NOTICE OF WORK SESSION

In accordance with § 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of City Council and to the general public that the Mayor and Council of the City of San Luis, Arizona, will hold a Work Session meeting at 6:00 p.m., Wednesday, December 4, 2024. The Work Session will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. The public is invited to attend the open meeting.

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

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

THIS NOTICE IS GIVEN BY:

/s/ Sonia Cornelio, City Clerk

AVISO DE SESION DE TRABAJO

De acuerdo con los Estatutos del Estado de Arizona A.R.S. § 38-431.01, se le informa a los miembros del Cabildo y al público en general que el Alcalde y el Cabildo, tendrán una Sesion de Trabajo a las 6:00 p.m., el día Miercoles, 4 de Diciembre del 2024. La junta se llevará a cabo en la Sala del Cabildo, ubicada en el 1090 E. Union Street, San Luis, Arizona, 85349. El público está invitado a la junta.

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

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

ESTE AVISO ES DADO POR:

/f/ Sonia Cornelio, Actuaria de la Ciudad

AGENDA
Work Session
San Luis City Council
Council Chambers
1090 E. Union Street
San Luis, AZ 85349
December 4, 2024
6:00 p.m.

PLEASE TAKE NOTICE THAT MEMBERS OF THE CITY COUNCIL WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION. THE MAYOR OR ACTING MAYOR FOR THIS MEETING MAY CHANGE THE ORDER OF THE ITEMS; IF AUTHORIZED BY LAW AND BY A MAJORITY VOTE OF A QUORUM OF CITY COUNCIL MEMBERS PRESENT, AN EXECUTIVE SESSION WILL BE HELD IMMEDIATELY FOLLOWING THE VOTE IN ACCORDANCE WITH A.R.S. § 38-431.03(A) AND THE MEETING WILL BE TEMPORARILY RECESSED WHILE THE CITY COUNCIL RETIRES TO EXECUTIVE SESSION WHICH WILL NOT BE OPEN TO THE PUBLIC.

TENGA EN CUENTA QUE LOS MIEMBROS DEL CABILDO DE LA CIUDAD ASISTIRÁN EN PERSONA, TELÉFONO O COMUNICACIÓN POR VIDEO CONFERENCIA. LA ALCALDESA O ALCALDE INTERINO DE ESTA REUNIÓN PUEDE CAMBIAR EL ORDEN DE LOS TEMAS; SI ESTÁ AUTORIZADO POR LA LEY Y POR MAYORÍA DE VOTOS DE UN QUÓRUM DE MIEMBROS DEL CABILDO PRESENTES, SE LLEVARÁ A CABO UNA SESIÓN EJECUTIVA INMEDIATAMENTE DESPUÉS DE LA VOTACIÓN DE ACUERDO CON LOS ESTATUTOS DEL ESTADO DE ARIZONA A.R.S. § 38-431.03 (A) Y LA REUNIÓN SERÁ TEMPORALMENTE RECESADA MIENTRAS EL CABILDO DE LA CIUDAD SE RETIRE A UNA SESIÓN EJECUTIVA QUE NO ESTARÁ ABIERTA AL PÚBLICO.

1. CALL TO ORDER/ROLL CALL

2. ITEMS FOR DISCUSSION ONLY:

2. A. Presentation and overview of the Development Services Department functions and services. **(Jose A. Guzman, Director of Development Services)**

2. B. Discussion on possible directions to staff on any and all matters regarding a proposed Development Agreement between the City of San Luis, Arizona, Von Verde Partners LLC, Somerton School District No. 11, and Yuma Union High School District No. 70 for the development of property located between Avenue E and Avenue D and between County 24th Street and County 24 1/2 Street. **(Jose A. Guzman, Director of Development Services)**

2. C. Discussion and possible directions to staff on any and all matters regarding the resolutions for creation and order of work for the required improvement districts for Belleza Del Desierto Unit III and Bienestar Estates Phase 2 Subdivisions. **(Jose A. Guzman, Director of Development Services)**

3. ADJOURNMENT

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

DISCUSSION ITEM

Work Session **2. A.**

Meeting Date: 12/04/2024

Department Head: Jose A. Guzman, Director of Development Services, Development Services

Submitted By: Jose A. Guzman, Director of Development Services, Development Services

Action Requested: Discussion Item - No Action to be Taken

ITEM:

Presentation and overview of the Development Services Department functions and services. **(Jose A. Guzman, Director of Development Services)**

SUMMARY:

The Development Services Department plays a crucial role in guiding the city's growth and development while ensuring that new projects meet the community's standards and vision. The department is responsible for a wide range of services, including planning, zoning, building safety, code enforcement, and geographic information systems (GIS). These functions collectively support the development and maintenance of a safe, sustainable, and vibrant community.

Key responsibilities include:

- **Planning and Zoning:** Managing land use planning, rezoning, and subdivision reviews to ensure orderly growth and alignment with the city's General Plan.
- **Building Safety:** Reviewing building plans, issuing permits, and conducting inspections to ensure compliance with safety codes and regulations.
- **Code Enforcement:** Addressing property maintenance, zoning violations, and ensuring compliance with building codes.
- **GIS:** Providing mapping and data analysis to support decision-making and enhance city services.

The department is committed to delivering exceptional customer service, fostering collaboration with other departments and stakeholders, and maintaining professionalism in all activities. This presentation will provide an overview of the department's structure, objectives, and ongoing efforts to support the city's growth and quality of life.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED:	N/A
AVAILABLE TO TRANSFER:	N/A
GL ACCT # & NAME/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT:

N/A

DISCUSSION ITEM

Work Session **2. B.**

Meeting Date: 12/04/2024

Department Head: Jose A. Guzman, Director of Development Services, Development Services

Submitted By: Jose A. Guzman, Director of Development Services, Development Services

Action Requested: Discussion Item - No Action to be Taken

ITEM:

Discussion on possible directions to staff on any and all matters regarding a proposed Development Agreement between the City of San Luis, Arizona, Von Verde Partners LLC, Somerton School District No. 11, and Yuma Union High School District No. 70 for the development of property located between Avenue E and Avenue D and between County 24th Street and County 24 1/2 Street. **(Jose A. Guzman, Director of Development Services)**

SUMMARY:

This is a request by Vega & Vega Engineering, PLC, on behalf of Von Verde Partners LLC, Somerton School District No. 11, and Yuma Union High School No. 70 for the development of the north portion of the Preliminary Plat approved for the development known as Orchidea Park. On June 20, 2023, the Planning and Zoning Commission approved Subdivision Case No. 2023-0194P, a preliminary plat for Orchidea Park Subdivision, covering land between Avenue E and Avenue D, and between County 24th Street and County 24 ¾ Street.

At the time, staff recommended a condition requiring a development agreement to establish phasing and the timing of required improvements for the development. The developer's attorney has been collaborating with the city attorney and staff to finalize this agreement. The current proposed agreement applies only to the north portion of the approved preliminary plat, covering land north of County 24 ½ Street. A separate development agreement will be required for the remaining portion in the future.

The developer has since applied for final plats for Orchidea Park Townhomes Phase 1 and Orchidea Park Phase 1 Subdivisions. The Planning and Zoning Commission recommended approval of these final plats with the condition that they not be presented to City Council until a development agreement is approved. This agreement must outline the phasing of the development, including, but not limited to, right-of-way dedication, traffic studies, traffic light contributions, and a schedule of improvements. The final plats, referenced as Parcel 1 and Parcel 2 in the agreement, will be presented to Council upon the approval of the development agreement.

PROPERTY HISTORY AND NONCOMPLIANCE:

This property was annexed into the City in 2011 as part of Annexation Case No. 2010-01. After annexation, several parcels were created through deeds without City approval, resulting in noncompliance with City regulations. The proposed development agreement seeks to address these violations and bring the properties into compliance, either through the subdivision process or via lot splits with deferred improvements.

UNAUTHORIZED LOT SPLITS:

The most recent unauthorized lot split occurred in 2020, creating a 40-acre parcel at the southwest corner of County 24th Street and Avenue D ½ Street. This parcel was donated to Somerton School District for an elementary school. However, the current school site is noncompliant with City regulations, as it is located along an arterial road. Consequently, the school must be relocated.

The land division was performed by deed without notifying the City or adhering to the lot split provisions outlined in the City's Subdivision Regulations. Section 7.1 of these regulations states that any division of land into three or fewer parts may be processed as a lot split, subject to approval by the City Planning Director and Public Works Director.

The property owner has expressed a willingness to bring the split into compliance and relocate the school parcel. However, right-of-way dedications, utility extensions, and off-site improvements are necessary, requiring a subdivision process. The owner proposes deferring right-of-way dedication and these improvements until a building permit is issued.

Another deed-created parcel, an 80-acre lot located north of County 24 ½ Street between Avenue E and Avenue D ½ Street, was sold to Yuma Union High School District. Both school districts are therefore integral to the development agreement.

PREVIOUS UNAUTHORIZED LOT SPLITS:
Other unauthorized lot splits in the area have occurred without City approval. The City's practice has been to collaborate with property owners to bring unauthorized lot splits into compliance, avoiding legal actions when possible. In one case, after notification, the property owner submitted a lot split application and successfully brought the violation into compliance. In another instance, an owner refused to comply, and the City pursued an eminent domain action to acquire necessary right-of-way that would have otherwise been dedicated through the lot split or subdivision process.

DEFERRAL OF IMPROVEMENTS IN PREVIOUS CASES:
The City has historically addressed similar issues by including language on plats or agreements that restricts building permits until necessary improvements, such as utility extensions and off-site improvements, are completed. While this approach has been development-friendly, allowing projects to move forward while deferring improvements, challenges arise when land is sold after approval. New owners are often unaware of or unwilling to meet the required improvements, complicating compliance.

PROPOSED DEVELOPMENT AGREEMENT:
The current proposal includes a development agreement for the entire Orchidea Park development, covering land owned by the Yuma Union High School District and Somerton School District (the Von Verde Development Agreement). This agreement is proposed to outline phased development for the area between County 24th and County 25th Streets and Avenues D and C. It also seeks to legalize property lines created by previous deeds through phased compliance.

The latest draft of the development agreement, along with comments from the Assistant City Attorney dated November 13, 2024, is attached. Staff is awaiting the developer's attorney's response to these comments. While staff's position remains focused on protecting the City and ensuring consistency, Council may choose to impose additional conditions or amend the terms of the agreement.

STAFF RECOMMENDATION:
To maintain consistency with prior agreements, staff recommends including conditions similar to those imposed on previous developments. The owner, however, has raised concerns about language granting the City authority to impose additional requirements. The owner prefers specific, fixed requirements. Discussions between the developer's attorney and the City Attorney's office are ongoing.

This item is presented to Council to provide an opportunity for discussion between staff and the applicant.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED:	N/A
AVAILABLE TO TRANSFER:	N/A
GL ACCT # & NAME/REMAINING BALANCE BEFORE PURCHASE:	N/A

FISCAL IMPACT STATEMENT:

N/A

Attachments

Development Agreement Latest Draft - November 12, 2024
Email from Glenn Gimbut 11/6/2024
Assistant City Attorney sent November 13, 2024
Orchidea Preliminary Plat Staff Report
Orchidea Townhomes Phase 1 Staff Report
Orchidea Phase 1 Subdivision - Staff Report

When recorded, return to:

_____
_____
_____
_____

DEVELOPMENT AGREEMENT
City Contract No. _____

This Development Agreement (this "**Agreement**") is entered into as of _____, 202__ ("**Effective Date**"), by and between the CITY OF SAN LUIS, an Arizona municipal corporation (hereinafter referred to as "**City**"), VON VERDE PARTNERS L.L.C., an Arizona limited liability company (hereinafter referred to as "**Developer**"), SOMERTON SCHOOL DISTRICT NO. 11, a political subdivision of the State of Arizona (the "**Somerton School District**"), and YUMA UNION HIGH SCHOOL DISTRICT NO. 70, a political subdivision of the State of Arizona (the "**High School District**") (each a "**Party**" and collectively the "**Parties**").

R E C I T A L S

A. The property that is the subject of this Agreement is approximately 320 acres of vacant real property in the City of San Luis, Yuma County, which is legally described in **Exhibit A** attached hereto (the "**Property"**). The Property consists of the following site areas, as depicted in the Conceptual Parcel Map in **Exhibit B** (each a "Parcel" and collectively the "Parcels"):

i. Parcel 1
ii. Parcel 2
iii. Parcel A
iv. Parcel B
vi. Parcel C
vii. Parcel D
viii. Parcel E
viv. Parcel F
x. Parcel G
xi. Parcel H
xii. Parcel I
xiii. Parcel J

B. Developer is the owner of each Parcel that makes up the Property, except as follows: (i) the Somerton School District owns a portion of Parcel B consisting of approximately 8.68 acres, as legally described in **Exhibit C** (the "**Somerton School District Parcel**"); and (ii) the High School District owns all of Parcel D, as legally described in **Exhibit D** (the "**High School District Parcel**").

C. Developer desires to develop the Property it owns with a master-planned residential community (featuring a variety of residential product types, including single-family and multi-family) alongside supporting commercial development (the "**Project**"). The Somerton School District and High School District desire to develop and operate their respective schools and related school facilities within the Property.

D. The Parties desire to enter into this Agreement to accommodate the orderly development of the Property in multiple phases and to establish certain infrastructure obligations related to the development of each Phase (hereinafter defined) of the Project.

E. The City hereby acknowledges and agrees that significant benefits will accrue to the City from development of the Project by Developer, including, without limitation, development that results in orderly growth in the City, promotes additional economic development, and will increase housing choices and introduce new housing in the City.

F. The Parties hereto acknowledge that this Agreement constitutes a "**Development Agreement**" within the meaning of Arizona Revised Statutes ("A.R.S.") § 9-500.05, and that, in accordance therewith, it shall be recorded against the interest of City and Developer in the Property, in the Office of the Yuma County Recorder to give notice to all persons of its existence.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the Parties hereto, the Parties agree as set forth below:

AGREEMENT

ARTICLE I
DEFINITIONS

In addition to any words or terms defined elsewhere in this Agreement, the following terms shall have the meanings set forth below whenever used in this Agreement, except where the context clearly indicates otherwise:

1.1 "**Agreement**" means this Development Agreement, together with all Exhibits referred to herein, all as may be amended from time to time in accordance with the terms and conditions hereof.

1.2 "**Approvals**" is defined in Section 4.5.

1.3 "**Conceptual Parcel Map**" is defined in Recital A and attached hereto as Exhibit B.

1.4 "**Conceptual Roadway Master Plan**" is attached hereto as Exhibit G.

1.5 "**Conceptual Sewer Master Plan**" is attached hereto as Exhibit E.

1.6 "**Conceptual Water Master Plan**" is attached hereto as Exhibit F.

1.7 "**Default**" is defined in Section 12.1.

1.8 "**Developer**" means Von Verde Partners L.L.C., an Arizona limited liability company.

1.9 "**Enforceability Challenge"** is defined in Section 13.1.

1.10 "**Final Plat**" is defined in Section 5.2.

1.11 "**High School District**" means YUMA UNION HIGH SCHOOL DISTRICT NO. 70, a political subdivision of the State of Arizona

1.12 "**High School District Parcel**" is defined in Recital B.

1.13 "**Initial Lot Split**" is defined in Section 5.6.

1.14 "**Master Infrastructure Plans**" is defined in Section 5.3.

1.15 "**Master Preliminary Plat**" is defined in Section 5.1.

1.16 "**Master Roadway Infrastructure Plan**" is defined in Section 5.3.3.

1.17 "**Master Subdivision Plat**" is defined in Section 5.1.

1.18 **"Master Wastewater Infrastructure Plans**" is defined in Section 5.3.1.

1.19 "**Master Water Infrastructure Plan**" is defined in Section 5.3.2.

1.20 "**Offsite Infrastructure Improvements**" is defined in Section 5.3.4.

1.21 "**Offsites Phasing Plan**" is defined in Section 4.2.

1.22 "**Parcel**" is defined in Recital A.

1.23 "**Parcel 1**" is identified in the Conceptual Parcel Map in Exhibit B.

1.24 "**Parcel 1 Offsite Infrastructure Improvements**" is defined in Section 6.2.

1.25 "**Parcel 1 Roadway Improvements**" is defined in Section 6.2.3.

1.26 "**Parcel 1 Sewer Main Extension**" is defined in Section 6.2.1.

1.27 "**Parcel 1 Water Main Extension**" is defined in Section 6.2.2.

1.28 "**Parcel 2**" is identified in the Conceptual Parcel Map in Exhibit B.

1.29 "**Parcel 2 Offsite Infrastructure Improvements**" is defined in Section 6.3.

1.30 "**Parcel 2 Roadway Improvements**" is defined in Section 6.3.3.

1.31 "**Parcel 2 Sewer Main Extension**" is defined in Section 6.3.1.

1.32 "**Parcel 2 Water Main Extension**" is defined in Section 6.3.2.

1.33 "**Parcel 3**" is identified in the Conceptual Parcel Map in Exhibit B.

1.34 "**Parcel A**" is identified in the Conceptual Parcel Map in Exhibit B.

1.35 "**Parcel B**" is identified in the Conceptual Parcel Map in Exhibit B.

1.36 "**Parcel C**" is identified in the Conceptual Parcel Map in Exhibit B.

1.37 "**Parcel D**" is identified in the Conceptual Parcel Map in Exhibit B.

1.38 "**Parcel E**" is identified in the Conceptual Parcel Map in Exhibit B.

1.39 "**Parcel E Offsite Infrastructure Improvements**" is defined in Section 6.4.

1.40 "**Parcel E Roadway Improvements**" is defined in Section 6.4.3.

1.41 "**Parcel E Sewer Main Extension**" is defined in Section 6.4.1.

1.42 **"Parcel E Water Main Extension**" is defined in Section 6.4.2.

1.43 "**Parcel F**" is identified in the Conceptual Parcel Map in Exhibit B.

1.44 "**Parcel G**" is identified in the Conceptual Parcel Map in Exhibit B.

1.45 "**Parcel H**" is identified in the Conceptual Parcel Map in Exhibit B.

1.46 "**Parcel I**" is identified in the Conceptual Parcel Map in Exhibit B.

1.47 "**Parcel J**" is identified in the Conceptual Parcel Map in Exhibit B.

1.48 "**Parcel Owner**" is defined in Section 4.3.

1.49 **"Phase**" is defined in Section 4.2.

1.50 "**Project**" is defined in Recital C.

1.51 "**Property**" is defined in Recital A and attached hereto as Exhibit A.

1.52 "**Replat**" is defined in Section 5.2.

1.53 "**Requirements**" is defined in Section 4.4.

1.54 **"Rezone Application"** is defined in Section 3.1.

1.55 "**Somerton School District**" means SOMERTON SCHOOL DISTRICT NO. 11, a political subdivision of the State of Arizona.

1.56 "**School Exchange Agreement**" is defined in Section 11.2.

1.57 "**Somerton School District Parcel**" is defined in Recital B.

1.58 "**Termination Date"** is defined in Section 2.1.

1.59 **"Trunk Wastewater Infrastructure Improvements**" is defined in Section 7.1.

1.60 "**Trunk Water Infrastructure Improvements**" is defined in Section 8.1.

ARTICLE II
THE AGREEMENT

2.1 **Duration of Development Agreement.** The term of this Agreement shall commence on the Effective Date and shall terminate on the date which is fifteen (15) years after the Effective Date (the "**Termination Date**"). No notice of such termination is or shall be required.

Commented [MM1]: We are proposing 15 years here, as this is the anticipated timeline for full buildout of the Property.

ARTICLE III
ZONING

3.1 **Existing Zoning; Zoning Amendments.** The Property is currently zoned R1-6 (Single Residence Zoning District – Medium Density), R-2 (Multiple Residence Zoning District – Medium-High Density Residential), R-3 (Multiple Residence Zoning District – High Density Residential) and C-2 (Community Commercial). Developer and any Parcel Owner, at any time, may submit a request to the City to rezone any portion of the Property to accommodate the development of the Property by Developer or a Parcel Owner (each, a "**Rezone Application**"). If a Rezone Application is submitted, the Developer or Parcel Owner who submitted the Rezone Application will prepare and provide to the City all necessary application materials needed for the City to process the Rezone Application and place the Rezone Application on a City Council agenda for approval, and the City shall use good faith efforts to place such Rezone Application on a City Council agenda. Any decision regarding such application shall be subject to the sole discretion of the City Council.

ARTICLE IV
PROJECT / DEVELOPMENT OF THE PROPERTY

4.1 **Project Regulation of Development**. The Property shall be developed in accordance with this Agreement and all applicable regulations and development requirements of the City, including provision of adequate financial assurances, in effect at the time of development for each Phase, except for the Offsite Infrastructure Improvements (the size, location and extent of which are established by this Agreement and the Master Infrastructure Plans upon approval by the City. In developing the Offsite Infrastructure Improvements adequate financial assurances shall be posted. Permitted uses on the Property shall be in accordance with the underlying zoning for the Property, subject to any subsequent rezoning or modified entitlements approved by the City for the Property. Notwithstanding the foregoing, nothing in this Agreement shall in any way affect the applicability or inapplicability of zoning regulations to public school uses under State law.

