATTEST:

Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney

Ordinance No. 458
Exhibit A



LOCATION MAP

LOCATION OF SUBJECT PROPERTY

- PARCEL ID: 227-11-004
- 300ft Notification Area
- REZONING AREA

Legend
SINGLE RESIDENCE ZONING DISTRICTS
R1-6
RA-10
MULTIPLE RESIDENCE ZONING DISTRICTS
R-2
R-3
COMMERCIAL ZONING DISTRICTS
C-2
INDUSTRIAL ZONING DISTRICTS
I-1

REZONING

CASE #
2024-0776

2021-47097 RESOLUTION
12/22/2021 09:51:20 AM Pages: 13 Fees: $15.00
Requested By:CITY OF SAN LUIS
Recorded By: arios
Robyn Stallworth Pouquette County Recorder, YUMA County AZ

WHEN RECORDED MAIL TO:

CITY OF SAN LUIS
ATTN: CITY CLERK
P.O. BOX 1170
SAN LUIS, ARIZONA 85349

The above area is to be reserved for recording information

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CAPTION HEADING:

Resolution
Resolution No. 2204
Riedel Holdings, L.L.C.
Los Mezquites Development Agreement

OFFICE OF THE
MAYOR
CITY OF SAN LUIS

Resolution

NO. 2204

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA AUTHORIZING AND DIRECTING THE ENTERING INTO A DEVELOPMENT AGREEMENT DEVELOPMENT BETWEEN THE CITY OF SAN LUIS, ARIZONA AND RIEDEL HOLDINGS, AZ LLC.

WHEREAS, Nieves Riedel, Riedel Holdings, L.L.C.; Owner, desires to enter into a development agreement for Los Mezquites project to be located in San Luis, Arizona; 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

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;

PASSED AND ADOPTED by the Mayor and City Council of the City of San Luis, Arizona, this 21st day of December 2021.

APPROVED:

Africa Luna-Carrasco, Vice-Mayor

ATTEST:

for Sonia Cornelio, City Clerk

APPROVED AS TO FORM:

Kay Marion Macuil, City Attorney

LOS MEZQUITES DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "**Agreement**") is entered into as of 21st day of December, 2021 ("**Effective Date**") by and between the City of San Luis an Arizona municipal corporation (the "**City**") and Riedel Holdings, AZ LLC, (the "**Owner**"). This Agreement is entered into pursuant to City Resolution Number 2204.

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, Owner, owns real property located in the municipal limits of the City which is legally described on Exhibit 1 (the **"Property")** and is currently being developed for a commercial shopping center ("**Shopping Center**") and residential housing ("**Housing**"), and

C. WHEREAS, Owner has applied for a rezoning and lot split in order to develop the aforementioned Shopping Center and Housing Projects;

D. WHEREAS, A.R.S. § 9-500.05 provides, in part, that a development agreement can provide for the permitted uses of land; the density and intensity of uses; reservation or dedication of land for public purposes; conditions, terms, restrictions and requirements for public infrastructure; conditions, terms, restrictions and requirements relating to the governing body's intent to form a special taxing district pursuant to title 48; and any other matters relating to the development of the property; and

E. WHEREAS, the City and Owner desire to enter into an agreement to provide for the rezoning and the splitting of land and provide for the lands future development; and

F. WHEREAS, the City's governing body has authorized execution of this Agreement by Resolution No. 2204;

NOW, THEREFORE, the parties agree as follows:

AGREEMENT

DEFINITIONS

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

Agreement shall mean this development agreement.

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

Owner shall mean and refer to Riedel Holdings LLC, and any successor in ownership.

Property as used in this Agreement shall mean and refer to all of the real Property, which is legally described in Exhibit 1.

ARTICLE 1. DEVELOPMENT PLAN

1.1. Duration of Development Agreement. The term of this Agreement shall be for a period of five (5) years from date of execution.

1.2 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 5.3 of this Agreement.

1.3.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 under 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.

ARTICLE 2. SPECIAL PROVISIONS FOR DEVELOPMENT

2.1 Dedication of Right of Way. At present time Owners shall dedicate appropriate right-of-way to the City along County 23 ½ Street and Avenue D ½ alignments in accordance with the updated standards for right-of-way as provided by Public Works Department. Dedication of right of way on County 24th shall be 62 feet from center of alignment and 130 feet within 300 feet of the intersection. Dedication of said right-of-way shall occur at such time and in such manner as required by the City in its sole discretion.

2.2 Development of Improvements. At such time that any lot created by City Lot Split Case Number 2021-0387 or any lot within the Rezoning Case No. 2021-0693 is developed, public improvements, including but not limited to streets, roads, retention basins, utility extensions, utility mains, including pumping stations, lift stations, force mains, traffic signalization, and other off-site public improvements will be made pursuant to City standards as may be required by the Public Works Director of City in his sole discretion. The location of such improvements and/or its development is not confined to the lot being developed, but rather may be located on any portion of the entire Property (Exhibit 1) that is the subject of this agreement. Owner agrees to make such

dedications of property as may be needed or necessary for such development in the discretion of the Public Works Director. Such dedications and the development of such improvements as described above shall be a condition of the issuance of any building permit(s) or other use permit(s) for the development of any such lot or portion of such lot.