Commented [MM2]: It is critical for a master planned development such as this one that the developer have a degree of certainty as to the development standards and regulations that will apply to the property for infrastructure improvements - in particular, the trunk/master roadway, sewer and water improvements. This is the entire purpose of the Development Agreement: Requirements for the Offsite Infrastructure Improvements will be established by this Development Agreement (and the Master Infrastructure Plans, subject to the City's approval). On an overall level, if the City is able to meaningfully change such development requirements during the term of the Development Agreement, then this agreement would not provide any sort of benefit/certainty for the developer -- calling in to question the developer's plans to make significant investments in the Property and jeopardizing the development of the Property. We have proposed reasonable carve outs to the right-of-way dedications for the section line and mid-section line streets for right-turn pockets or decel lanes that may be required for the development of each Parcel (See sections 5.4.1, 9.1 and 9.1.11), Further, we have added provisions throughout this Agreement to make it clear that other than the Offsite Infrastructure Improvements established by this Agreement (namely, the section line/mid-section line streets and the trunk water and sewer improvements within 24th Avenue) the City reserves the right to require additional offsite improvements in accordance with Arizona law and the City's standards and policies in effect at the time of development of a Parcel.

Developer and Parties agree that public and charter schools are subject to building regulations. This Agreement governs and controls over conflicting ordinances, rules, regulations, standards, procedures, and administrative policies of the City.

4.2 **Phasing**. The Property shall be developed in multiple phases. Each Parcel identified on the Conceptual Parcel Map in **Exhibit B** constitutes a development "**Phase**." To accommodate the orderly construction of public infrastructure improvements (including wastewater, water, and roadway infrastructure improvements as set forth in this Agreement) needed to serve the entire Property upon full buildout, the Property shall be developed in the following sequence:

1.	Parcel 1 shall be developed prior to any other Phase.	
2.	Following the construction completion of the Parcel 1 Offsite Infrastructure Improvements, the following Phases may be developed:	Parcel 2
3.	Following the construction of the Parcel 2 Offsite Infrastructure Improvements, the following Phases may be developed (in any order), except as provided in Section 4.2.1 below:	Parcel A Parcel B Parcel C Parcel E Parcel F
4.	Following the construction completion of the Parcel E Offsite Infrastructure Improvements, the following Phases may be developed (in any order), except as provided in Section 4.2.1 below:	Parcel D Parcel G Parcel H Parcel I Parcel J

4.2.1 To ensure wastewater and water infrastructure is installed on adjacent Parcels as needed to facilitate a Parcel's wastewater/water branch line connections to the Trunk Wastewater Infrastructure Improvements and Trunk Water Infrastructure Improvements within 24th Avenue, the following additional phasing requirements are imposed on the development of the Property:

(a) Parcel A: Parcel A shall not be developed until water line and wastewater improvements on Parcel B (as approved by the City) are constructed and connected to the Trunk Wastewater Infrastructure Improvements and Trunk Water Infrastructure Improvements.

(b) Parcel I: Parcel I shall not be developed until the water line and wastewater improvements on Parcel F and Parcel G (as approved by the City) are constructed and connected to the Trunk Wastewater Infrastructure Improvements and Trunk Water Infrastructure Improvements.

(c) Parcel J: Parcel J shall not be developed until the water line and wastewater improvements on Parcel G and Parcel H (as approved by the City) are constructed and connected to the Trunk Wastewater Infrastructure Improvements and Trunk Water Infrastructure Improvements.

Commented [MM3]: See above comment re importance of this Development Agreement establishing standards required for the roadway improvements/dedications for the section line and mid-section line streets, and for the trunk water and sewer improvements to which all other parcels will connect.

Commented [GG4R3]: This needs to be restricted to just the Offsite Infrastructure Improvements and nothing else. The City does not want to see an argument about other pieces of infrastructure. A general override of future regulation can be considered an improper unconstitutional delegation and restriction on the police and legislative power of a legislative body. As one could not tell the Legislature that one would be exempt from state laws that others had to obey for 15 years, one cannot do that on a city council. By limiting to these improvements, the focus is then on a specific development of specific infrastructure and have it be in line with existing regulation. That is defensible.

Commented [MM5]: The trunk water and sewer improvements within 24th Avenue are specifically proposed in phases to accommodate the orderly development of the entire Property. That is, the water and sewer improvements will begin from connection points in County 24th Street to the north and will run south within 24th Avenue along Parcel 1, Parcel 2 and Parcel E. Parcel 1 will construct the water and sewer improvements from the connection point in County 24th Street to the southern end of its parcel -- which is why we have required Parcel 1 to developer prior to any other Parcel. These improvements that Parcel 1 installs will then open up the development opportunity for Parcel 2. Parcel 2 will then be required to continue the extensions from the southern end of Parcel 1 to the south end of Parcel 2. This will open up the development opportunity for Parcels A, B, C, E and F (these parcels will have the opportunity to build branch water and sewer lines that connect to the trunk water/sewer lines). Parcel E will then complete the trunk water/sewer infrastructure within 24th Avenue to which all remaining Parcels (Parcel D, Parcel G. Parcel H, Parcel I and Parcel J can connect).

Commented [GG6R5]: As long as when E is developed there is looping for a water line as indicated in previous emails - not a problem.

4.2.2 Alongside the Master Preliminary Plat application (see Article V), Developer shall submit to the City, for the City's approval, a plan for sequential phasing of the Offsite Infrastructure Improvements (the "**Offsites Phasing Plan**").

4.3 **Conveyance of Phases; Other Parcel Owners**. The Parties recognize and agree that Developer may convey a Parcel to one or more subsequent property owners to develop such Parcel. Developer shall disclose this Agreement to any subsequent property owner. Any record owner of all or any portion of a Parcel shall be deemed a "**Parcel Owner**" under this Agreement and shall assume all rights and obligations under this Agreement as a Parcel Owner with respect to such Parcel acquired (for avoidance of doubt, a "Parcel Owner" includes Developer, the Somerton School District and the High School District with respect to such Parcel owned by such Party). Nothing in this Agreement shall prevent Developer, Somerton School District, or High School District from conveying one or more Parcels it owns to other subsequent owners. And neither Developer, Somerton School District, nor High School District shall be required to obtain the City's prior approval for the conveyance of a Parcel. Developer, High School District, Somerton School District, and Parcel Owners shall be subject to all ordinances, rules, regulations, standards, procedures, and administrative policies of the City now existing or as may be amended or adopted in the future, except as to the Offsite Infrastructure Improvements as set forth in this Agreement (and the Master Infrastructure Plan upon approval by the City). City may refuse to allow development on any Parcel if required improvements are not made in substance, manner or timing as set forth in this Development Agreement and other applicable ordinance, rules, regulations, standards, procedures and administrative policies of the City.

4.4 **Processing of Development Plans**. The City and Developer will cooperate in the processing of any permits, site plans, subdivision plats, or other development approvals (collectively, the "**Approvals**") required of or requested by Developer in connection with the development of each Phase of the Project.

4.5 **City Notice**. The City shall provide notice to Developer in accordance with Section 14.3 (Notices) a minimum of thirty (30) days prior to any City Council hearing in which the City Council will consider changes to City ordinances, rules, regulations, standards, procedures and/or administrative policies that, if approved, would affect the required improvements for the Property.

ARTICLE V
PLATTING & MASTER SITE PLANNING

5.1 **Master Subdivision Plat**. Developer shall submit a preliminary subdivision plat application to the City identifying parcel/lot boundaries for each Parcel, consistent with the Conceptual Parcel Map (the "**Master Preliminary Plat**"). The Parties recognize and agree that the Master Preliminary Plat will require preliminary plat approval by the City's Planning Commission. The Master Infrastructure Plans (defined in Section 5.3 below) shall be submitted by Developer with the Master Preliminary Plat for the City's review and approval.

5.2 **Final Plat; Amendments/Replats**. Following the City's approval of the Master Preliminary Plat, the parcel/lot boundaries for the Property shall be established via one or more final plats (each a "**Final Plat**"). Each Final Plat may include one or more Parcels or a portion of a Parcel, as identified in the Conceptual Parcel Map and Master Preliminary Plat. Each Final Plat shall be subject to approval by the City Council and this Development Agreement shall in no way be interpreted to guarantee Final Plat approval if the Final Plat submission does not meet the City's policies and requirements for Final Plat approval. While the Conceptual Parcel Map and Master Preliminary Plat identify the intended configuration of each Parcel to accommodate the development of the Property, Developer and any Parcel Owner may modify the configuration of each Parcel or divide a Parcel into new parcels, lots, and/or tracts, through a new subdivision process which would include approval of a preliminary plat and final plat, or subsequent replat (each a "**Replat**"); provided, however, the Parties acknowledge and agree that the Conceptual Parcel Map in this Agreement shall govern the identification of Parcels for purposes of this Agreement (by way of example, if a Final Plat is approved that splits Parcel G into two parcels, both parcels shall be considered Parcel G for purposes of this Agreement as shown in the Conceptual Parcel Map). Any plat or replat shall be subject to all ordinances, rules, regulations, standards, procedures, and administrative policies of the City now existing, or as may be amended or adopted in the future.

5.3 **Master Plans**. Developer shall prepare and submit to the City, for City's approval, certain master infrastructure plans alongside the Master Preliminary Plat application in accordance with this Section 5.3 (each a "**Master Infrastructure Plan**, and together, the "**Master Infrastructure Plans**"). All Master Plans submitted by Developer pursuant to the Article must be supported by an engineer's design report.

5.3.1 **Master Wastewater Infrastructure Plan**. Developer shall prepare and submit to the City, for City's approval, a master wastewater infrastructure plan identifying the trunk wastewater infrastructure improvements that will be needed to provide wastewater service for each Phase of the Project, which, upon approval by the City, shall constitute the "**Master Wastewater Infrastructure Plan**" under this Agreement. The Master Wastewater Infrastructure Plan shall be consistent with the Conceptual Sewer Master Plan in **Exhibit D**.

5.3.2 **Master Water Infrastructure Plan**. Developer shall prepare and submit to the City, for City's approval, a master water infrastructure plan identifying the trunk water infrastructure improvements that will be needed to provide water (both potable and non-potable) service for each Phase of the Project, which, upon approval by the City, shall constitute the "**Master Water Infrastructure Plan**" under this Agreement. The Master Water Infrastructure Plan shall be consistent with the Conceptual Water Master Plan in **Exhibit E**.

5.3.3 **Master Roadway Infrastructure Plan**. Developer shall prepare and submit to the City, for City's approval, a master roadway infrastructure plan identifying the roadway infrastructure improvements that will serve each Phase of the Project, which, upon approval by the City, shall constitute the "**Master Roadway Infrastructure Plan**" under this Agreement. The Master Roadway Infrastructure Plan must identify the provision of secondary access to each Parcel and identify how and when such access will be developed. City may refuse development on any Parcel that does not have both primary and secondary access. The Master

Roadway Infrastructure Plan must not allow for "scalloped streets". The Master Roadway Infrastructure Plan shall be consistent with the Conceptual Roadway Master Plan in **Exhibit F**, provided that **Exhibit F** does not allow for "scalloped streets".

Commented [MM7]: We can ensure the Master Roadway Infrastructure Plan does not result in "scalloped streets"; however, we cannot ensure full-streets to arterial intersections, as such a requirement would require ROW dedication(s) from other properties not subject to this Development Agreement.

5.3.4 The wastewater infrastructure, water infrastructure, and roadway infrastructure improvements identified in the approved Master Infrastructure Plans shall constitute the "**Offsite Infrastructure Improvements**" for purposes of this Agreement. The Offsite Infrastructure Improvements identified in the approved Master Infrastructure Plans constitute the master (trunk) offsite improvements required to provide the development opportunity for the Property; however, such improvements are not reflective of all infrastructure improvements required for the development of each Parcel (including, but not limited to, future branch sewer and water lines and streets within each Parcel). In addition to the Offsite Infrastructure Improvements (the size, location and extent of which are established by this Agreement and the Master Infrastructure Plans upon approval by the City), the City reserves the right to require additional offsite improvements and/or dedications as required for the development of each Parcel in accordance with Arizona law, the City's ordinances, rules, regulations, standards, procedures, and administrative policies of the City now existing, or as may be amended or adopted in the future.

5.4 Right-of-Way Dedications. The Master Preliminary Plat shall identify the existing half-street right-of-way dedications and any additional right-of-way dedications to be made (and associated roadway improvements to be constructed) as part of the development of the Project for the following roadways within or adjacent to the Property: (i) Avenue D, (ii) 24th Avenue, (iii) County 24th Street, (iv) Avenue E, and (v) County 24 ½ Street. Any future development of the Property must not allow for "scalloped streets".

5.4.1 Existing Right-of-Way Dedications. The Parties recognize and agree that the half-street right-of-way dedications identified within the Conceptual Roadway Master Plan (for County 24th Street, Avenue E, 24th Avenue, Avenue D and County 24 ½ Street) have already been dedicated to the City. The City will not require Developer or a Parcel Owner to make additional right-of-way dedications for these half streets, provided, however, the City reserves the right to require additional right-of-way from a Parcel as a condition to development of such Parcel to accommodate deceleration lanes and/or right-turn pockets that are warranted by a traffic impact analysis.

5.4.2 New Right-of-Way Dedications. The Parties recognize and agree that the new right-of-way dedications for public roads shall be identified in the Master Preliminary Plat; however, such right-of-way dedications shall not actually be dedicated by the Master Preliminary Plat. Right-of-way dedications shall be made either as a condition of rezoning, as a condition for the issuance of any building permit, the granting of a variance or conditional use permit, or as part of the approval of any Final Plat.

5.5 Phasing of Improvements; Assurances. To accommodate the phased development of the Property, the construction of the subdivision improvements for the Property (including, but not limited to, the Offsite Infrastructure Improvements) will be constructed in phases, subject to the City's approval of the Offsites Phasing Plan. The Offsite Infrastructure Improvements identified in the approved Master Infrastructure Plans constitute the master (trunk)

offsite improvements required to provide the development opportunity for the Property; however, such improvements are not reflective of all infrastructure improvements required for the development of each Parcel (including, but not limited to, future branch sewer and water lines and streets within each Parcel). For other offsite improvements not specifically set forth in this Agreement, the City reserves the right to require additional offsite improvements and/or dedications as required for the development of each Parcel in accordance with the City's ordinances, rules, regulations, standards, procedures, and administrative policies of the City now existing, or as may be amended or adopted in the future. Infrastructure improvements, right-of-way dedications, or easement dedications shall be made either as a condition of rezoning, as a condition for the issuance of any building permit, as a condition for a variance, or as part of the approval of any Final Plat. Except for the Offsite Infrastructure Improvements (the size, location and extent of which are established by this Agreement and the Master Infrastructure Plans upon approval by the City), any development of the Property or any Parcel shall be subject to all ordinances, rules, regulations, standards, procedures, and administrative policies of the City now existing or as may be amended or adopted in the future as existing at the time of development. In developing the Offsite Infrastructure Improvement adequate financial assurances shall be posted as a requirement of the Final Plat for Parcel 1, Parcel 2 and Parcel E (which are the Parcels responsible for constructing the Offsite Infrastructure Improvements).

Commented [MM8]: This additional language is critical. Without this additional language, the Development Agreement would be meaningless if any development requirements set forth by the Development Agreement could be changed.

5.6 Initial Lot Split for Parcel A, Parcel B, and Parcel C. Prior to any Final Plat for a Parcel, Developer intends to submit a lot split application to the City to establish the parcel boundaries for Parcel A, Parcel B, and Parcel C (the "**Initial Lot Split**"). Alongside the submittal of the Initial Lot Split, Developer will apply to the City Council to approve a memorandum of understanding ("**MOU**"), which, if approved by the City Council, would allow for (i) the Initial Lot Split to be processed and approved administratively by City staff without requiring a subdivision plat approved by the City Council, and (ii) for infrastructure improvements and right-of-way dedications for Parcel A, Parcel B and Parcel C to be delayed to a later date (for example, as a condition to the issuance of a building permit for the development of such Parcel) as a condition to the development of any such Parcel per the terms of the MOU, if approved by the City Council. If the MOU is not approved by the City Council, the Initial Lot Split will be processed in accordance with the City's subdivision regulations.

5.7 Final Plat for Parcels D & E. Developer (as the current Parcel Owner of Parcel E) and High School District (as the current Parcel Owner of Parcel D) acknowledge and agree that the Final Plat for Parcel E shall include Parcel D (the "**Parcel D&E Final Plat**"), so as to create legally established lot lines for Parcel D (the existing lot lines for Parcel D were created without approval of a lot split application by the City). High School District and Developer agree that City may require the construction of infrastructure improvements. The High School District shall cooperate with Developer in obtaining the City's approval of the Parcel D&E Final Plat. In so doing, the City may require complete compliance with the subdivision regulations of City. If the High School District is not ready to develop its Parcel D at the time Developer begins to prepare the Parcel D&E Final Plat for submission to the City, Developer and High School District may choose to identify Parcel D as a "future phase" on the Parcel D&E Final Plat. If Parcel D is identified as a "future phase", the City shall not require subdivision improvement plans for Parcel D in order to obtain the City's approval of the Parcel D&E Final Plat, provided the following conditions are met: (i) the Parcel D&E Final Plat shall dedicate the 40-foot half-street right-of-way

dedications for the segments of 24th Avenue and County 24 ½ Street adjacent to Parcel D (as set forth in Section 9.1.6 of this Agreement), and (ii) at the time of development of Parcel D, the subdivision improvement plans for Parcel D shall be prepared by the Parcel Owner of Parcel D and shall be subject to approval by the City and the City's approval of such subdivision improvement plans shall be a condition to the City's issuance of any permits for the development of Parcel D. If the Parcel D&E Final Plat is not approved within one (1) year from the Effective Date of this Agreement, the Parcel Owner of Parcel D shall be required to dedicate to the City the 40-foot half-street rights-of-way for the segments of 24th Avenue and County 24 ½ Street adjacent to Parcel D (as set forth in Section 9.1.6 of this Agreement) via a separate instrument to effectuate such dedications as approved by the City.

Commented [GG9]: With respect to right of way dedication language at 5.7. Needs to provide for FULL dedication not half street for 24th Ave. May require your client to get dedication from YUHS District, and that may have some interesting problems with respect to restrictions on public school districts transferring interests in property, but that is viewed as Von Verde's problem when it transferred an interest in property without a true legal lot split.

ARTICLE VI
MASTER OFFSITE INFRASTRUCTURE PHASING

6.1 Offsite Infrastructure Phasing. In recognition of the Project phasing, the City agrees that the Offsite Infrastructure Improvements may be constructed by Developer in phases, subject to approval by City of the Offsites Phasing Plan. In addition to the Offsite Infrastructure Improvements (the size, location and extent of which are established by this Agreement and the Master Infrastructure Plans upon approval by the City), the City reserves the right to require additional offsite improvements and dedications in accordance with Arizona law, its ordinances, rules, regulations, standards, procedures, and administrative policies, now existing or as may be amended or adopted in the future, and any rezoning, plat, lot split, variance, conditional use permit, or building permit may be so conditioned. Infrastructure improvements, right-of-way dedications, or easement dedications shall be made either at the time of rezoning, as a condition for the issuance of any building permit, or as part of the approval of any Final Plat, variance, or conditional use permit.

6.2 Parcel 1 Offsite Improvements. The Parcel Owner of Parcel 1 shall, at its sole cost and expense (subject to reimbursement in accordance with Section 10.1 of this Agreement), construct the following Offsite Infrastructure Improvements (collectively, the "**Parcel 1 Offsite Infrastructure Improvements**"):

6.2.1 Parcel 1 Sewer Main Extension. The Parcel Owner of Parcel 1 shall construct the 15-inch sewer main extension within 24th Avenue from County 24th Street to the southern end of Parcel 1, as shown in the Conceptual Sewer Master Plan in **Exhibit E** (the "**Parcel 1 Sewer Main Extension**").

6.2.2 Parcel 1 Water Main Extension. The Parcel Owner of Parcel 1 shall construct the 10-inch water main extension within 24th Avenue from County 24th Street to the southern end of Parcel 1, as shown in the Conceptual Water Master Plan in **Exhibit F** (the "**Parcel 1 Water Main Extension**").

6.2.3 Parcel 1 Roadway Improvements. The Parcel Owner of Parcel 1 shall construct the half-street roadway improvements for the portions of County 24th Street and 24th Avenue adjacent to Parcel 1, as identified in the Conceptual Roadway Master Plan in **Exhibit G** (the "**Parcel 1 Roadway Improvements**").

6.2.4 Dedication. Upon completion, the Parcel 1 Offsite Infrastructure Improvements shall be dedicated to the City for ownership, operation, and maintenance in accordance with the ordinances, rules, regulations, standards, procedures, and administrative policies of the City.

6.3 Parcel 2 Offsite Improvements. The Parcel Owner of Parcel 2 shall, at its sole cost and expense (subject to reimbursement in accordance with Section 10.1 of this Agreement), construct the following offsite infrastructure improvements (the "**Parcel 2 Offsite Infrastructure Improvements**"):

6.3.1 Parcel 2 Sewer Main Extension. The Parcel Owner of Parcel 2 shall construct the 15-inch sewer main extension within 24th Avenue from the Parcel 1 Sewer Main Extension to the southern end of Parcel 2, as shown in the Conceptual Sewer Master Plan in **Exhibit E** (the "**Parcel 2 Sewer Main Extension**").

6.3.2 Parcel 2 Water Main Extension. The Parcel Owner of Parcel 2 shall construct the 10-inch water main extension within 24th Avenue from the Parcel 1 Water Main Extension to the southern end of Parcel 2, as shown in the Conceptual Water Master Plan in **Exhibit F** (the "**Parcel 2 Water Main Extension**").

6.3.3 Parcel 2 Roadway Improvements. The Parcel Owner of Parcel 2 shall construct the half-street roadway improvements for the portion of 24th Avenue adjacent to Parcel 2, as identified in the Conceptual Roadway Master Plan in **Exhibit G** (the "**Parcel 2 Roadway Improvements**").

6.3.4 Dedication. Upon completion, the Parcel 2 Offsite Infrastructure Improvements shall be dedicated to the City for ownership, operation, and maintenance in accordance with the ordinances, rules, regulations, standards, procedures, and administrative policies of the City. City maintenance will only be in the public right of way.

6.3.5 Half-Streets Along Parcels A and B. The City, at its sole discretion, may require the Parcel Owner of Parcel 2 to construct the half-street roadway improvements not yet constructed along Parcel A and Parcel B (per Sections 9.1.4 and 9.1.5 of this Agreement). If the City chooses to require Parcel 2 to construct such half-street roadway improvements along Parcel A and/or Parcel B, then such improvements shall be part of the required Parcel 2 Offsite Infrastructure Improvements for purposes of this Agreement. Further, if the Parcel Owner of Parcel 2 construct such half-street right-of-way improvements along Parcel A and/or Parcel B, then the Parcel Owner of Parcel 2 shall be entitled to, and the Parcel Owner(s) of Parcel A and B shall be required to provide, reimbursement from (i) the Owner of Parcel A an amount equal to one hundred percent (100%) of the total costs of the half-street roadway work adjacent to Parcel A, and (ii) from the Owner of Parcel B an amount equal to one hundred percent (100%) of the total costs of the half-street roadway work adjacent to Parcel B. Reimbursement by the Parcel Owner(s) of Parcel A and B pursuant to this Section shall be provided to the Parcel Owner of Parcel 2 by the earlier of (i) the date the Parcel Owner(s) of Parcel A and Parcel B commence development of its respective Parcel, or (ii) the Termination Date. The Parties acknowledge and agree that the City

shall withhold issuance of a building permit for Parcel A and Parcel B until such reimbursement is provided. The reimbursement obligation in this Section shall expressly survive the termination of this Development Agreement and shall be a covenant and restriction that runs with, burdens and benefits Parcel A, Parcel B and Parcel 2 and shall inure to the benefit of and be binding upon the successors and assigns of the Parcel Owners.

6.4 Parcel E Offsite Improvements. The Parcel Owner of Parcel E shall, at its sole cost and expense (subject to reimbursement in accordance with Section 10.1 of this Agreement), construct the following offsite infrastructure improvements (the "**Parcel E Offsite Infrastructure Improvements**"):

6.4.1 Parcel E Sewer Main Extension. The Parcel Owner of Parcel E shall construct the 15-inch sewer main extension within 24th Avenue from the Parcel 2 Sewer Main Extension to the southern end of Parcel E, as shown in the Conceptual Sewer Master Plan in **Exhibit E** (the "**Parcel E Sewer Main Extension**").

6.4.2 Parcel E Water Main Extension. The Parcel Owner of Parcel E shall construct the 10-inch water main extension within 24th Avenue from the Parcel 2 Water Main Extension to the southern end of Parcel E, as shown in the Conceptual Water Master Plan in **Exhibit F** (the "**Parcel E Water Main Extension**").

6.4.3 Parcel E Roadway Improvements. The Parcel Owner of Parcel E shall construct the half-street roadway improvements for the portions of 24th Avenue and County 24 ½ Street adjacent to Parcel E, as identified in the Conceptual Roadway Master Plan in **Exhibit G** (the "**Parcel E Roadway Improvements**").

6.4.4 Dedication. Upon completion, the Parcel E Offsite Infrastructure Improvements shall be dedicated to the City for ownership, operation, and maintenance in accordance with the ordinances, rules, regulations, standards, procedures, and administrative policies of the City. City maintenance will only be in the public right of way.

6.4.5 Half-Streets Along Parcel D. If, at the time of development of Parcel E, the half-street roadway improvements along Parcel D are not yet constructed (per Section 9.1.6 of this Agreement), the City, at its sole discretion, may require the Parcel Owner of Parcel E to construct such half-street roadway improvements along Parcel D (within the right-of-way dedicated by the Parcel D&E Final Plat). If the City chooses to require Parcel E to construct the half-street roadway improvements along Parcel D, then such improvements shall be part of the required Parcel E Offsite Infrastructure Improvements for purposes of this Agreement. Further, if the Parcel Owner of Parcel E constructs such half-street right-of-way improvements along Parcel D, then the Parcel Owner of Parcel E shall be entitled to, and the Parcel Owner of Parcel D shall be required to provide, reimbursement from the Parcel Owner of Parcel D an amount equal to one hundred percent (100%) of the total costs of such work. Reimbursement by the Parcel Owner of Parcel D pursuant to this Section shall be provided to the Parcel Owner of Parcel E by the earlier of (i) the date the Parcel Owner of Parcel D commences development of Parcel D, or (ii) the Termination Date. The Parties acknowledge and agree that the City shall withhold issuance of a building permit for Parcel D until such reimbursement is provided. The reimbursement obligation

in this Section shall expressly survive the termination of this Development Agreement and shall be a covenant and restriction that runs with, burdens and benefits Parcel D and Parcel E and shall inure to the benefit of and be binding upon the successors and assigns of the Parcel Owners.

6.5 **Construction by Other Parcel Owners**. Any Parcel Owner shall have the right to construct the Parcel 1 Offsite Infrastructure Improvements, Parcel 2 Offsite Infrastructure Improvements and/or the Parcel E Offsite Infrastructure Improvements by providing written notice to the Parties, provided the Parcel Owner responsible for constructing such offsite improvements has not commenced construction of the offsite improvements.

ARTICLE VII
WASTEWATER INFRASTRUCTURE

7.1 **Trunk Improvements.** The Parcel 1 Sewer Main Extension, Parcel 2 Sewer Main Extension, and Parcel E Sewer Main Extension constitute the trunk wastewater infrastructure improvements for the Project (the "**Trunk Wastewater Infrastructure Improvements**") and will serve the other Parcels. In addition to the Trunk Wastewater Infrastructure Improvements (the size, location and extent of which are established by this Agreement and the Master Infrastructure Plans upon approval by the City), the City expressly has the right to require additional wastewater infrastructure improvements for the development of any Parcel in accordance with Arizona law and the City's ordinances, rules, regulations, standards, procedures, and administrative policies, now existing or as may be amended or adopted in the future, and may so condition any rezoning, plat, lot split, variance, conditional use permit, or issuance of any building permit.

With respect to all wastewater infrastructure required by this Article, all wastewater collection systems shall have stub outs adequately sized to serve other parcels within the service area.

7.2 **Other Wastewater Improvements**. Each Parcel Owner of a Parcel within the Property (other than Parcel 1, Parcel 2, and Parcel E) will construct its own wastewater improvements (i.e., branch lines) to the Trunk Wastewater Infrastructure Improvements.

7.3 **Dedication**. Upon completion, the wastewater infrastructure improvements installed with each Parcel will be dedicated to the City for ownership, operation, and maintenance, in accordance with the ordinances, rules, regulations, standards, procedures, and administrative policies of the City. City maintenance will only be in the public right of way.

7.4 **City Services**. Subject to the construction and dedication of the wastewater infrastructure improvements as may be required for each Parcel as set forth in this Agreement, the City agrees to provide wastewater service to each Parcel, subject to the ordinances, resolutions, rules, regulations, standards, procedures, and administrative policies of the City, as may exist at the time of development of said Parcel.

ARTICLE VIII
WATER INFRASTRUCTURE

8.1 **Trunk Improvements.** The Parcel 1 Water Main Extension, Parcel 2 Water Main Extension, and Parcel E Water Main Extension constitute the trunk wastewater infrastructure

improvements for the Project (the "**Trunk Water Infrastructure Improvements**") and will serve the other Parcels. In addition to the Trunk Water Infrastructure Improvements (the size, location and extent of which are established by this Agreement and the Master Infrastructure Plans upon approval by the City), the City expressly has the right to require additional water infrastructure improvements for the development of any Parcel in accordance with Arizona law and the City's ordinances, rules, regulations, standards, procedures, and administrative policies, now existing or as may be amended or adopted in the future, and may so condition any rezoning, plat, lot split, variance, conditional use permit, or issuance of any building permit. Water line improvements will be constructed such as to provide looped systems and avoid dead end lines as much as possible.

8.2 **Other Water Improvements**. Each Parcel Owner of a Parcel within the Property (other than Parcel 1, Parcel 2, and Parcel E) will construct its own water line improvements (i.e., branch lines) to the Trunk Waster Infrastructure Improvements.

8.3 **Dedication**. Upon completion, the water infrastructure improvements installed with each Parcel will be dedicated to the City for ownership, operation, and maintenance, in accordance with the ordinances, rules, regulations, standards, procedures, and administrative policies of the City.

8.4 **City Services**. Subject to the construction and dedication of the water infrastructure improvements required for each Parcel as set forth in this Agreement, the City agrees to provide water service to each Parcel, subject to the ordinances, resolutions, rules, regulations, standards, procedures, and administrative policies of the City, as may exist at the time of development of said Parcel. City maintenance will only be in the public right of way.

ARTICLE VIV
ROADWAY INFRASTRUCTURE

9.1 **Right-of-Way Dedications; Roadway Improvements.** The following right-of-way dedications and roadway improvements for section line and mid-section line streets shall be required to be dedicated and constructed alongside each Parcel. In addition to the right-of-way dedications and roadway improvements for section line and mid-section line streets (the size, location and extent of which are established by this Agreement and the Master Infrastructure Plans), the City expressly has the right to require additional right of way dedications and roadway improvements for other streets within each Parcel for the development of such Parcel in accordance with Arizona law and the City's ordinances, rules, regulations, standards, procedures and administrative policies, now existing or as may be amended or adopted in the future, and may so condition any rezoning, plat, lot split, variance, conditional use permit, or issuance of any building permit. In addition, with respect to the right-of-way dedications and roadway improvements for section line and mid-section line streets as set forth in this Agreement and the Master Infrastructure Plans, the City reserves the right to require additional right-of-way from a Parcel as a condition to development of such Parcel to accommodate deceleration lanes and/or right-turn pockets that are warranted by a traffic impact analysis.

9.1.1 **Parcel 1**. The Parcel Owner of Parcel 1 shall be required to dedicate (to the extent not already dedicated) and construct the ~~50~~55-foot half-street segment of County 24th Street and the 40-foot half-street segment of 24th Avenue adjacent to Parcel 1 (defined earlier in this

Agreement as the Parcel 1 Roadway Improvements), as identified in the Conceptual Roadway Master Plan in **Exhibit G**.

9.1.2 Parcel 2. The Parcel Owner of Parcel 2 shall be required to dedicate (to the extent not already dedicated) and construct the 40-foot half-street segment of 24th Avenue adjacent to Parcel 2 (defined earlier in this Agreement as the Parcel 2 Roadway Improvements), as identified in the Conceptual Roadway Master Plan in **Exhibit G**.

9.1.3 Parcel E. The Parcel Owner of Parcel E shall be required to dedicate (to the extent not already dedicated) and construct the 40-foot half-street segment of 24th Avenue and 40-foot half-street segment of County 24 ½ Street adjacent to Parcel E (defined earlier in this Agreement as the Parcel E Roadway Improvements above), as identified in the Conceptual Roadway Master Plan in **Exhibit G**.

9.1.4 Parcel A. The Parcel Owner of Parcel A shall be required to dedicate (to the extent not already dedicated) and construct the ~~50~~55-foot half-street segment of County 24th Street and 75-foot half-street segment of Avenue E adjacent to Parcel A, as identified in the Conceptual Roadway Master Plan in **Exhibit G**.

9.1.5 Parcel B. The Parcel Owner of Parcel B shall be required to dedicate (to the extent not already dedicated) and construct the ~~50~~55-foot half-street segment of County 24th Street and 40-foot half-street segment of 24th Avenue adjacent to Parcel B, as identified in the Conceptual Roadway Master Plan in **Exhibit G**.

9.1.6 Parcel D. The Parcel Owner of Parcel D shall be required to dedicate (to the extent not already dedicated) and construct the 40-foot half-street segment of 24th Avenue and 40-foot half-street segment of County 24 ½ Street adjacent to Parcel D, as identified in the Conceptual Roadway Master Plan in **Exhibit G**.

9.1.7 Parcel F. The Parcel Owner of Parcel F shall be required to dedicate (to the extent not already dedicated) and construct the ~~50~~55-foot half-street segment of County 24th Street adjacent to Parcel F, as identified in the Conceptual Roadway Master Plan in **Exhibit G**.

9.1.8 Parcel H. The Parcel Owner of Parcel H shall be required to dedicate (to the extent not already dedicated) and construct the 40-foot half-street segment of County 24 ½ Street adjacent to Parcel H, as identified in the Conceptual Roadway Master Plan in **Exhibit G**.

9.1.9 Parcel I. The Parcel Owner of Parcel I shall be required to dedicate (to the extent not already dedicated) and construct the ~~50~~55-foot half-street segment of County 24th Street and 40-foot half-street segment of Avenue D adjacent to Parcel I, as identified in the Conceptual Roadway Master Plan in **Exhibit G**.

9.1.10 Parcel J. The Parcel Owner of Parcel J shall be required to dedicate (to the extent not already dedicated) and construct the 40-foot half-street segment of Avenue D and 40-foot half-street segment of County 24 ½ Street adjacent to Parcel J, as identified in the Conceptual Roadway Master Plan in **Exhibit G**.

9.1.11 Additional Roadways. The right-of-way dedications and roadway improvements for section line streets and mid-section line streets are established by this Agreement (and the Master Infrastructure Plans upon approval by the City). The City expressly has the right to require additional right of way dedications and roadway improvements for other streets within each Parcel for the development of such Parcel in accordance with Arizona law and the City's ordinances, rules, regulations, standards, procedures and administrative policies, now existing or as may be amended or adopted in the future, and may so condition any rezoning, plat, lot split, variance, conditional use permit, or issuance of any building permit. In addition, with respect to the right-of-way dedications and roadway improvements for section line and mid-section line streets as set forth in this Agreement and the Master Infrastructure Plans, the City reserves the right to require additional right-of-way from a Parcel as a condition to development of such Parcel to accommodate deceleration lanes and/or right-turn pockets that are warranted by a traffic impact analysis.

9.1.12 Timing. The right-of-way dedications for each Parcel shall be made by the Final Plat for a Parcel. The roadway improvements for each Parcel shall be part of the subdivision improvements associated with a Parcel and shall be constructed as a condition to the City's issuance of a building permit to develop vertical improvements on such Parcel.

9.1.13 Avenue D. City has informed Developer that, as of the date of this Agreement, the City's roadway width standard for the segment of Avenue D adjacent to Parcel I and Parcel J is 110 feet for the full street and, to meet this roadway width standard, the City would ordinarily require a 55-foot half-street dedication along Parcel I and Parcel J. Nonetheless, because the City does not anticipate Avenue D will extend north to Arizona State Route 195 in the future, and because the City's full-street roadway width standard for the segment of Avenue D north of County 24th Street is only 80 feet, the City hereby agrees to modify its full-street roadway width standard for Avenue D to 100 feet and further agrees to accept the existing 40-foot half-street dedication along Parcel I and Parcel J (without requiring an additional 15-foot half-street dedication), on the following conditions: (i) Developer, as the owner of the approximately 320 acres located on the east side of Avenue D at the southeast corner of County 24th Street and Avenue D and addressed as 10602 S. Camino Del Sol, Yuma, Arizona 85367 (the "**Section 13 North Half Property**"), agrees that a 60-foot half-street right-of-way dedication will be required by the City for the east half of Avenue D adjacent to the Section 13 North Half Property as a condition to the development of the Section 13 North Half Property (such dedication shall be made either as a condition of rezoning, as a condition for the issuance of any building permit, the granting of a variance or conditional use permit, or as part of the approval of a final plat for the Section 13 North Half Property); and (ii) the roadway improvements for Parcel I at the intersection of Avenue D and County 24th Street (including, but not limited to, paving and striping improvements) shall be improved in accordance with a design approved by the City to provide an appropriate transition to the narrower 80-foot full-street segment of Avenue D that is anticipated north of County 24th Street.

Commented [GG10]: I think we need to make it clear that while the city is reducing the right of way from 110 feet to 100 feet, it is because City Engineer believes one can meet current requirements for an arterial in 100 feet. This means when one builds the half arterial one will have to have two lanes, sidewalks, street lights, etc inside 40 feet. That may not necessarily be able to be done. One may need 50. So provision needs to be made that if the additional 60 has not yet been dedicated, such additional right of way needed to develop a half street arterial will need to be dedicated.

ARTICLE X
REIMBURSEMENT FOR INFRASTRUCTURE IMPROVEMENTS

10.1 **Reimbursement**. The Parties recognize and agree that the Trunk Wastewater Improvements and Trunk Water Improvements will be upsized to serve other Parcels within the Property and, therefore, will provide the development opportunity to the other Parcels within the Property. As such, Developer intends to apply to the City for a payback agreement with the City for the Trunk Wastewater Improvements and Trunk Water Improvements in accordance with City ordinances, which, if approved by the City Council, would result in the City collecting monies from Parcel Owners (and potentially other property owners outside the Property) seeking to connect to the Trunk Wastewater Improvements and Trunk Water Improvements and remitting an amount to the Parcel Owner(s) who installed such improvements in accordance with the terms of the payback agreement (the "**Payback Agreement**"). The approval of the Payback Agreement is at the discretion of the City Council. As such, Developer, Somerton School District and High School District also desire to establish private covenants for the reimbursement of the Trunk Wastewater Improvements and Trunk Water Improvements in the event a Payback Agreement is not entered into with the City (either because a Payback Agreement is not applied for or because the City Council does not approve a Payback Agreement). In the event a Payback Agreement with the City is not approved by the City Council (regardless whether a Payback Agreement has been applied for) at the time a Parcel Owner connects to the Trunk Wastewater Improvements or Trunk Water Improvements, the private reimbursement obligations in Section 10.1.1 shall apply.

Commented [GG11]: Payback agreements are made by ordinance and because of the specificity of the ordinance - agreements are made without vote of Council. Rather than say approval by City Council say approval by City.

10.1.1 Each Parcel Owner that taps into the Trunk Wastewater Improvements or Trunk Water Improvements, shall be required to provide reimbursement to the Parcel Owner(s) that installed such improvements by paying a connection fee ("**Connection Fee**") to the Parcel Owner(s) that installed such improvements. Each Parcel Owner that connects to the following trunk infrastructure improvements shall be required to provide a Connection Fee to the Parcel Owner(s) who installed such improvement in an amount equal to its pro rata share (calculated based on gross acreage of the Parcels) of the total costs of constructing the following trunk infrastructure improvements: Parcel 1 Sewer Main Extension, Parcel 1 Water Main Extension, Parcel 2 Sewer Main Extension, Parcel 2 Water Main Extension, Parcel E Sewer Main Extension, Parcel E Water Main Extension. For purposes of determining the amount of the Connection Fee, the "total costs" of constructing the trunk infrastructure improvements shall include the construction contract price, the inspection and permit fees paid to the City, the engineering fees required for the preparation of plans and specifications, and the costs of acquiring the necessary property rights and/or easements to construct and install the trunk infrastructure improvements. A Parcel Owner who installed any portion of the trunk infrastructure improvements shall provide written request for reimbursement (a "**Reimbursement Request**") to a Parcel Owner who has connected to the trunk infrastructure improvements that the requesting Parcel Owner installed. The Reimbursement Request shall include proof of payment and copies of all invoices (including from contractors and/or subcontractors who performed the work) demonstrating the total costs; and a Parcel Owner shall provide payment to the requesting Parcel Owner within 60 days of receiving the Reimbursement Request. The reimbursement obligations set forth in this Section 10.1.1 shall be private obligations enforceable by each Parcel Owner. The Parties recognize and agree that the City shall have no responsibility whatsoever for enforcing any such obligations. The obligation of a Parcel Owner to reimburse another Parcel Owner that installed the trunk water infrastructure improvements per this Section 10.1.1 shall be a private restriction that runs with, burdens and benefits the Parcels and shall inure to the benefit of and be binding upon the successors and assigns of the Parcel Owners.

10.1.2 For any additional offsite improvements required by the City (other than the Offsite Infrastructure Improvements established by this Agreement and the Master Infrastructure Plans upon approval by the City), a Parcel Owner responsible for constructing such additional offsite improvements shall be entitled to apply for a payback agreement with the City in accordance with City ordinances.

ARTICLE XI
SOMERTON SCHOOL DISTRICT EXCHANGE

11.1 **Somerton School Parcel**. The Somerton School District is a Party to this Agreement as the current owner of the Somerton School District Parcel (which is a portion of Parcel B) so that all of Parcel B is made subject to this Agreement and all subsequent record owners of Parcel B will have the rights and obligations as a Parcel Owner with respect to Parcel B.

11.2 **Exchange**. Following the Effective Date of this Agreement, Developer intends to enter into an agreement with the Somerton School District (the "**School Exchange Agreement**") for the exchange of the Somerton School District Parcel and Parcel C (Developer will convey Parcel C to the Somerton School District and the Somerton School District will convey the Somerton School District Parcel to Developer). For avoidance of doubt, upon the exchange of Parcel C and the Somerton School District Parcel, the Somerton School District shall be a Parcel Owner as to Parcel C and shall have all rights and obligations of a Parcel Owner under this Development Agreement with respect to Parcel C.