2.3 Street Lights. At such time that any lot created by City Lot Split Case Number 2021-0387 or any lot within Rezoning Case No. 2021-0693 is developed, the Public Works Director may require, in his sole discretion, that the development of street lights in the public right-of-way is needed or desired, the development of such street lighting in the manner and at the locations as may be determined by the Public Works Director, in his sole discretion, shall be a condition of the issuance of building permit(s) or other use permit(s) for the development of any such lot.

2.4 Residential Development. Developer is requesting Rezoning Case No. 2021-0693 to change Assessor Parcel Number 227-11-004 and portion of parcel 227-11-005 to Medium Density Residential (R1-6) to allow for single-family development. At such time as any portion of the property is developed with single family homes, the development will be of lots no less in size of 6,000 square feet, amending the lot size requirement and removing the minimum home size on Resolution No. 933.

2.5 Traffic Light Contribution. Any development of the property, or portion thereof, and/or the approval of any subdivision plat, be conditioned upon payment to the city the sum of $260.00 per acre, or any portion of an acre, as a proportionate contribution for a traffic signal at the intersection of County 24th Street and Avenue E.

2.6 Waste Water Treatment Plant. Developer agrees to execute, record, and deliver such agreements, easements, and/or covenants conditions and restrictions that run with the land which is the subject of this development agreement for the benefit of the City of San Luis that will allow the real property of Developer that is the subject of this agreement to be used for fumes or odors from its wastewater treatment operations located at 358 N. Avenue D, and to waive any claims for any damages that might arise from wastewater treatment operations, whatsoever, and agree to indemnify and hold the City of San Luis and its officers, agents, and employees harmless from any and all claims, whatsoever, known or unknown, emanating from wastewater treatment operations including, but not limited to, claims arising from fumes or odors.

2.7 Land Dedication for Park. Owner wishes to donate to the City, and City agrees to accept from Owner, certain land within the Property, containing 5 gross acres of buildable land in addition to the open space requirement. Owner agrees to convey to the City by executing a Deed, free and clear of all liens and encumbrances.

2.8 Covenants Conditions and Restrictions. For any lot developed or to be developed as other than residential development, Owner shall record a covenant, condition and restriction to run with the land prohibiting the development and use of the property as a school, public or private, of any kind nature, or description.

2.9 Special Taxing Districts. Owner agrees to agree to the formation of a street lighting improvement district, a community facilities district and any enhanced municipal district needed.

2.10 Regulations. The terms of this Agreement are in addition to City codes, rules, fees, and regulations that are applicable to this action.

2.11 Buffer. Developer agrees to build an 8 foot cmu wall along the entire property line along the Detention Center and the East Waste Water Treatment Plant. Including as a buffer, a 30 feet wide green area and the residential street, totaling 82 feet.

ARTICLE 3. INDEMNIFICATION

3.1. Owner agrees to defend, indemnity 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.

3.2. 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.

3.3. 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.

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

ARTICLE 4. MEDIATION AND DEFAULT

4.1. 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.

4.2. 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.

4.3. Default. Failure or unreasonable delay be 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 5. CONFLICT OF INTEREST; REPRESENTATIVES NOT INDIVIDUALLY LIABLE

5.1. 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. This agreement is subject to the provisions of A.R.S. §38-511.

5.2. 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 6. MISCELLANOUS PROVISIONS

6.1. 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 Manager
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.
1964 E. Cesar Chavez Blvd., Suite 1
P O Box 1649
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.

6.2. 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.

6.3. 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.

6.4. 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.

6.5. 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.

6.6. 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.

6.7. 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.

6.8. 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.

6.9. 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.

6.10. 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.

6.11. 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.

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

6.13. 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.

6.14. Employment Eligibility, E-Verify

1. The Owner warrants his compliance with all federal immigration laws and regulations that relate to its employees and its compliance with A.R.S. § 23214, subsection A.
2. A breach of a warranty under paragraph 1 shall be deemed a material breach of the Agreement that is subject to penalties up to and including termination of the contract.
3. That the City retains the legal right to inspect the papers of any contractor or subcontractor employee who work on the Agreement to ensure that the contractor or subcontractor is complying with the warranty under paragraph 1.

6.15. Time is of the Essence. Time is of the essence 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

By: _____
Vice Mayor

KMM

ATTEST:

By: _____, Deputy City Clerk
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

THE OWNER, Riedel Holding, L.L.C.

By: _____
Its: President

STATE OF ARIZONA)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this 21st day of December 2021, by Africa Luna-Carrasco, Vice-Mayor of the City of San Luis, Arizona, a municipal corporation.

Angelica Cifuentes
Notary Public

My Commission Expires: 05-11-2023

Angelica Cifuentes
Notary Public - Arizona
Yuma County
Commission Number 562004
My Comm. Exp. 5/11/2023

STATE OF ARIZONA)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this 22ND day of DECEMBER 2021, by NIEVES RIEDEL, on behalf of Riedel Holdings L.L.C., an Arizona Limited Liability Corporation.