ARTICLE XII
DEFAULT; TERMINATION

12.1 **Remedies; Effect of Termination**. It shall be a default under this Agreement (a "**Default**") if any Party fails to perform any of its obligations under this Agreement, and such failure continues for a period of thirty (30) days after written notice from the non-defaulting Party specifying in reasonable detail the nature of such failure.

12.2 **Parcel Owner's Remedies.** If City is in Default under this Agreement (beyond any applicable cure period) and the Parties are unable to resolve City's Default, Developer and other Parcel Owners shall not have the right to terminate this Agreement, but shall have the right to pursue all other legal and equitable remedies which such Developer or Parcel Owner may have at law or in equity, including, without limitation, the right to seek specific performance requiring the City to fully and timely perform its obligations under this Agreement, the right to seek and obtain damages, and the right to self-help; provided the City shall in no event be liable for punitive, incidental or consequential damages.

12.3 **City's Remedies.** If a Parcel Owner is in Default under this Agreement (beyond any applicable notice and cure period) and the Parties are unable to resolve the Parcel Owner's Default, City shall have the right to pursue any rights or remedies at law or in equity including the

rights and remedies provided hereunder; provided that a Parcel Owner shall in no event be liable for punitive, incidental or consequential damages. If Developer is in Default under this Agreement (beyond any applicable notice and cure period) and the Parties are unable to resolve the Developer's Default, then in addition to the remedies in the preceding sentence, City shall have the additional right to terminate this Agreement upon written notice to the Parties.

12.4 Effect of Event of Termination. Upon the termination of this Agreement, this Agreement shall become null and void and no Party shall have any further rights or obligations hereunder except those obligations which expressly survive termination.

ARTICLE XIII
REPRESENTATIONS

13.1 City Representations. City represents, warrants and covenants to the Parties as follows:

(a) The individuals executing this Agreement on behalf of City are authorized and empowered to bind City.

(b) City has the full right, power and authorization to enter into and perform its obligations under this Agreement and each of City's obligations and undertakings hereunder, and City's execution, delivery and performance of this Agreement have been duly authorized in compliance with the requirements of Arizona law.

(c) All consents and approvals necessary to the execution, delivery and performance of this Agreement by City have been obtained, and no further action needs to be taken by City in connection with such execution, delivery and performance.

(d) Each undertaking of City contained in this Agreement constitutes a valid, binding and enforceable obligation of City, enforceable according to its terms, whether considered at law or in equity..

13.2 Developer Representations. Developer represents, warrants and covenants to the Parties as follows:

(a) Developer is duly formed and validly existing under Arizona law, is registered to do business in Arizona, and the individual(s) executing this Agreement on behalf of Developer is authorized and empowered to bind Developer.

(b) Developer has the full right, power and authorization to enter into and perform this Agreement and the obligations and undertakings of Developer under this Agreement, and the execution, delivery and performance of this Agreement by Developer has been duly authorized and agreed to in compliance with its organizational documents and Arizona law.

(c) All consents and approvals necessary to the execution, delivery and performance of this Agreement by Developer have been obtained, and no further action needs to be taken by Developer in connection with such execution, delivery and performance.

13.3 Somerton School District's Representations. Somerton School District represents, warrants and covenants to the Parties as follows:

(a) The individual(s) executive this Agreement on behalf of the Somerton School District is authorized and empowered to bind the Somerton School District.

(b) Somerton School District has the full right, power and authorization to enter into and perform this Agreement and its respective obligations and undertakings under this Agreement, and the execution, delivery and performance of this Agreement by Somerton School District has been duly authorized and agreed to in compliance with its organizational documents and Arizona law.

(c) All consents and approvals necessary to the execution, delivery and performance of this Agreement by Somerton School District have been obtained, and no further action needs to be taken by Somerton School District in connection with such execution, delivery and performance.

13.4 High School District's Representations. High School District represents, warrants and covenants to the Parties as follows:

(a) The individual(s) executive this Agreement on behalf of the High School District is authorized and empowered to bind the High School District.

(b) High School District has the full right, power and authorization to enter into and perform this Agreement and its respective obligations and undertakings under this Agreement, and the execution, delivery and performance of this Agreement by High School District has been duly authorized and agreed to in compliance with its organizational documents and Arizona law.

(c) All consents and approvals necessary to the execution, delivery and performance of this Agreement by High School District have been obtained, and no further action needs to be taken by High School District in connection with such execution, delivery and performance.

ARTICLE XIV
GENERAL PROVISIONS; NOTICES

14.1 No Personal Liability. No member, official or employee of City shall be personally liable to the Parties, or any successor or assignee, (a) in the event of any Default or breach by City, (b) for any amount which may become due to the Parties or its successor or assign, or (c) pursuant to any obligation of City under the terms of this Agreement. No member, shareholder, director, partner, manager, officer or employee of the Parties shall be personally liable to City, or any successor or assignee, (a) in the event of any Default or breach by the Parties, (b)

for any amount which may become due to City or its successor or assign, or (c) pursuant to any obligation of the Parties under the terms of this Agreement.

14.2 **Liability and Indemnification**. The Parties shall indemnify, protect, defend and hold harmless City, its Council members, officers, employees, and agents from any and all third party claims, demands, losses, damages, liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, judgments, remedial actions of any kind (collectively, "Claims"), and all costs and cleanup actions of any kind, all costs and expenses incurred in connection therewith, including, without limitation, reasonable attorney's fees and costs of defense (collectively, "Costs") to the extent arising, directly or indirectly, in whole or in part, out of the execution and performance of this Agreement by a Party, except to the extent resulting from the negligence or willful misconduct of City or any of it employees, contractors, or agents.

14.3 **Notices.** All Notices which shall or may be given pursuant to this Agreement shall be in writing and transmitted by either (i) registered or certified U.S. mail, return receipt requested, or (ii) a nationally recognized express mail courier service, addressed as follows:

To Developer: Von Verde Partners
_____
_____
_____
_____

With a copy to: Snell & Wilmer
One E. Washington Street
Phoenix, Arizona 85004
Attn: Michael Maerowitz
(602) 382-6494

To the City: _____
_____
_____
_____
_____

To Somerton
School District: _____
_____
_____
_____

To High
School District: _____
_____
_____
_____

A Party may designate any other address for this purpose by written notice to the other Parties in the manner described herein. The facsimile numbers and email addresses set forth in this **Section 14.3** are for convenience in providing a duplicate notice and shall not be considered effective for purposes of providing the notices required or permitted pursuant to this Agreement.

14.4 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona. This Agreement has been made and entered into in Yuma County, Arizona. This Agreement is subject to the cancellation provisions of A.R.S. § 38-511.

14.5 Successors and Assigns. This Agreement shall run with the land and all of the covenants and conditions set forth herein shall inure to the benefit of and be binding upon the successors and assigns of Developer and any Parcel Owner. the Parties hereto, including, without limitation, future City Councils. For avoidance of doubt, this Agreement and all the obligations herein bind the City (including, without limitation, future City Councils) and no future City Councils of the City may revoke or repeal the ordinance approving this Agreement in whole or in part without the mutual consent of the Parties. The Parties recognize and agree that Developer, Somerton School District and High School District may convey portions of the Property to other owners who may develop a portion or all of one or more Parcels. Nothing in this Agreement shall prevent a Party from conveying any portion of the Property, and the City's prior consent shall not be required to convey, all or a portion of the Property to one or more subsequent property owners. Each subsequent owner of any portion of the Property shall be a Parcel Owner under this Agreement and shall have all rights and obligations of a Parcel Owner as to the Parcel (or portion) acquired by such Parcel Owner. Developer's rights and obligations under this Agreement may be assigned by Developer (in whole or in part), subject to City's prior written consent, to one or more entities owned or controlled by or under common control with Developer. Except as provided in this **Section 14.5**, the rights and obligations of Developer under this Agreement (in whole or in part) may not otherwise be assigned, conveyed or otherwise transferred to any person or entity without City's prior written consent, which consent may not be unreasonably withheld. An assignment of any other Parcel Owner's (other than Developer's) rights and obligations under this Agreement shall be prohibited, unless mutually agreed in writing by the Parties.

14.6 Waiver. No waiver by a Party of any breach of any of the terms, covenants or conditions of this Agreement shall be construed or held to be a waiver of any succeeding or preceding breach of the same for any other term, covenant or condition herein contained.

14.7 Attorneys' Fees. In the event of any actual litigation between the Parties in connection with this Agreement, the Party prevailing in such action shall be entitled to recover

from the other Party all of its costs and fees, including reasonable attorneys' fees, which shall be determined by the court and not by the jury.

14.8 Severability. In the event that any phrase, clause, sentence, paragraph, section, article or other portion of this Agreement shall become illegal, null or void or against public policy, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null or void or against public policy, the remaining portions of this Agreement shall not be affected thereby and shall remain in full force and effect to the fullest extent permitted by law, provided that the overall intent of the parties is not materially vitiated by such severability.

14.9 Recitals and Exhibits. The Recitals set forth in the preamble of this Agreement and all exhibits attached hereto are incorporated into this Agreement by this reference as though fully set forth herein.

14.10 Entire Agreement. This Agreement constitutes the entire agreement between the Parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.

14.11 Recordation of Agreement. This Agreement shall be recorded in the Official Records of Yuma County, Arizona, within ten (10) days after its execution by the Parties.

14.12 Consents and Approvals. The Parties shall at all times act reasonably with respects to any and all matters which require such Party to review, consent or approve any act or matter hereunder, and shall promptly execute any documents necessary to evidence such review, consent or approval.

14.13 Estoppel Certificate; Financing. Each Party shall at any time and from time to time upon not less than ten (10) days' prior written notice from another Party execute, acknowledge and deliver to the requesting Party or its lender, or any other third party, a statement in writing (a) certifying that this Agreement is unmodified and in full force and effect (or if modified, stating the nature of such modification and certifying that this Agreement, as so modified, is in full force and effect); and (b) acknowledging that there are not, to the Party's knowledge, any uncured Defaults on the part of the requesting Party hereunder, or specifying such Defaults if they are claimed. Any such statement may be relied upon by any existing or prospective lender, title insurer, assignee, or other third party. Each Party, further, agrees to provide such other reasonable assurances as may be necessary or required by a lender to facilitate the financing of any aspect of the Project, including the individual financing of only a portion of the Project or Property.

14.14 Manager's Power to Consent. City hereby acknowledges and agrees that any unnecessary delay hereunder would adversely affect the Parties and/or the development of the Property, and hereby authorizes and empowers the City Manager to consent to any and all requests of a Party requiring the consent of the City hereunder without further action of the City Council, except for any actions requiring City Council approval as a matter of law, including, without limitation, any amendments or modification of this Agreement other than changes expressly contemplated in this Agreement.

[Remainder of page intentionally left blank. Signature pages follow.]

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested to by the City Clerk, and Developer and School District have executed the same on or as of the day and year first above written.

"CITY"

CITY OF SAN LUIS,
an Arizona municipal corporation

By_____
Nieves Riedel, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

STATE OF ARIZONA)
) ss
COUNTY OF YUMA)

On this ____ day of _____, 20__, before me, the undersigned officer, personally appeared Nieves Ridel, who acknowledged herself to be Mayor of the CITY OF SAN LUIS, an Arizona municipal corporation, whom I know personally and she, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

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

NOTA RY SEAL:

_____
Notary Public

My commission expires:

_____

"DEVELOPER"

VON VERDE PARTNERS L.L.C.,
an Arizona limited liability company

By:_____
Name: _____
Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20__, before me, the undersigned officer, personally appeared _____ who acknowledged him/herself to be the _____ of VON VERDE PARTNERS L.L.C., an Arizona limited liability company, whom I know personally and he/she, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

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

NOTARY SEAL:

_____
Notary Public

My commission expires:

_____

"SOMERTON SCHOOL DISTRICT"

SOMERTON SCHOOL DISTRICT NO. 11,
a political subdivision of the State of Arizona

By:_____
Name: _____
Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20__, before me, the undersigned officer, personally appeared _____ who acknowledged him/herself to be the _____ of SOMERTON SCHOOL DISTIRCT NO. 11., a political subdivision of the State of Arizona, whom I know personally and he/she, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

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

NOTARY SEAL:

_____
Notary Public

My commission expires:

_____

"HIGH SCHOOL DISTRICT"

YUMA UNION HIGH SCHOOL DISTRICT NO. 70,
a political subdivision of the State of Arizona,

By:_____
Name: _____
Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20__, before me, the undersigned officer, personally appeared _____ who acknowledged him/herself to be the _____ of YUMA UNION HIGH SCHOOL DISTRICT NO. 70, a political subdivision of the State of Arizona, whom I know personally and he/she, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

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

NOTARY SEAL:

_____
Notary Public

My commission expires:

_____

LIST OF EXHIBITS

Exhibit A	-	Legal Description of Property
Exhibit B	-	Conceptual Parcel Map
Exhibit C	-	Somerton School District Parcel
Exhibit D	-	High School District Parcel
Exhibit E	-	Conceptual Sewer Master Plan
Exhibit F	-	Conceptual Water Master Plan
Exhibit G	-	Conceptual Roadway Master Plan

Exhibit "A"
Legal Description of Property

The North Half (N½) of Section 14, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona.

Exhibit “B”
Conceptual Parcel Map

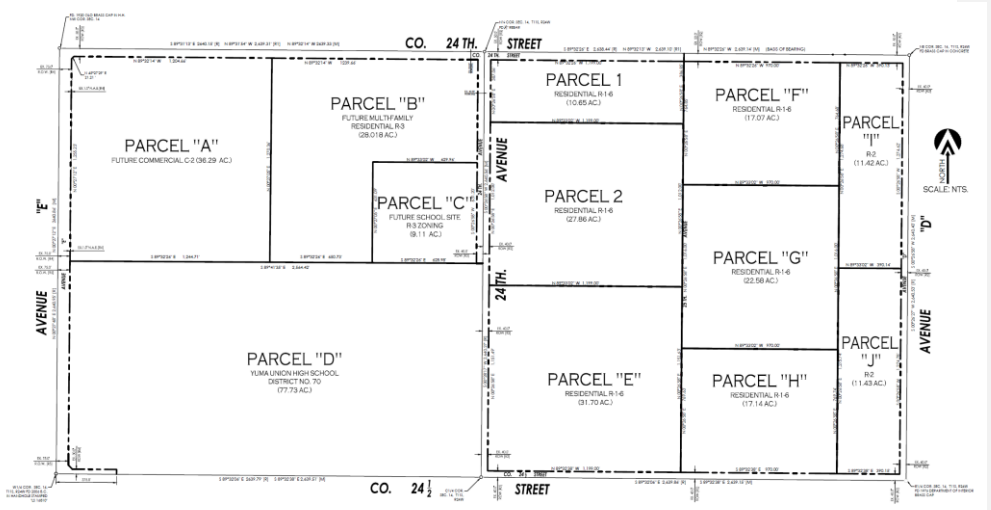


Exhibit "C"
Somerton School District Parcel

The Northeast (NE¼) of The Northeast (NE¼) of The Northwest (NW¼) of Section 14, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona. Subject to all Existing Right of Ways of Record.

Exhibit "D"
High School District Parcel

The South Half (S½) of The Northwest (NW¼) of Section 14, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona. Subject to all Existing Right of Ways of Record.

Exhibit "E"
Conceptual Sewer Master Plan

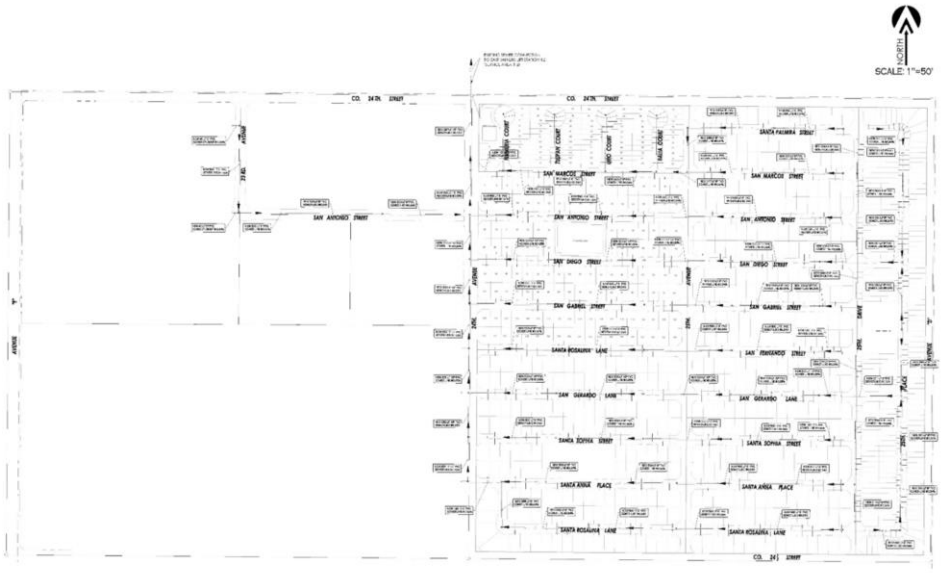


Exhibit "F"
Conceptual Water Master Plan

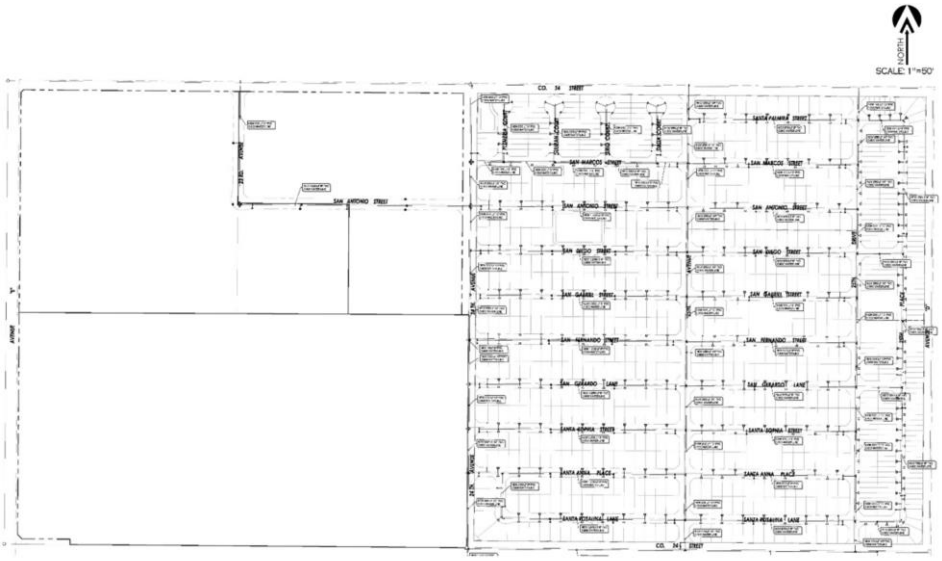
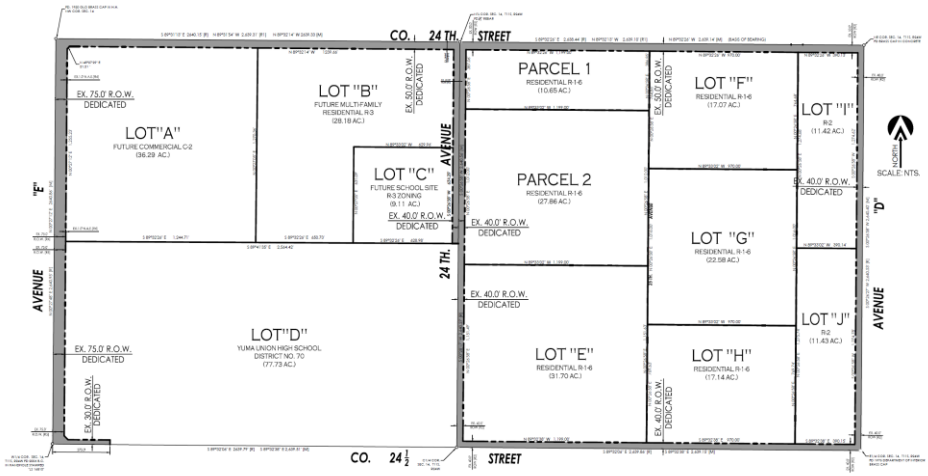


Exhibit "G"
Conceptual Roadway Master Plan



From: Glenn Gimbut <GGimbut@sanluisaz.gov>
Sent: Wednesday, November 6, 2024 4:49 PM
To: Maerowitz, Michael <mmaerowitz@swlaw.com>
Cc: Jose A. Guzman <jaguzman@sanluisaz.gov>; Eulogio Vera <evera@sanluisaz.gov>; Jenny Torres <jtorres@sanluisaz.gov>; Kay Macuil <kmacuil@sanluisaz.gov>
Subject: Re: Received, Redline Draft Orchidea Development Agreement and Engineer's comments

Mike,

I am having the phasing language looked at but here are some initial comments. This is on the first ten pages and hopefully will finish all comments today. Sorry but got snagged on other matters.
But this will get you started.

Section 2.1 - I have no problem with 15 years. I did have a hiccup with 30. Jenny, Kay, Jose, and Eulogio - this is a compromise. The initial draft was for 30 years, and I pared that back to 10. They desire 15. We have other agreements for 15 years. If something does not get built, freezing matters for 3 decades seems unreasonable. But 15 is an appropriate compromise.

Section 4.1 - if the last sentence on governing and controlling over even existing regulation is to remain we need to limit such a restriction on the legislative/police power of the city to just the Offsite Infrastructure Improvements only. The first sentence of 4.1 needs to read: "The Property shall be developed in accordance with this Agreement and all applicable regulations and development requirements of the City, including provision of adequate financial assurances, in effect at the time of development for each Phase, except for the Offsite Infrastructure Improvements (the size, location and extent of which are established by this Agreement and the Master Infrastructure Plans upon approval by the City. In developing the Offsite Infrastructure Improvements adequate financial assurances shall be posted.)

4.2 Phasing. Eulogio has commented that we may need the development of 24th and 24 ½ in half mile sections, but he also has mentioned that the half mile from E toward the east needs to go in first for both. I need him to look at this part closely. This becomes of concern with Parcel E and you will see other comments below concerning this matter.

4.5 - Special notice. I know this is one of Elizabeth's concerns - but what exactly is meant by the term "would effect the required improvements for the Property" is too vague and indistinct. It also can be considered a possible illegal delegation of police power. This clause needs to go. All city adoptions of ordinances and regulations are adopted pursuant to the notice provisions as provided by law. If Elizabeth wants, she can ask the City Clerk to send her all proposed agendas of the planning and zoning commission and the city council as they go out. They will be sent by email and she will get the same amount of notice that council members and planning and zoning members get. But if one were to implement this clause, in theory it would preclude the city from acting in an emergency if it somehow directly or indirectly affected development of the territory subject to this agreement - so no.

5.3 Need to add the following sentence: "All Master Plans shall conform to the ordinances, rules, regulations , standards, procedures, and administrative policies of the City in effect at the time of submission. Development of infrastructure shall be in accordance with in accordance with all applicable regulations and development requirements of the City, including the provision of adequate financial assurances, then in effect at the time of development."

5.3.3 The only street that needs to be only a half street is 24 1/2. The north half of 24th is built - so only the southern half is needed and is a burden of Von Verde and this agreement. The right of way dedication for a full arterial on 24 ½ is the property to the south - which is presently owned/controlled by either Von Verde or other entities of the Loo family. So dedication of full width really should not be an issue. That being said - the City is not requiring full width development of 24 ½ until the land to the south is development and agree that such should be another agreement for another day.
Rather we are asking that there should not be "half width collection **to** arterial intersections." Meaning the roadways that connect to either 24, 24 1/2 , E, or D.

With resect to Ave. D - I will have to let Jose Guzman, Eulogio Vera or Jim Dave weigh in - but if this is to be half width only it will result in a half mile of scallop. Meaning from 24th north a full road and 241/2 south a full road but between 24 and 24 ½ a half road. Eddie Loo at one time had to move APS lines and did not want to do it again. To avoid that, it was agreed that the location of D would shift. My memory is that this meant full width on the existing Property as opposed to half - in order to avoid relocating major power lines. My memory could be mistaken - but I want to make sure the technical staff is looking at this issue. If I am mistaken, great.

5.4 see above. Also not certain about 24th Ave. being developed as a half street. Again need input from technical staff.

5.4.1 - Again not certain about 24th Ave.

5.5 the following sentence "For other offsite improvements not specifically set forth in this Agreement, the City reserves the right to require additional offsite improvements and/or dedications as required for the development of each Parcel in accordance with the City's ordinances, rules, regulations, standards, procedures, and administrative policies of the City now existing, or as may be amended or adopted in the future." needs to be changed to: "For other offsite improvements not specifically set forth in this Agreement, the City reserves the right to require additional offsite improvements and/or dedications as required for the development of each Parcel in accordance with the City's ordinances, rules, regulations, standards, procedures, and administrative policies of the City,**including provision for adequate financial assurances,** now existing, or as may be amended or adopted in the future."

5.7 The following sentence needs to be added. "The City may require Developer to develop the segments of County 24th ½ Street and 24th Ave. adjacent to Parcel D as a condition of development of other parts of the Property with an ability to obtain a payback agreement as provided by the building regulations of the City Code."

Will continue. But this should get you started.

Jose A. Guzman

From: Glenn Gimbut
Sent: Wednesday, November 13, 2024 2:45 PM
To: Michael T. Maerowitz (mmaerowitz@swlaw.com)
Cc: Eulogio Vera; Jose A. Guzman; Kay Macuil; Jenny Torres; vianey@veganvega.com
Subject: Development Agreement - Orchidea Park

Mike,

These are from my notes. Based on your draft of 11/1.

We will need present day dedications for the entirety of the half streets for 24th Street from E to D; D from 24th Street to 24 ½ Street and for 24 ½ street from D to E. 24th Street half width needs to be 55 feet. 24 ½ needs to be 40 feet and for D while the west side is 40 feet for present day dedication, we will be moving alignment to the east to accommodate request to not have to move power lines so this means 60 feet will be needed from the section to the east in the future. Some mention of the need for the 60 feet in the future should be mentioned now. Our standards for an arterial call for 110 feet of right of way. This means on D we are reducing the right of way by 10 feet such as it is. For 24th Ave we will need the full 80 feet dedicated. This does not mean development. But when the roadways are to be developed we do not want to be held up by needing right of way - like we are being held up by Rogers. We note your comment that not all land presently owned by Von Verde - a result of the closing of escrow with Yuma Union High School by Von Verde without an approved lot split - creating an illegal parcel. Von Verde needs to get YUHS to dedicate the rights of way by the sides of their property - something that would have been required as part of a legal lot split. Likewise any property that might by owned by Somerton Elementary School District.

We will need a design report from Vianey - he and Eulogio have spoken on this.

When either Parcel 1 or Parcel 2 are developed, the south half of 24th Street from 24th Ave to E will need to get built.

4.1 Last sentence needs to be confined to Offsite Infrastructure Improvements. See comment on email of 11/6/24.

4.5 Needs to be stricken. See comment of 11/6/24.

5.3. The following needs to be added someplace. "In the City's discretion, all Water and Wastewater infrastructure shall be designed and built in a contiguous and operationally practical fashion. The Water system shall be looped to reduce dead ends. These requirements shall apply to all Master Infrastructure Plans.

5.3.3 We understand your comment, we would point out that for 24 ½ Street Von Verde - through it or other entities controlled by the same ownership interests that own/control Von Verde own/control the land to the south of the Property and the east of the Property and therefore could ensure full streets to the arterial intersections if it wanted to. Right now only 24th Street from E to D should end up as developed by full build out of the property. D will be a half arterial street built on 40 feet. (60 feet to come from the east). 24 ½ a half collector street built on 40 feet. 24th Ave. will be a full collector on 80 feet.

5.5 See email of 11/6/24

5.7 See email of 11/6/24

6.2.2 Needs to be added: "The Parcel Owner of Parcel 1 may, in the City's discretion, be required to construct such improvements to establish and maintain a looped system which may require a main extension within 25th Ave."

6.4.2 Needs to be added: "The Parcel Owner of Parcel E may, in the City's discretion, be required to construct such improvements to establish and maintain a looped system."

6.4.3 Needs to be added: "The Parcel Owner of Parcel E may, in the City's discretion, be required to construct the half street improvements for 24th Ave alongside Parcel D and/or the half street improvements for County 24 ½ Street from 24th Ave. to Ave E."

7.2. Needs to be added: "Such improvements will conform to all city requirements and any approved Master Wastewater Infrastructure Plan."

8.2 Needs to be added: "Such improvements will conform to all city requirement, any approved Master Water Infrastructure Plan, and shall result in a looped system."

9.1.11 The following sentence: "The City expressly has the right to require additional right of way dedications and roadway improvements for other streets within each Parcel for the development of such Parcel..." needs to be changed to: "The City expressly has the right to require additional right of way dedications and roadway improvements for other streets within each Parcel for the development of such Parcel **or other Parcels within the Property ..."**

9.1.12 should be: " The right-of-way dedications for each Parcel shall be made by the Final Plat for a Parcel. The roadway improvements for each Parcel shall be part of the subdivision improvements associated with a Parcel and shall be constructed as a condition to the City's issuance of a building permit to develop vertical improvements on such Parcel. In the event of development without further platting of a parcel, infrastructure improvements including roadway, sidewalks, water, wastewater, and street lighting shall be required as a condition of the issuance of a building permit."

We need someplace a new section that states: "Development of lands for any school, public or private, including charter schools, shall occur in such a manner that no school zones or school crossings will result along Ave. E."

We are in the process of eliminating any requirement for a community facilities district, so this does not need to be included as a requirement for the Property. But somewhere we do need a provision that requires the present establishment of one large street lighting improvement district for the Property and an enhanced municipal services district for the Property.

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

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

Meeting Date: 06/20/2023

Submitted By: Juan Tejeda, Associate Planner, Planning & Zoning Department

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0194P. A request by Tom DuBose of DuBose Design Group, on behalf of multiple property owners, for the preliminary plat approval of Orchidea Park Subdivision. The property is located south of County 24th Street between Avenue E and Avenue D in San Luis, Arizona.

SUMMARY:

This is a request by DuBose Design Group, on behalf of multiple property owners, for the preliminary plat approval for Orchidea Subdivision. The subject property is located south of County 24th Street between Avenue E and Avenue D.

This subdivision will contain 356 single family residential and 17 larger lots/tracts. Single family residential lot range in size from 6,000 sf. to 7,137.5 sf. Larger Lots/tracts range in size from 0.44 acres to 137.30 acres.

The applicant has provided the information and materials necessary for review of the preliminary plat for Orchidea Park Subdivision.

ANALYSIS:

Orchidea Park Subdivision consists of multiple owners and assessors parcel numbers, creating a corporation between the owners is in the process and will be a condition of approval. Owners and assessors parcel numbers are listed bellow:

227-14-002 Von Verde Development Az LLC.
227-14-006 MOY Farming Co.
227-14-007 Elizabeth Carpenter
227-14-008 Von Verde Development Az LLC.
227-14-009 David Loo
227-14-010 Somerton School District #11
227-14-011 MOY Farming Co.

STAFF RECOMMENDATION:

Staff recommends approval of Subdivision Case No. 2023-0194P Preliminary Plat for Orchidea Park Subdivision with the following conditions:

1. The applicant must address all comments on the review comments letter dated June 1, 2023.
2. Applicant must provide a sewer master plan for the whole development at the time of the first final plat submittal.
3. Applicant must submit documentation for single ownership through a partnership or corporation between all the current property owners at the time of the first final plat submittal.
4. Applicant understands that a 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 the Subdivision Regulations, any other applicable City regulations and the conditions of approval.

5. A Development Agreement will be required at the time of the final plat approval of any phase to establish the phasing of the development including a schedule of improvements required.

The applicant reviewed staff's recommendation and is in agreement with the proposed conditions.

RECOMMENDED MOTION:

I MOVE TO APPROVE SUBDIVISION CASE NO. 2023-0194P PRELIMINARY PLAT FOR ORCHIDEA PARK SUBDIVISION WITH THE CONDITIONS AS PRESENTED BY STAFF.

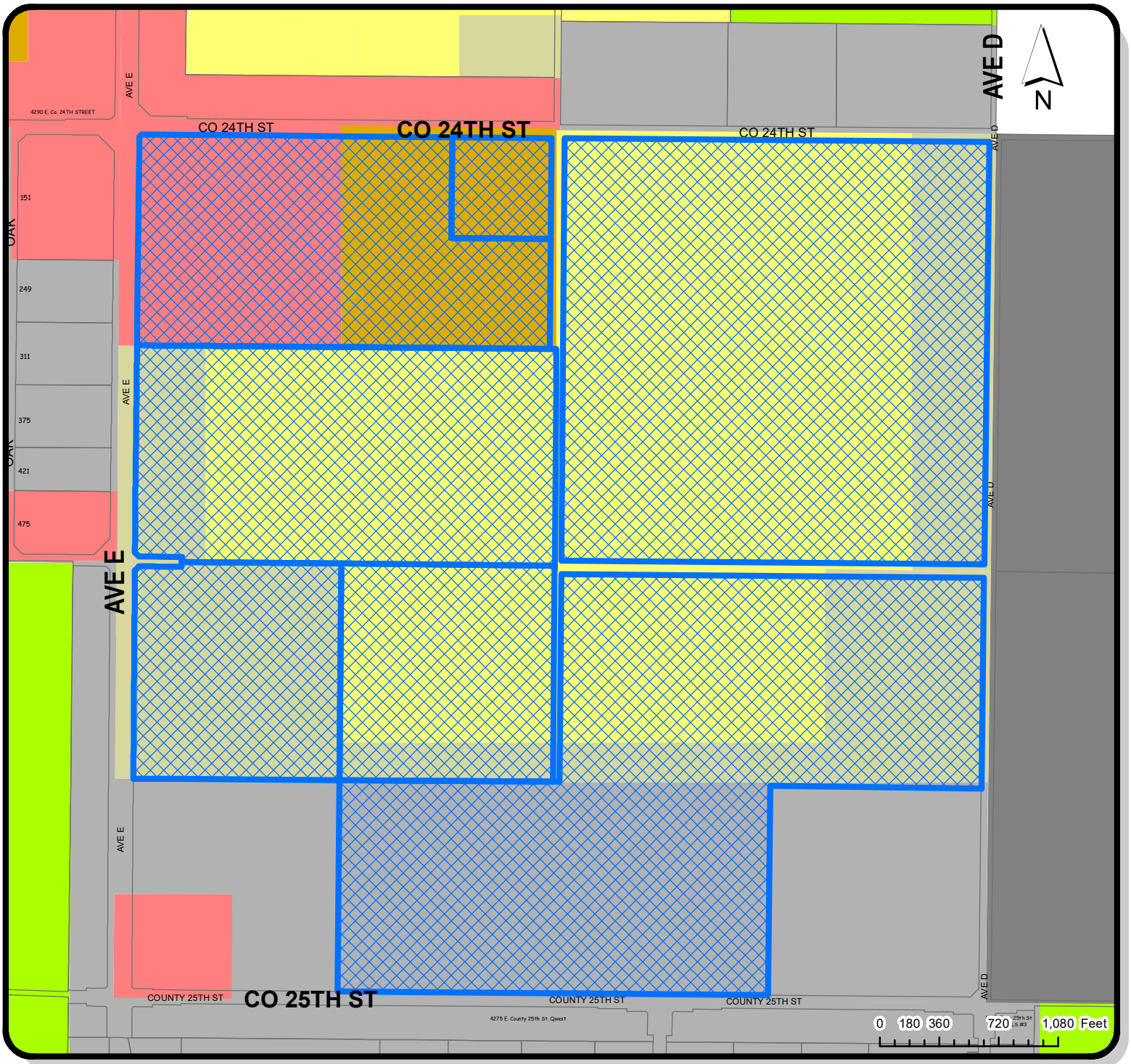
Attachments

Location Map

Comment Letter Dated June 1, 2023

Preliminary Plat

Preliminary Phasing Map



LOCATION MAP

LOCATION OF SUBJECT PROPERTIES

Assessor's Parcel Number:
22714002,22714006,22714007,22714008,
22714009,22714010,22714011

Zoning

SINGLE RESIDENCE ZONING DISTRICTS
R1-8
MULTIPLE RESIDENCE ZONING DISTRICTS
R-2
R-3
COMMERCIAL ZONING DISTRICTS
C-2
INDUSTRIAL ZONING DISTRICTS
LI
HI

SUBDIVISION

CASE #
2023-0194

DATE:
4/18/23

PLANNING & ZONING

CITY OF SAN LUIS, AZ INC. 1979

GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
JUAN TEJEDA

APPROVED BY:
JOSE A. GUZMAN

City of San Luis

Planning and Zoning Department

Development Services · GIS · Building Safety · Code Enforcement

June 01, 2023

Tom DuBose
DuBose Design Group
1065 State Street
EL Centro, CA 92243

Re: Subdivision Case No. 2023-0194P Orchidea Park Subdivision

City staff has reviewed the preliminary plat for Orchidea Park Subdivision and have the following comments:

City Engineer (Comments sent by email 05/24/2023):

General Comment-
It appears that more than one subdivision plat is being prepared, one for the replatting of the existing San Luis Port II lots into Parcels 1 through 7 and then further phases for creating the 10+ blocks/380+ lots of residential lots. Or are all the blocks and lots intended to be created as a single plat? (It almost seems like this is a master plan for a series of future plats?)

Sheet 2

1. Add information to the plat for the ATS Lot Split that was recently recorded (fee 2022-35598) including new property lines and right-of-way dedication.
2. Note that the lots shown in the Southeast ¼ of Section 11 (north side of County 24th Street) are being subdivided as the Southwest Arizona Industrial Subdivision No. 2, including new lot lines. This subdivision is in its final phase of approval. (Do the lots and details of Section 11 need to be shown in the plats?)
3. Why is existing right-of-way between Parcel 4 and Parcel 5 and between Parcel 4 and Parcels 3, 6 and 7 begin abandoned on this sheet and then re-dedicated as a part of the lot development?

Sheet 4

1. Centerline of 24th is shifted 1.34 feet west of the N1/4 corner. Street should be centered on the N1/4 corner.
2. 25th Avenue needs to be developed as a collector street.
3. Check intersection site distances of lots fronting 24th and 25th Avenues (can be done at final plat stage.)
4. Site triangle distances at intersection of collector streets and arterial streets should be 40' x 40' (typical all sheets.)

Sheet 5

1. 23rd Avenue needs to be developed as a collector street.
2. Check intersection site distances of lots fronting 23rd and 24th Avenues (can be done at final plat stage.)

Sheets 6 and 7 (same comments)

Preliminary Grading and Utility Plans

1. Water and sewer lines are shown to all lots. Detailed sizes, locations, etc. will need to be developed at the improvement plans phase.
2. Street cross sections.
   -County 24th – half with pavement width to be 38' (centerline to face of curb.)
   - See comments about 23rd and 25th Avenues being collector streets
3. Drainage report will be reviewed at final plat phase. All stormwater runoff to be stored either on lots or in dedicated tracts and not in in street right-of-ways.
4. Will there be a phasing plan for roadway improvements? Will Avenue E and Avenue D improvements be required as a part of the development of the adjacent blocks.
5. What is the phasing timeframe of the road improvements of County 24th Street adjacent to Blocks 14 and 17?
6. Sheet 3 of 5 – Avenue D improvements north of County 24th are not needed.

Planning and Zoning Department:
As discussed, please submit documentation of corporation involving the different parcel owners participating in this subdivision.

Public Works Department:
No comments at the moment. Public Works Department reserves the right to comment upon subsequent submittals.

Fire Department:

1. The City of San Luis Fire Department has concerns regarding the traffic circles with porkchop inlets shown on the "Preliminary Plat" page 3 of 7. Will there be enough turning radius, for larger vehicle apparatus, at the intersection of "San Fernando Street and 24th Avenue" if the porkchop inlets are to be installed? The porkchop inlets are shown on page 3 of 7 but not on pages 4 and 5 of 7 for the intersection of "San Fernando and 24th Avenue."
2. The traffic circle design, with porkchop inlets, located at the intersection of "24 ½ Street and 24th Avenue" will hinder all emergency traffic running between "Avenue E and Avenue D." This traffic circle should be with-held until future expansion, to the south of 24 ½ Street, has been planned and is in development. The City of San Luis Fire Department reserves the right to comment upon subsequent submittals. Final decisions regarding this request are best made by the Public Works and Planning and Zoning Departments.

ADOT:
The ADOT Southwest District requests a traffic impact analysis (TIA) be completed that meets the requirements of Section 240 of its traffic guidelines and processes (TGP) available at https://azdot.gov/node/5274. The TIA will allow the Department to assess the traffic impacts to the SR 195 & Ave E intersection. SR 195 is a controlled-access facility and no direct access will be permitted.

Yuma Airport:
The property is near Rolle Airfield where aviation activity is expected to increase in the future. Residents are likely to experience noise and over flights. The City, public and airport shall be held harmless from effects that may be caused by aviation operations. Additionally, due to the military flight path and close proximity to restricted air space corridors surrounding this area, any development needs to coordinate with the MCAS Yuma Community Planning and Liaison Division for comment. This will alleviate any potential future problems which may adversely affect development or limit the sue of that approach into the MCAS Yuma/Yuma International Airport.

Yuma County Assessor's Office:

1. There are multiple owners for all the parcels involved in this subdivision. This is going to create great confusion for all the parcels involved. I am assuming that a Title Company will be assisting the owners with this project.
2. The legal descriptions were taken off a Condition of Title report. This report was to be used **ONLY** for the Rezoning Case, **not** for this preliminary plat. There is an error in the legal description that was given on the preliminary plat. Again, I am assuming that a Title Company will be assisting the owners with this project.

USBR:

Reclamation holds acquired and reserved rights-of-way for our facility known as the 242 Lateral, authorized under Congressional Act of June 24, 1974 (88 Stat 266) for the Colorado River Basin Salinity Control Project, Protective and Regulatory Pumping Unit, Title I Division, Arizona. Should the subject Subdivision develop, Reclamation will require to see all proposed design plans at 30%, 60%, 90% and 100% for the subject Subdivision within this area. Attached is the Standard Form (SF) 299, Application for Transportation and Utility Systems and Facilities on Federal Lands, along with Reclamation's engineering guidelines. Please disregard the expiration date on the SF-299.

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comments or require further information or submissions. Any construction which occurs prior to issuance of proper permits is occurring in contravention of the ordinances of the City and is occurring at the risk of the Developer.

If you have any questions on these comments, please contact the Planning and Zoning Department at 928-341-8563 extension 2064.