Janet Taylor
Notary Public

My Commission Expires: 09/28/2025

Janet Taylor
Notary Public - Arizona
Yuma County
Commission Number 613060
My Comm. Exp. 9/28/2025

Exhibit 1

Los Mezquites Development Agreement

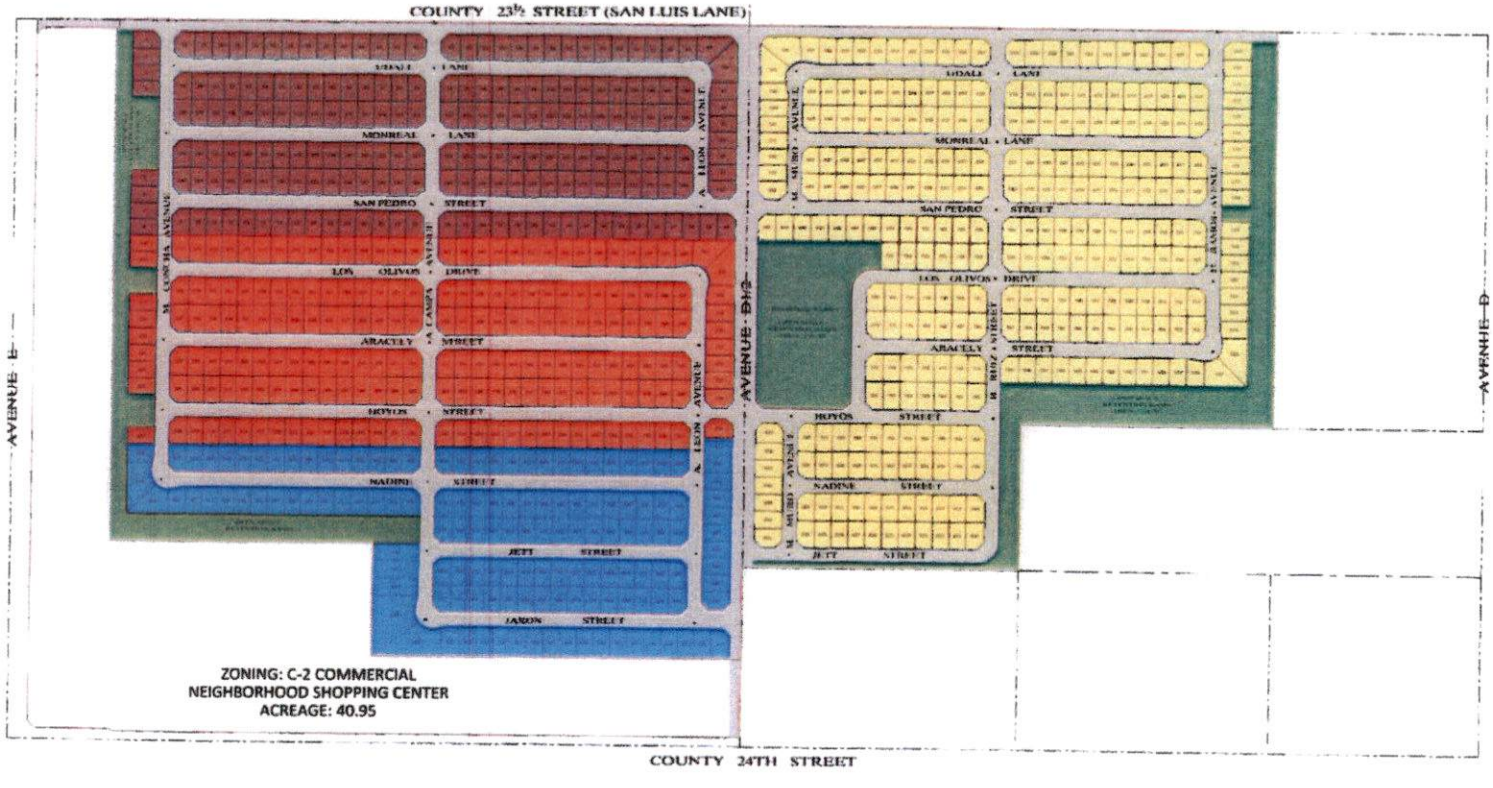
LOS MEZQUITES SUBDIVISION

DATE OF PREPARATION: NOVEMBER 2021 NUMBER OF LOTS: 897
MASTER PLAN LAYOUT

Parcel 227-11-005: A portion of the SW¼ of Section 14, Township 11 South Range 24 West. Except road right of way. **(108.91 acres)**

Parcel 227-11-004: South East ¼ of Section: 11 Township: 11S Range: 24W SE4 EXC THE E 751.25 FT OF N 1449.58 FT & EXC S 660 FT +/- & EXC THE E 1652.78 FT OF THE N 576.11 FT +/- OF S 1185.05 FT +/- **(74.64 acres)**

N
W E
S
SCALE: 1"=200'



PRELIMINARY
NOT FOR
CONSTRUCTION