Thank you,

Juan Tejeda
Associate Planner

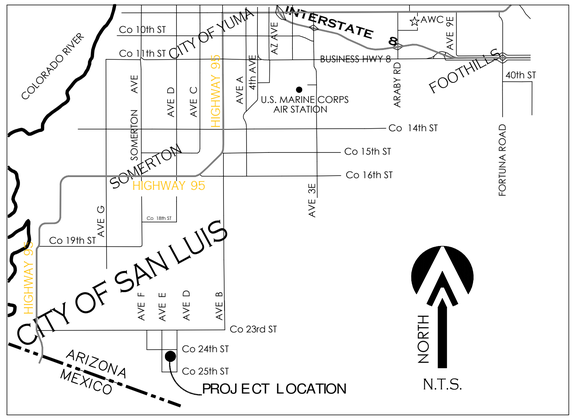
PRELIMINARY PLAT

ORCHIDEA PARK SUBDIVISION - PHASE 1

A RE-SUBDIVISION OF PORTIONS OF SECTION 14

TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.

LOCATION:



INDEX:

PRELIMINARY PLAT: (DESERT SURVEYING & ENGINEERING PLAT DATED 06-10-23)

SHEET 1 - VICINITY MAP, OWNER/SUBDIVIDER, LEGAL DESCRIPTION, RECORD EASEMENTS, GENERAL CONSTRUCTION NOTES AND SURVEYOR'S NOTE

SHEET 2 - SUBDIVISION BOUNDARY, EXISTING PARCELS WITH ASSESSOR'S TAX ID NUMBERS, ADJACENT OWNERS AND RECORD EASEMENTS,

SHEET 3 - SUBDIVISION KEY SHEET

SHEET 4 - BLOCKS 1-7 & BLOCK 16 & PORTION BLOCK 17

SHEET 5 - BLOCKS 8-10 & PORTION OF BLOCK 13 & BLOCKS 14-15

SHEET 6 - BLOCK 11 & PORTION OF BLOCK 17 & BLOCK 19

SHEET 7 - BLOCK 12 & PORTION OF BLOCK 13 & BLOCK 18

SHEET 8 - BLOCKS 20 & 21

PRELIMINARY GRADING AND UTILITY PLAN: (LC ENGINEERING CONSULTANTS, INC. PLANS)

SHEET 1 - KEY MAP

SHEET 2 - PRELIMINARY PAVING, GRADING PLAN & UTILITY PLAN

SHEET 3 - PRELIMINARY PAVING, GRADING PLAN & UTILITY PLAN

SHEET 4 - PRELIMINARY PAVING, GRADING PLAN & UTILITY PLAN

SHEET 5 - PRELIMINARY PAVING, GRADING PLAN & UTILITY PLAN

FLOOD ZONE:

ACCORDING TO FLOOD INSURANCE RATE MAP - PANEL 04027C2155E DATED 08-28-2008 THE PROJECT SITE FALLS IN ZONE "X" WHICH IS DEFINED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD. REFERENCE IS MADE TO SAID PANEL FOR FULL DETAILS.

GROSS SUBDIVISION AREA:

GROSS AREA OF EXISTING PARCELS 1 THRU 7 INCLUDED IN SUBDIVISION = 532.32 ACRES +/-

GROSS AREA TO BE SUBDIVIDED = 543.50 ACRES +/- (INCLUDES EXISTING R/W'S TO BE ABANDONED ON SHEET 2)

LOT COUNT AND PROPOSED USE:

BLOCK 1 = 38 SINGLE FAMILY LOTS
BLOCK 2 = 38 SINGLE FAMILY LOTS
BLOCK 3 = 38 SINGLE FAMILY LOTS
BLOCK 4 = 30 SINGLE FAMILY LOTS
= LOT "A" OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
BLOCK 5 = 30 SINGLE FAMILY LOTS
= LOT "A" OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
BLOCK 6 = 38 SINGLE FAMILY LOTS
BLOCK 7 = 38 SINGLE FAMILY LOTS
BLOCK 8 = 30 SINGLE FAMILY LOTS
= LOT "A" OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
BLOCK 9 = 38 SINGLE FAMILY LOTS
BLOCK 10= 38 SINGLE FAMILY LOTS
BLOCK 11 = LOT "A" OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
= LOT "B" UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
BLOCK 12= LOT "A" OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
= LOT "B" UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
BLOCK 13= UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
BLOCK 14= UNDIVIDED - COMMERCIAL
BLOCK 15= LOT "A" OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
= LOT "B" SINGLE FAMILY/MEDIUM DENSITY
= LOT "C" SCHOOL LOT
= LOT "D" OPEN SPACE/RETENTION (TO BE DEDICATED TO CITY)
BLOCK 16= UNDIVIED - MEDIUM DENSITY
BLOCK 17= UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
BLOCK 18= UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
BLOCK 19= UNDIVIDED - SINGLE FAMILY/MEDIUM DENSITY
BLOCK 20=UNDIVIDED
BLOCK 21 =UNDIVIDED

TOTAL SINGLE FAMILY LOTS = 356
TOTAL LOT "A" OPEN SPACE/RETENTION LOTS (TO BE DEDICATED TO CITY) = 6
TOTAL LOT "A" OPEN SPACE/RETENTION LOTS ((TO BE MAINTAINED AND OPERATED BY LAND OWNER) = 1
TOTAL LOT "B" UNDIVIDED LOTS = 4
TOTAL LOT "C" SCHOOL LOTS = 1
TOTAL LOT "D" OPEN SPACE/RETENTION LOTS (TO BE DEDICATED TO CITY) = 1
TOTAL UNDIVIDED BLOCKS = 6

OWNER/SUBDIVIDER:

THE FOLLOWING ARE THE OWNERS OF THE PARCELS AND THEIR RESPECTIVE INTERESTS FOR THE PARCEL PROPOSED FOR SUBDIVISION AND ARE THOSE PARCELS LISTED IN "THE PRELIMINARY MEMORANDUM REPORT - CONDITION OF TITLE" TO AS FILE NO. 1547968 FOR STEWART TITLE DATED 4-08-2022:

1. THE ESTATE OR INTEREST IN THE LAND DESCRIBED IN THIS REPORT IS:
FEE/EASEMENT

2. TITLE TO SAID ESTATE OR INTEREST IN SAID LAND IS AT THE EFFECTIVE DATE HEREOF VESTED IN:

MOY FARMING COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO PARCEL NO. 1 AND PARCEL NO. 5 AND

ELIZABETH CARPENTER, AN UNMARRIED WOMAN, AS TO PARCEL NO. 2 AND

VON VERDE DEVELOPMENT, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO PARCEL NO. 3 AND PARCEL NO. 4 AND PARCEL NO. 8 AND

DAVID LOO, A SINGLE MAN, AS TO PARCEL NO. 6 AND

SOMERTON SCHOOL DISTRICT NO. 11, AS TO PARCEL NO. 7

3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF ARIZONA, COUNTY OF YUMA AND IS DESCRIBED AS FOLLOWS: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

MAILING ADDRESS: SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP
10602 S. CAMINO DEL SOL
YUMA, AZ. 85367

EXHIBIT "A" - LEGAL DESCRIPTIONS:

THE FOLLOWING ARE THE PARCELS PROPOSED FOR RE-SUBDIVISION AND ARE THOSE PARCELS LISTED IN "THE PRELIMINARY MEMORANDUM REPORT - CONDITION OF TITLE" TO AS FILE NO. 1547968 FOR STEWART TITLE DATED 4-08-2022:

PARCEL NO. 1: (APN 227-14-006)
40 AC +/-

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA BEING A PORTION OF PARCEL "A", EAST CITY OF SAN LUIS SAN LUIS PORT 11 - INDUSTRIAL PARK L.L.C., ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED IN BOOK 26 OF PLATS, PAGE 4;

PARCEL NO. 2: (APN 227-14-007)
37.50 AC +/-

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA BEING A PORTION OF PARCEL "A", EAST CITY OF SAN LUIS SAN LUIS PORT 11 - INDUSTRIAL PARK L.L.C., ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED IN BOOK 26 OF PLATS, PAGE 4;

EXCEPT THE WEST 33 FEET THEREOF DEEDED TO YUMA COUNTY IN DOCKET 674, PAGE 839, RECORDS OF YUMA COUNTY, ARIZONA;

AND EXCEPT THE EAST 42 FEET OF THE WEST 75 FEET THEREOF AND THAT STRIP OF LAND BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE EAST ALONG THE MID-SECTION LINE, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE MID-SECTION LINE, A DISTANCE OF 300 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 50 FEET; THENCE WEST PARALLEL TO THE MID-SECTION LINE, A DISTANCE OF 275 FEET; THENCE SOUTHWEST TO A POINT 75 FEET EAST OF THE WEST SECTION LINE AND 55 FEET SOUTH OF THE MID-SECTION LINE; THENCE NORTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 55 FEET BACK TO THE POINT OF BEGINNING AS DEEDED TO THE COUNTY OF YUMA AT FEE NO. 2006-10664, RECORDS OF YUMA COUNTY, ARIZONA;

PARCEL NO. 3: (APN 227-14-008)
79.23 AC +/-

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA BEING A PORTION OF PARCEL "A", EAST CITY OF SAN LUIS SAN LUIS PORT 11 - INDUSTRIAL PARK L.L.C., ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED IN BOOK 26 OF PLATS, PAGE 4;

EXCEPT THE EAST 42 FEET OF THE WEST 75 FEET THEREOF AND THAT STRIP OF LAND BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE EAST ALONG THE MID-SECTION LINE, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING; THENCE NORTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 55 FEET; THENCE SOUTHEAST TO A POINT 50 FEET NORTH OF THE MID-SECTION LINE AND 100 FEET EAST OF THE WEST SECTION LINE; THENCE EAST PARALLEL TO THE MID-SECTION LINE A DISTANCE OF 275 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 50 FEET; THENCE WEST ALONG THE MID-SECTION LINE, A DISTANCE OF 300 FEET BACK TO THE POINT OF BEGINNING AS DEEDED TO THE COUNTY OF YUMA AT FEE NO. 2006-11520, RECORDS OF YUMA COUNTY, ARIZONA;

PARCEL NO. 4: (APN 227-14-002)
149.81 AC +/-

NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA AKA PARCEL "B", EAST CITY OF SAN LUIS SAN LUIS PORT 11 - INDUSTRIAL PARK L.L.C., ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED IN BOOK 26 OF PLATS, PAGE 4;

EXCEPT THE NORTH 50 FEET, THE SOUTH 40.00 FEET, THE EAST 40 FEET AND THE WEST 40.00 FEET THEREOF AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2012-29216, RECORDS OF YUMA COUNTY, ARIZONA;

PARCEL NO. 5: (APN 227-14-011)
152.18 AC +/-

PARCEL "C1", ATS LOT SPLIT, ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED AS FEE NO. 2022-35598

PARCEL NO. 6: (APN 227-14-004)
64.42 ACRES +/-

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA; EXCEPT THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; AND EXCEPT THE EAST 42 FEET OF THE WEST 75 FEET THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14 AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2006-11525, RECORDS OF YUMA COUNTY, ARIZONA;

EXCEPT THE NORTH 33 FEET THEREOF AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2006-11525, RECORDS OF YUMA COUNTY, ARIZONA; AND

EXCEPT A STRIP OF LAND BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE EAST ALONG THE NORTH SECTION LINE, A DISTANCE OF 75 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 33 FEET TO THE POINT OF BEGINNING; THENCE EAST PARALLEL TO THE NORTH SECTION LINE, A DISTANCE OF 300 FEET; THENCE SOUTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 7 FEET; THENCE WEST PARALLEL TO THE NORTH SECTION LINE, A DISTANCE OF 275 FEET; THENCE SOUTHWEST TO A POINT 75 FEET EAST OF THE WEST SECTION LINE AND 65 FEET SOUTH OF THE NORTH SECTION LINE; THENCE NORTH PARALLEL TO THE WEST SECTION LINE, A DISTANCE OF 32 FEET BACK TO THE POINT OF BEGINNING AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2006-11525, RECORDS OF YUMA COUNTY, ARIZONA; AND

EXCEPT THE NORTH 50 AND THE EAST 40 FEET, THEREOF AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2012-29214, RECORDS OF YUMA COUNTY, ARIZONA;

PARCEL NO. 7: (APN 227-14-010)
0.68 AC +/-

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA;

EXCEPT THE NORTH 50 AND THE EAST 40 FEET, THEREOF AS CONVEYED IN WARRANTY DEED RECORDED AT FEE NO. 2012-29214, RECORDS OF YUMA COUNTY, ARIZONA; AND

RECORDED EASEMENTS:

THE FOLLOWING ARE EASEMENTS REPORTED TO AFFECT THE PARCELS PROPOSED FOR SUBDIVISION AS LISTED IN "THE PRELIMINARY MEMORANDUM REPORT - CONDITION OF TITLE" TO AS FILE NO. 1547968 FOR STEWART TITLE DATED 4-08-2022:

1. UTILITY EASEMENT FOR GAS LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 534, PAGE 142 AND ASSIGNMENT OF NATURAL GAS UTILITY EASEMENTS IN YUMA COUNTY, ARIZONA RECORDED IN DOCKET 1407, PAGE 690. (REPORTED TO AFFECT PARCEL NO. 8 - NOT PLOTTED AS EASEMENT LIES OUTSIDE OF PROJECT BOUNDARY).

2. RIGHTS OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND RIGHTS INCIDENT THERETO, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 609, PAGE 527. (REPORTED TO AFFECT PARCEL NO. 3, 4, 6 AND 7 - THE EXACT EXTENT AND LOCATION OF SAID RIGHT OF WAY IS NOT DISCLOSED IN THE RECORD. NOT PLOTTED)

3. EASEMENT FOR ROAD OR HIGHWAY AND PUBLIC UTILITY SERVICES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 648, PAGE 9. (REPORTED TO AFFECT PARCEL NO. 3 AND 6 - PLOTTED)

4. UTILITY EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 760, PAGE 260. (REPORTED TO AFFECT PARCEL NO. 8 - NOT PLOTTED AS EASEMENT LIES OUTSIDE OF PROJECT BOUNDARY).)

5. EASEMENT FOR UNDERGROUND ELECTRICAL LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1353, PAGE 703. (REPORTED TO AFFECT PARCEL NO. 1 AND 3 - NOT PLOTTED AS DOCUMENT NOT LEGIBLE)

6. EASEMENT FOR ROADWAY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1438, PAGE 913. (REPORTED TO AFFECT PARCEL NO. 3 - PLOTTED)

7. UTILITY EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1453, PAGE 785. (REPORTED TO AFFECT PARCEL NO. 8 - PLOTTED)

8. ONE FOOT NON-ACCESS EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2006-10664 AND AT FEE NO. 2006-10665. (REPORTED TO AFFECT PARCEL NO. 2 - PLOTTED)

9. ONE FOOT NON-ACCESS EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2006-11520 AND AT FEE NO. 2006-11521. (REPORTED TO AFFECT PARCEL NO. 3 - PLOTTED)

10. ONE FOOT NON-ACCESS EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2006-11525 AND AT FEE NO. 2006-11526. (REPORTED TO AFFECT PARCEL NO. 6 - PLOTTED)

11. EASEMENT FOR NATURAL GAS PIPELINE OR PIPELINES AND APPURTENANCES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2008-15848. (PARCEL NO. 8 - THE EXACT EXTENT AND LOCATION OF SAID RIGHT OF WAY IS NOT DISCLOSED IN THE RECORD. NOT PLOTTED))

12. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET-BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF EAST CITY OF SAN LUIS SAN LUIS PORT 11 - INDUSTRIAL PARK L.L.C., RECORDED IN BOOK 26 OF PLATS, PAGE 4 AT FEE NO. 2011-10251 (PLOTTED HEREON)

13. UTILITY EASEMENT FOR ELECTRICAL AND TELECOMMUNICATION LINES, FACILITIES AND FIXTURES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2016-02945. (REPORTED TO AFFECT PARCEL NO. 6 - PLOTTED)

14. UTILITY EASEMENT FOR ELECTRICAL AND TELECOMMUNICATION LINES, FACILITIES AND FIXTURES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED AT FEE NO. 2018-20162. (REPORTED TO AFFECT PARCEL NO. 8 - PLOTTED)

GENERAL CONSTRUCTION NOTES:

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-5348) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.

2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.

3. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.

4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.

5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.

6. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS.

7. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THE PLANS.

8. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.

9. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS, FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DIRECTION.

10. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

11. THE STREET NAMES PLACED ON THIS MAP ARE TEMPORARY PLACE HOLDERS ONLY. FINAL STREET NAMES ARE TO BE SUBMITTED BY THE OWNER TO THE CITY FOR APPORVAL PRIOR TO THE FILING OF ANY FINAL SUBDIVISION MAPS FOR THIS PROJECT.

SURVEYOR'S NOTE:

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 8 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY, 2022, AT THE REQUEST OF SAM GROUP INVESTMENTS, LLC.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
No. 27748
GORDON O. OLSON
DATE SIGNED: _____
ARIZONA, USA

6-10-2023

GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 9-31-2024

Desert Surveying & Engineering
Arizona, California and New Mexico Land Surveyors and Civil Engineers
670 East 32nd Street - Suite #2 - Yuma, AZ 85364
Email: DSE@desertsurveying.com
Yuma Phone: 928-318-2093

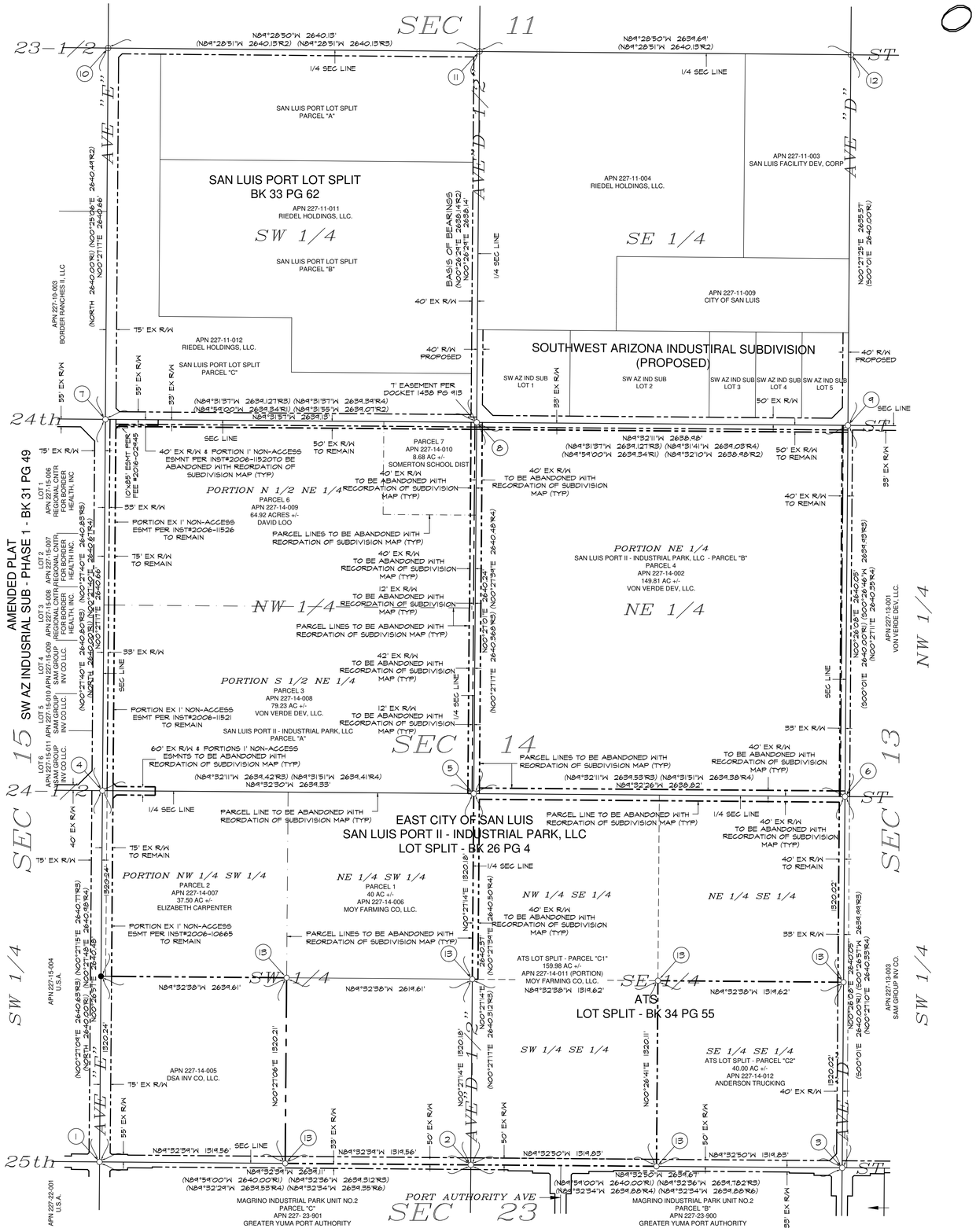
PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION PHASE 1
SHEET 1 OF 8

LOCATION: SAN LUIS, AZ
DATE: 02-25-2023
BY: G.O.
CLIENT: SAM GROUP INV. CO.
FILE NAME: 22001.01PP Revised - Unit 1 - Sht 1 (06-10-23).dwg
JOB NUMBER: 22001.01

PRELIMINARY PLAT

ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.



LEGEND

(R1)	USGLO PLAT OF TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.S.R.B. & M., FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
(R2)	RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 33 OF PLATS PAGE 62, Y.C.R.
(R3)	RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK 26 OF PLATS PAGE 4, Y.C.R.
(R4)	RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 3 OF SURVEYS PAGE 44, Y.C.R.
(R5)	RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE I), BK 31 OF PLATS PAGE 49, Y.C.R.
(R6)	RECORD DATA PER LOT SPLIT/LOT TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 27 OF PLATS PAGE 82, Y.C.R.
(R7)	RECORD DATA PER FEE# 2001-20580, Y.C.R.
○	MONUMENT AS NOTED ON SHEET 2
●	STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-030)
□	STANDARD YUMA COUNTY STREET MONUMENT (4-080)
Y.C.R.	YUMA COUNTY RECORDS
	PARCELS INCLUDED IN SUBDIVISON
	RIGHT OF WAY LINE
	BLOCK LINE
(9)	SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

SURVEYOR'S MONUMENT NOTES:

1. SW CORNER SECTION 14, T11S, R24W, G.S.R.B.&M., FOUND BRASS CAP, STAMPED "LS 16810 - 2006", IN HANDHOLE.
2. S 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B.&M., FOUND BRASS CAP, STAMPED "LS 48674 - 2015", IN HANDHOLE.
3. SE CORNER SECTION 14, T11S, R24W, G.S.R.B.&M., FOUND BRASS CAP, STAMPED "LS 48674 - 2015", IN HANDHOLE.
4. E 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B.&M., FOUND BRASS CAP, STAMPED "LS 16810 - 2006", IN HANDHOLE.
5. CENTER CORNER SECTION 13, T11S, R24W, G.S.R.B.&M., FOUND 1/2" REBAR, WITH CAP STAMPED "LS 16528".
6. E 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B.&M., FOUND US DEPT OF INTERIOR MONUMENT WITH BRASS CAP, STAMPED "1976".
7. NW CORNER SECTION 14, T11S, R24W, G.S.R.B.&M., FOUND GLO MONUMENT WITH BRASS CAP, IN HANDHOLE.
8. N 1/4 CORNER SECTION 14, T11S, R24W, G.S.R.B.&M., FOUND 1/2" REBAR, NO CAP, ACCEPTED AS MONUMENT FOR SAID CORNER PER BK 33 PG 62 OF PLATS, Y.C.R.
9. NE CORNER SECTION 14, T11S, R24W, G.S.R.B.&M., FOUND GLO MONUMENT WITH BRASS CAP, STAMPED "1920".
10. N 1/4 CORNER SECTION 11, T11S, R24W, G.S.R.B.&M., FOUND GLO MONUMENT WITH BRASS CAP, IN HANDHOLE.
11. CENTER CORNER SECTION 11, T11S, R24W, G.S.R.B.&M., FOUND 1-1/2" IRON PIPE, NO TAG, ACCEPTED AS MONUMENT FOR SAID CORNER PER BK 33 PG 62 OF PLATS, Y.C.R.
12. E 1/4 CORNER SECTION 11, T11S, R24W, G.S.R.B.&M., FOUND 1" IRON PIPE, NO TAG, ACCEPTED AS MONUMENT FOR SAID CORNER PER BK 33 PG 62 OF PLATS, Y.C.R.
13. LOT CORNER PER ATS LOT SPLIT ACCORDING IN THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF YUMA COUNTY, ARIZONA RECORDED AS FEE NO. 2022-35598

N

SCALE: 1"= 400'

400' 0' 400' 800' 1200'
GRAPHIC SCALE

REGISTERED LAND SURVEYOR CERTIFICATE NO. No. 27748 GORDON O. OLSON DATE SIGNED: ARIZONA, USA

6-6-2023

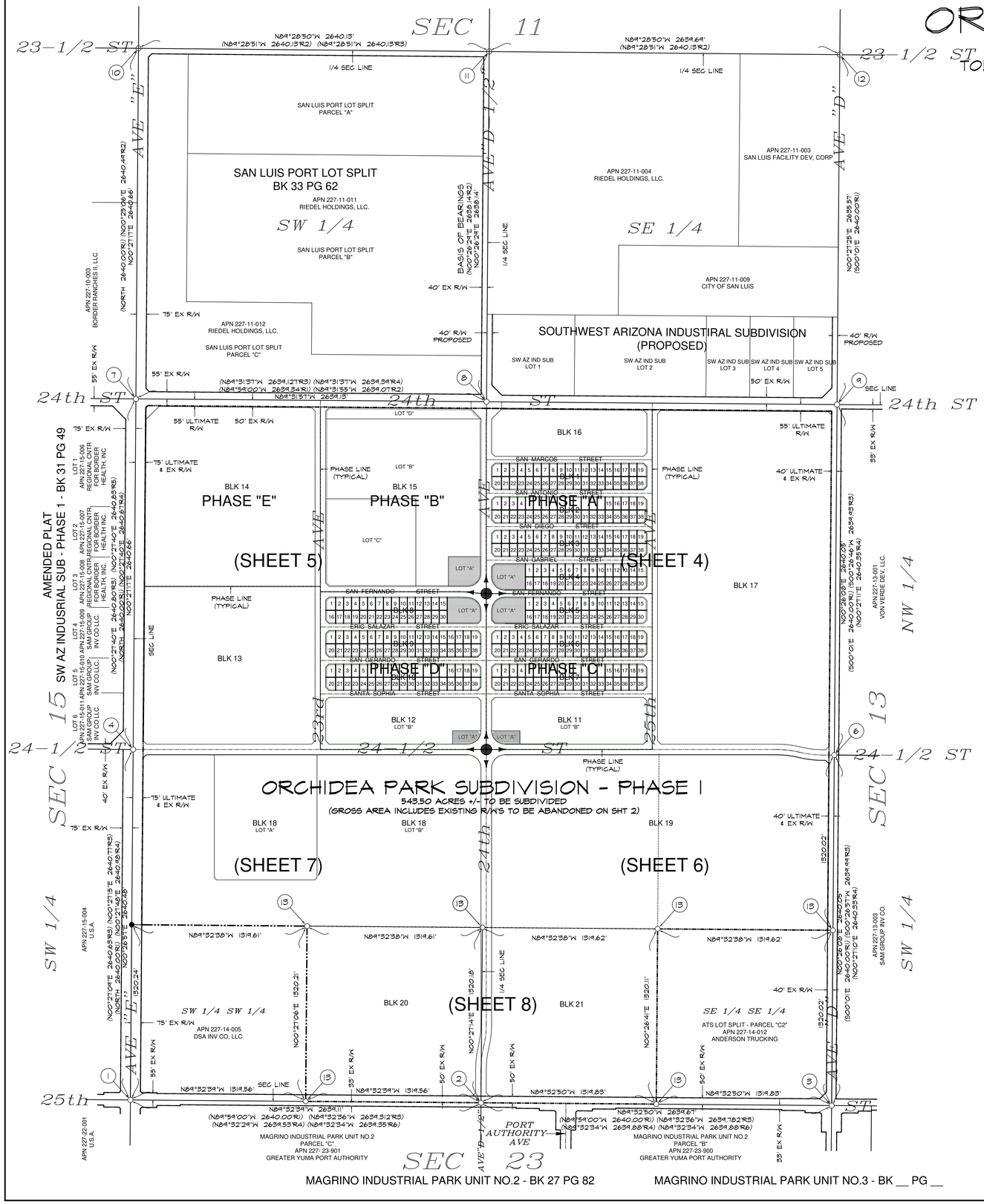
GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 9-31-2024

PRELIMINARY PLAT		SHEET 2
ORCHIDEA PARK SUBDIVISION PHASE I		OF 8
LOCATION: SAN LUIS, AZ	DATE: 02-25-2023	BY: G.O.
CLIENT: SAM GROUP INV. CO.	FILE NAME: 22001.01PP Revised - Unit 1 - Sht 2 (06-10-23).dwg	JOB NUMBER: 22001.01

PRELIMINARY PLAT

ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.



MAGRINO INDUSTRIAL PARK UNIT NO.2 - BK 27 PG 82

MAGRINO INDUSTRIAL PARK UNIT NO.3 - BK __ PG __

LEGEND

(R1)	USGLO PLAT OF TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.S.R.B. & M., FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
(R2)	RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 33 OF PLATS PAGE 62, Y.C.R.
(R3)	RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK 26 OF PLATS PAGE 4, Y.C.R.
(R4)	RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 3 OF SURVEYS PAGE 44, Y.C.R.
(R5)	RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE I), BK 31 OF PLATS PAGE 49, Y.C.R.
(R6)	RECORD DATA PER LOT SPLIT/LOT TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 27 OF PLATS PAGE 82, Y.C.R.
(R7)	RECORD DATA PER FEE# 2001-20580, Y.C.R.
○	MONUMENT AS NOTED ON SHEET 2
●	STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-080)
□	STANDARD YUMA COUNTY STREET MONUMENT (4-080)
Y.C.R.	YUMA COUNTY RECORDS
	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	BLOCK LINE
	LOT LINE
(9)	SURVEYOR'S MONUMENATION NOTE AS DEFINED ON SHEET 2

N

SCALE: 1"= 400'

400' 0' 400' 800' 1200'
GRAPHIC SCALE

REGISTERED LAND SURVEYOR CERTIFICATE NO. No. 27748 GORDON O. OLSON DATE SIGNED: ARIZONA, USA

6-6-2023

GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 9-31-2024

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION PHASE I

SHEET 3 OF 8

LOCATION: SAN LUIS, AZ
DATE: 02-25-2023
BY: G.O.
CLIENT: SAM GROUP INV. CO.
FILE NAME: 22001.01PP Revised - Unit 1 - Sht 3 (06-10-23).dwg
JOB NUMBER: 22001.01

BLK 16
9.39 AC +/-

BLK 17
75.10 AC +/-

(SEE SHEET 5)

(SEE SHEET 6)

24th STREET

SAN MARCOS STREET

SAN ANTONIO STREET

SAN DIEGO STREET

SAN GABRIEL STREET

SAN FERNANDO STREET

ERIC SALAZAR STREET

SAN GERARDO STREET

SANTA SOPHIA STREET

25th AVE

LOT "A"
1.11 AC +/-

LOT "A"
1.11 AC +/-

BLK 1

BLK 2

BLK 3

BLK 4

BLK 5

BLK 6

BLK 7

EAST 1235'

EAST 1169'

EAST 914.50'

NORTH 252'

NORTH 268.98'

NORTH 426.96'

NORTH 2463.63'

1038'

124'

N89°32'11"W 1117.49'

N89°32'11"W 1289.04'

N89°32'11"W 1247.50'

N89°32'11"W 1341.48'

N89°31'57"W 1256.56'

(N89°31'57"W 2634.12'R3) (N89°31'41"W 2634.03'R4)
N89°32'11"W 2638.48' (N89°32'00"W 2634.34'R1) (N89°32'10"W 2638.48'R2)

N00°26'08"E 2495.38

"D"

SEC LINE

55' EX R/W

55' ULTIMATE R/W

40' ULTIMATE & EX R/W

35' EX R/W

40'

305.74'

296.28'

154.50'

229.50'

71.58'

R = 750'
L = 124'

R = 100'
L = 157'

R = 100'
L = 146.5'

STAMPED CONCRETE (TYP)

10' TYP

80'

52'

35.36'

115'

55'

N

SCALE: 1" = 100'

GRAPHIC SCALE

0 100 200 500

LEGEND

(R1)	USGLO PLAT OF TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B. & M., FILED MARCH 12, 1922 IN THE US SURVEYOR GENERAL'S OFFICE.
(R2)	RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 35 OF PLATS PAGE 62, Y.C.R.
(R3)	RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT 11 - INDUSTRIAL PARK, LLC, BK. 26 OF PLATS PAGE 41, Y.C.R.
(R4)	RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 5 OF SURVEYS PAGE 44, Y.C.R.
(R5)	RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - PHASE II, BK. 31 OF PLATS PAGE 49, Y.C.R.
(R6)	RECORD DATA PER LOT SPLIT/LOT TIE FOR MARINO INDUSTRIAL PARK UNIT NO 2, BOOK 27 OF PLATS PAGE 82, Y.C.R.
(R7)	RECORD DATA PER FEE# 2001-20580, Y.C.R.
○	FOUND MONUMENT AS NOTED ON SHEET 2
○	STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-252)
□	STANDARD YUMA COUNTY STREET MONUMENT (4-260)
Y.C.R.	YUMA COUNTY RECORDS
(1)—	NEW 6' UTILITY EASEMENT
(2)—	1 FT NON-ACCESS EASEMENT
	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	BLOCK LINE
	LOT LINES
(a)	SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

N00°26'08"E 2640.05' (S00°01'E 2640.00'R)
(S00°24'44"W 2645.62'R2) (N00°27'11"E 2640.05'R4)

APN 227-13-001
VON VERDE DEV, LLC

NW 1/4
SEC 13

APN 227-13-001
VON VERDE DEV, LLC.

PRELIMINARY PLAT

ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
No. 27749
GORDON O. OLSON
DATE SIGNED: 6-10-2025
ARIZONA, USA

GORDON O. OLSON LS 27749
LICENSE EXPIRATION DATE: 5-31-2024

PRELIMINARY PLAT

SHEET	4 of 8
DATE	5-25-2025
JOB NUMBER	22000.01
PLEDGE	22000.01PP Revised - Unit 1 - Ph 1 (06-10-25).dwg
SURVEYOR	GOLDEN STATE LAND SURVEYING, LLC.
CLIENT	SUN GROUP INV. CO.
LOCATION	YUMA, AZ

PRELIMINARY PLAT

ORCHIDEA PARK SUBDIVISION
PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS,
YUMA COUNTY, ARIZONA.

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION
PHASE I
A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS,
YUMA COUNTY, ARIZONA.

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION
PHASE I

SHEET 5 OF 8
DATE 02-25-2025
FILE NAME 12200.1.DWG Revised - Unit 1 - Ph 1 (06-10-25).dwg
JOB NUMBER 12200.101
OWNER Luis AZ
CLIENT SAN GROUP INV. CO.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 27148 GORDON O. OLSON ARIZONA, USA
GORDON O. OLSON LS 27148
LICENSE EXPIRATION DATE: 9-31-2024

SCALE: 1" = 100'
GRAPHIC SCALE
0' 100' 200' 300'

N

LEGEND

- (R1) VISLO PLAT OF TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B. & M., FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE
- (R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 39 OF PLATS PAGE 62, Y.C.R.
- (R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK. 38 OF PLATS PAGE 47, Y.C.R.
- (R4) RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 5 OF SURVEYS PAGE 44, Y.C.R.
- (R5) RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - PHASE II, BK. 51 OF PLATS PAGE 44, Y.C.R.
- (R6) RECORD DATA PER LOT SPLIT/LOT TIE FOR MASINO INDUSTRIAL PARK UNIT NO.2, BOOK 27 OF PLATS PAGE 82, Y.C.R.
- (R7) RECORD DATA PER FEE# 2001-20560, Y.C.R.
- ○ FOUND MONUMENT AS NOTED ON SHEET 2
- ○ STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-080)
- □ STANDARD YUMA COUNTY STREET MONUMENT (4-080)
- Y.C.R. YUMA COUNTY RECORDS
- (1)— NEW 8' UTILITY EASEMENT
- (2)— 1' FT NON-ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- BLOCK LINE
- LOT LINES
- (9) SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

(N00°21'40"E 2640.80'R5) (N00°21'40"E 2640.68'R5)
(NORTH 2640.00'R3) (N00°21'40"E 2640.61'R4)
N00°21'11"E 2640.66'
"E"
SEC LINE
AVE

N 00°27'17"W 1163.04'

EAST 1312.70'

BLK 13
35.14 AC +/-

1163'

(SEE SHEET 7)

24th
N84°31'57"W 1402.54'
(N84°31'57"W 2634.12TR3) (N84°31'57"W 2634.54R4)
(N84°54'00"W 2634.54R1) (N84°31'55"W 2634.07R2)
N84°31'57"W 2634.15'
ST
N84°31'57"W 1236.54'
55' EX R/W
55' ULTIMATE R/W
N89°32'11"W 1162.98'
75' EX R/W
75' ULTIMATE & EX R/W
N 00°27'17"W 1257.01'
141.40'
175'
115'
80'
602'
1321.47'
NORTH 1441.14'
999'
NORTH 1001'
NORTH 268.98'
217.98'
58.81'
49.39'
35.21'
35.80'
40' R=750' L=54'
LOT "D"
2.08 AC +/-
EAST 1155.95'
LOT "B"
22.13 AC +/-
BLK 15
EAST 665'
LOT "C"
10.07 AC +/-
NORTH 660'
635'
EAST 245'
LOT "A"
22.13 AC +/-
NORTH 224'
124'
640'
245'
145'
R=150' L=157'
R=100' L=157'
SAN MARCOS
SAN ANTONIO
SAN DIEGO
SAN GABRIEL
(SEE SHEET 4)
NORTH 252'
AVE
10' TYP
SAN FERNANDO STREET EAST 1030.54'
STAMPED CONCRETE (TYP)
R = 750'
L = 102.5'
R = 710'
L = 75.2'
R = 100'
L = 149.5'
90.04'
71.58'
229.50'
LOT "A"
1.10 AC +/-
BLK 8
914.50'
ERIC SALAZAR STREET EAST 1235'
BLK 9
1169'
23rd
24th
SAN GERARDO STREET EAST 1235'
BLK 10
1169'
SANTA SOPHIA STREET EAST 1235'
49.50' 60.00'
7137.5' SF 6000 SF
7512.5' SF
74.50' 60.00'

SAN GERARDO STREET

(SEE SHEET 4)

BLK 7

EAST 1169'

SANTA SOPHIA STREET EAST 1235'

10' TYP

10' TYP

NORTH 2463.63'

NORTH 252'

AVE

80'

35.36'

24th

25th

227'

NORTH 418'

302'

1119'

930.75'

213.50'

100'

80'

BLK 11

LOT "B"

8.94 AC +/-

LOT "A"

0.44 AC +/-

STAMPED CONCRETE (TYP)

R = 100' L = 157'

EAST 1235'

24-1/2 ST

EAST 896.96'

EAST 948'

EAST 2042.96'

BLK 17

75.10 AC +/-

40' ULTIMATE & EX R/W

40'

N00°26'08" E 2495.38

L = 169' R = 790'

L = 169' R = 710'

R = 750' L = 178.5'

EAST 18.27'

EAST 82.96'

EAST 17.65'

L = 188' R = 790'

"D" AVE

SEC 13

NW 1/4

SW 1/4

N

SCALE: 1" = 100'

GRAPHIC SCALE

500' 200' 100' 0 100'

APN 127-13-001
VON WEBER REV. LLC.

APN 127-13-003
SMA GROUP INV CO.

(SEE SHEET 7)

BLK 19

76.04 AC +/-

(SEE SHEET 8)

1201.17'

1341.49'

1201.81'

1/4 SEC LINE

N89°32'38"W 1319.61'

N89°32'38"W 1319.62'

N89°32'38"W 1319.62'

N00°26'41"E 1320.11'

N00°26'08"E 1320.03'

N00°26'08" E 1254.71'

40' EX R/W

LEGEND

(R1)	USGLO PLAT OF TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B. & M., FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE
(R2)	RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 33 OF PLATS PAGE 62, Y.C.R.
(R3)	RECORD DATA PER PLAT OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK. 26 OF PLATS PAGE 44, Y.C.R.
(R4)	RECORD DATA PER YUMA AREA ARP/ACE HIGHWAY RESULTS OF SURVEY, BOOK 9 OF SURVEYS PAGE 44, Y.C.R.
(R5)	RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - PHASE II, BK. 51 OF PLATS PAGE 44, Y.C.R.
(R6)	RECORD DATA PER LOT SPLIT/LOT TIE FOR MARINO INDUSTRIAL PARK UNIT NO 2, BOOK 27 OF PLATS PAGE 82, Y.C.R.
(R7)	RECORD DATA PER FEE# 2001-20580, Y.C.R.
○	FOUND MONUMENT AS NOTED ON SHEET 2
○	STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-080)
□	STANDARD YUMA COUNTY STREET MONUMENT (4-080)
Y.C.R.	YUMA COUNTY RECORDS
(1)—	NEW 8' UTILITY EASEMENT
(2)—	1 FT NON-ACCESS EASEMENT
	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	BLOCK LINE
	LOT LINES
(9)	SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

REGISTERED LAND SURVEYOR CERTIFICATE NO. 27748 GORDON O. OLSON DATE SIGNED: ARIZONA, USA

GORDON O. OLSON LS 27748
LICENSE EXPIRATION DATE: 9-31-2024

PRELIMINARY PLAT

ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.

PRELIMINARY PLAT

SHEET	6 of 8
DATE	05-25-2023
SCALE	1" = 100'
JOB NUMBER	22000.001
PROJECT MGR.	GORDON O. OLSON, L.S.
DRAWN BY	SMA GROUP INV. CO.
CHECKED BY	GORDON O. OLSON, L.S.
SCALE	1" = 100'
DATE	05-25-2023
JOB NUMBER	22000.001

PRELIMINARY PLAT

ORCHIDEA PARK SUBDIVISION
PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS,
YUMA COUNTY, ARIZONA.

PRELIMINARY PLAT
PHASE I
ORCHIDEA PARK SUBDIVISION
SHEET 7 OF 8

DATE: 05-25-2023
JOB NUMBER: 2200101
FILE NAME: [2200101PP Revised - Unit 1 - Ph 1 (06-10-23).dwg]
DRAWN BY: Luis AE
CHK'D BY: SAM GROUP INV. CO.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 27148
GORDON O. OLSON
STATE OF ARIZONA

GORDON O. OLSON LS 27148
LICENSE EXPIRATION DATE: 9-31-2024

AMENDED PLAT
SW AZ INDUSTRIAL SUB - PHASE 1 - BK 31 PG 49

LOT 5
APN 227-15-010
SAM GROUP
INV CO LLC.

LOT 6
APN 227-15-011
SAM GROUP
INV CO LLC.

SEC 15
NE 1/4
SE 1/4

40' EX R/W

24 1/2 ST

"E"

75' EX R/W

75' ULTIMATE & EX R/W

SEC LINE

N 00°27'17"W 1163.04'

1163'

APN 227-15-004
U.S.A.

N00°26'57"E 1320.24'

N00°26'57"E 1255.84'

(SEE SHEET 5)

BLK 13
35.14 AC +/-

SAN GERARDO STREET

EAST 1235'

BLK 10

SANTA SOPHIA STREET

EAST 1235'

EAST 1119'

BLK 12
LOT "B"
8.94 AC +/-

LOT "A"
0.44 AC +/-

213.50'

EAST 1272.13'

1423.45'

EAST 930.75'

EAST 1235'

NORTH 252'

NORTH 302'

NORTH 227'

NORTH 418'

23rd AVE

24th AVE

24 1/2 ST

52'

80'

35.36'

10' TYP

R = 100'
L = 157'

BLK 18
LOT "A"
16.73 AC +/-

BLK 18
LOT "B"
58.75 AC +/-

(SEE SHEET 8)

(SEE SHEET 6)

SW 1/4 SW 1/4

APN 227-14-005
DSA INV CO, LLC.

N89°32'38"W 1319.61'

N89°32'38"W 2634.24'

1201.17'

1341.49'

1201.81'

1/4 SEC LINE

AVE D 1/2

LEGEND

(R1) VISALIA PLAT OF TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.S.R.B. & M., FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE.
(R2) RECORD DATA PER SAN LUIS PORT LOT SPLIT, BOOK 33 OF PLATS PAGE 62, Y.C.R.
(R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT 11 - INDUSTRIAL PARK, LLC, BK 26 OF PLATS PAGE 4, Y.C.R.
(R4) RECORD DATA PER YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 9 OF SURVEYS PAGE 44, Y.C.R.
(R5) RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 1), BK 31 OF PLATS PAGE 49, Y.C.R.
(R6) RECORD DATA PER LOT SPLIT "LOT TIE FOR MAGRINO INDUSTRIAL PARK, UNIT NO.2, BOOK 21 OF PLATS PAGE 62, Y.C.R.
(R7) RECORD DATA PER FEE# 2001-20980, Y.C.R.
○ FOUND MONUMENT AS NOTED ON SHEET 2
○ STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-050)
□ STANDARD YUMA COUNTY STREET MONUMENT (4-060)
Y.C.R. YUMA COUNTY RECORDS
①— NEW 8 UTILITY EASEMENT ②— 1 FT NON-ACCESS EASEMENT

SUBDIVISION BOUNDARY
RIGHT OF WAY LINE
BLOCK LINE
LOT LINES
(9) SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

SCALE: 1" = 100'
0' 100' 200' 350'
GRAPHIC SCALE

N

BLK 18
LOT "B"
58.75 AC +/-

(SEE SHEET 7)

BLK 19
76.04 AC +/-

(SEE SHEET 6)

BLK 20
37.97 AC +/-

BLK 21
36.64 AC +/-

N84°32'38"W 1319.61'
N84°32'38"W 1319.61'
1309.27'
N84°32'38"W 1319.62'
1249.96'
N84°32'38"W 1319.62'
1201.17'
1341.49'
1201.81'
80'
80'
1/4 SEC LINE
AVE "D 1/2"
24th AVE
725.60'
725.28'
724.96'
SW 1/4 SW 1/4
APN 227-14-005
DSA INV CO, LLC.
N00°27'06"E 1320.21'
1270.21'
SE 1/4 SE 1/4
ATS LOT SPLIT - PARCEL "C2"
APN 227-14-012
ANDERSON TRUCKING
1370.11'
N00°26'44"E 1320.11'
R=710'
L=164.59'
R=790'
L=183.14'
R=750'
L=173.86'
174.68'
250.00'
175.31'
185.21'
185.79'
80'
50' EX R/W
53' EX R/W
N89°32'39"W 1254.16'
N89°32'39"W 2639.11' (N89°59'00"W 2640.00'R)
(N89°32'36"W 2639.21'R5) (N89°32'29"W 2639.35'R4) (N89°32'34"W 2639.35'R6)
N89°32'39"W 1319.56'
25th ST.
N89°32'50"W 1255.22'
N89°32'50"W 1319.83'
N89°32'50"W 2639.67' (N89°59'00"W 2640.00'R)
(N89°32'36"W 2639.21'R5) (N89°32'34"W 2639.88'R4) (N89°32'34"W 2639.88'R6)
N89°32'50"W 1319.83'
SEC 23
AVE "D 1/2"
PORT AUTHORITY AVE
MAGRINO INDUSTRIAL PARK UNIT NO.2
PARCEL "C"
APN 227- 23-901
GREATER YUMA PORT AUTHORITY
MAGRINO INDUSTRIAL PARK UNIT NO.2
PARCEL "B"
APN 227-23-900
GREATER YUMA PORT AUTHORITY

SCALE: 1" = 100'
GRAPHIC SCALE
0 100 200 300

N

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
No. 27749
GORDON D. OLSON
DATE SIGNED: 6-10-2025
ARIZONA, USA

GORDON D. OLSON LS 27749
LICENSE EXPIRATION DATE: 9-31-2024

PRELIMINARY PLAT
ORCHIDEA PARK SUBDIVISION
PHASE I
SHEET 8 OF 8
DATE 05-25-2025
JOB NUMBER 22001.01
FIELDWORK 22001.01FP Revised - Unit I - Ph. & 104-10-251.dwg
SCALE 1"=100'
CLIENT SWV GROUP INV. CO.
LOCATION YUMA, AZ

PRELIMINARY PLAT

ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.

LEGEND

(R1) USGLO PLAT OF TOWNSHIP 11 SOUTH RANGE 24 WEST, G.S.R.B. & M., FILED MARCH 12, 1922, IN THE US SURVEYOR GENERAL'S OFFICE
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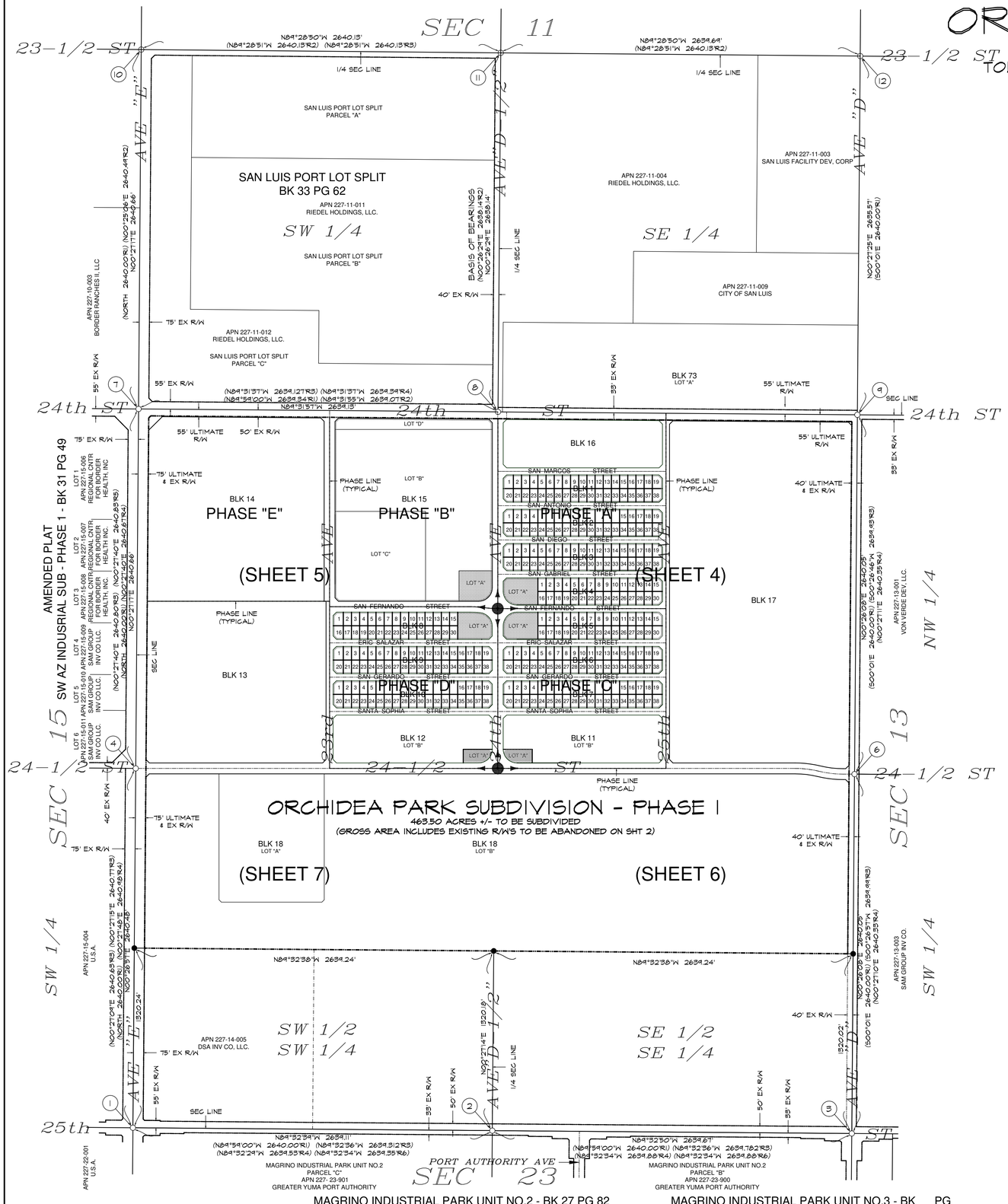
(R3) RECORD DATA PER EAST CITY OF SAN LUIS - SAN LUIS PORT II - INDUSTRIAL PARK, LLC, BK. 26 OF PLATS PAGE 44, Y.C.R.
(R4) RECORD DATA PER "YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, BOOK 5 OF SURVEYS PAGE 44, Y.C.R.
(R5) RECORD DATA PER AMENDED PLAT OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 1), BK 31 OF PLATS PAGE 44, Y.C.R.
(R6) RECORD DATA PER LOT SPLIT/LOT TIE FOR MAGRINO INDUSTRIAL PARK UNIT NO.2, BOOK 27 OF PLATS PAGE 82, Y.C.R.
(R7) RECORD DATA PER FEEM 2001-20580, Y.C.R.
○ FOUND MONUMENT AS NOTED ON SHEET 2
○ STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-080)
□ STANDARD YUMA COUNTY STREET MONUMENT (4-080)
Y.C.R. YUMA COUNTY RECORDS
(1)— NEW 8' UTILITY EASEMENT (2)— 1 FT NON-ACCESS EASEMENT

SUBDIVISION BOUNDARY
RIGHT OF WAY LINE
BLOCK LINE
LOT LINES
(9) SURVEYOR'S MONUMENTATION NOTE AS DEFINED ON SHEET 2

PRELIMINARY PLAT

ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.



LEGEND

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●	STANDARD YUMA COUNTY SUBDIVISION MONUMENT (4-080)
□	STANDARD YUMA COUNTY STREET MONUMENT (4-080)
Y.C.R.	YUMA COUNTY RECORDS
	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	BLOCK LINE
	LOT LINE
(9)	SURVEYOR'S MONUMENATION NOTE AS DEFINED ON SHEET 2

N

SCALE: 1"= 400'

400' 0' 400' 800' 1200'
GRAPHIC SCALE

REGISTERED LAND SURVEYOR CERTIFICATE NO. No. 27748 GORDON O. OLSON DATE SIGNED: _____ ARIZONA, USA

3-22-2022

GORDON O. OLSON, L.S. 27748
LICENSE EXPIRATION DATE: 9-31-2024

PRELIMINARY PLAT		SHEET 3 OF 7
ORCHIDEA PARK SUBDIVISION PHASE I		
LOCATION: SAN LUIS, AZ	DATE: 02-25-2022	BY: G.O.
CLIENT: SAM GROUP INV. CO.	FILE NAME: 22001.01PP Revised - Unit 1 - Sht 3 (03-22-22).dwg	JOB NUMBER: 22001.01

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **5. A.**

Meeting Date: 07/09/2024

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

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0298P. A request by Vega & Vega Engineering, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Townhomes Subdivision Phase 1 preliminary plat. The property is located at the southeast corner of 24th Avenue and County 24th Street intersection, in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2024-0298P

SUMMARY:

This subdivision will consist of approximately 153.4 acres. Orchidea Park Townhomes Subdivision will consist of 10.56 acres and the 2 remaining large lots are designated for future phases. Orchidea Park Townhomes Subdivision will contain 83 residential lots that range in size from approximately 2,700 square feet to 5,400 square feet. The property is located at southeast corner of 24th Avenue and County 24th Street intersection. Assessor's Parcel Number 227-14-002.

On June 14, 2023, City Council approved Rezoning Case No. 2023-0144 which rezoned a portion of Assessors Parcel Number 227-14-002 from Medium Density Residential (R1-6) to Medium-High Density Residential (R-2). Medium-High Density Residential (R-2) allows the applicant to increase the residential density with smaller size lots.

The applicant has provided the information and materials necessary for the review of the preliminary plat for Orchidea Park Townhomes Subdivision Phase 1.

STAFF RECOMMENDATION:

Staff recommends approval of Subdivision Case No. 2024-0298P with the following conditions:

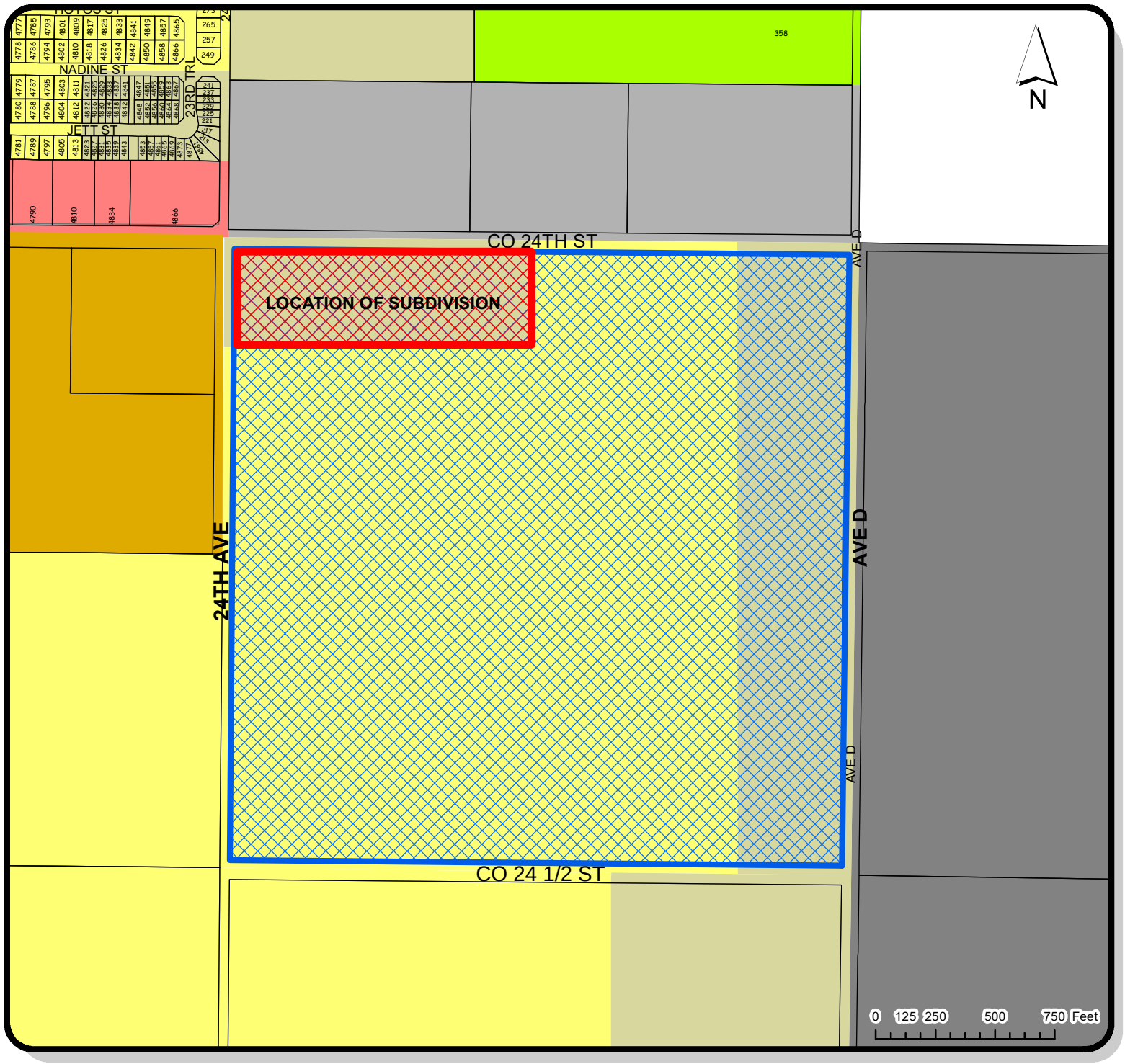
1. Applicant must address comments from the Comment Letter dated July 5, 2024.
2. A development agreement must be approved before presenting the final plat approval to City Council, to establish the phasing of the development, including but not limited to right-of-ways dedications, update of the current traffic study, traffic lights contributions, and schedule of improvements.
3. Orchidea Park Subdivision Preliminary Plat Amendment must be approved prior to presenting this item to City Council.

RECOMMENDED MOTION:

I MOVE TO APPROVE SUBDIVISION CASE NO. 2024-0298P PRELIMINARY PLAT FOR ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1 WITH CONDITIONS AS RECOMMENDED BY STAFF.

Attachments

Location Map
Preliminary Plat
Comment Letter dated July 5, 2024



LOCATION MAP

LOCATION OF SUBJECT PROPERTY

PARCEL ID: 227-14-002

LOCATION OF SUBDIVISION
ORCHIDEA PARK SUBDIVISION 1

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 #
2024-0298P

DATE:
5/30/2024

PLANNING & ZONING

GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
JUAN TEJEDA

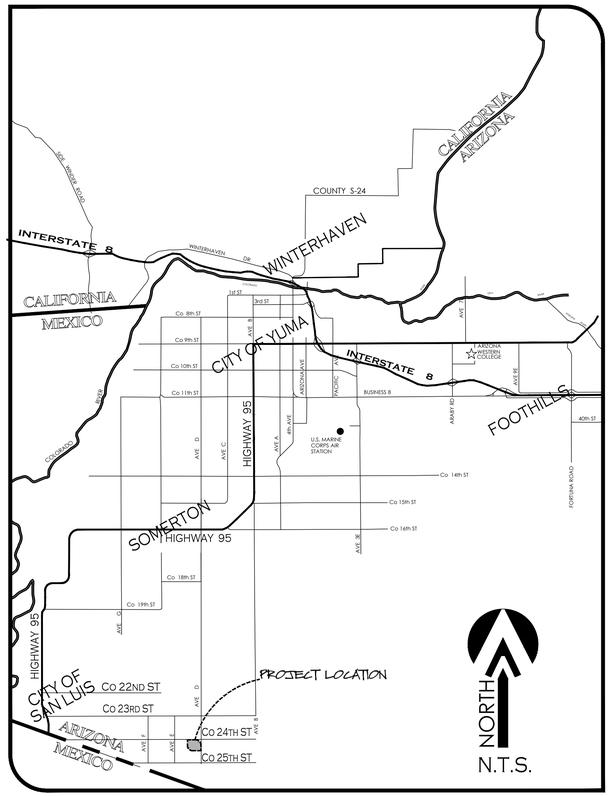
APPROVED BY:
JOSE A. GUZMAN

ORCHIDEA PARK TOWNHOMES

SUBDIVISION PHASE 1

LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. CMU WALL
- =EX.=6"=PVC=W= INDICATES EX. WATER LINE
- =EX.=8"=PVC=S= INDICATES EX. SEWER LINE
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- 163 INDICATES EX. CONTOURS ELEVATION
- -NEW—PVC—S— INDICATES NEW SANITARY SEWER LINE
- E— NEW SEWER STUB
- NEW SEWER MANHOLE
- NEW 4" PVC SEWER SERVICE
- -NEW—PVC—W— INDICATES NEW WATER LINE
- NEW SINGLE WATER SERVICE
- FIRE LINE W/ END PLUG AND THRUST BLOCK
- NEW WATER VALVE
- NEW FIRE HYDRANT
- NEW TEMPORARY BLOWOFF VALVE
- 50 INDICATES LOT NUMBERS
- NEW YUMA COUNTY STD. DETAIL No. 4-040 SUB'D BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- PP INDICATES EXISTING POWER POLE
- [C] INDICATES CALCULATED DATA
- [M] INDICATES MEASURED DATA
- [E] INDICATES EXISTING ELECTRICAL BOX
- GP INDICATES EXISTING GAS PADDLE
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV INDICATES EXISTING WATER VALVE
- C-160.35 INDICATES EX. CURB ELEVATION
- SW-160.56 INDICATES EX. SIDEWALK ELEVATION
- A-160.30 INDICATES EX. ASPHALT ELEVATION
- 160.51 INDICATES EX. NATURAL SOIL ELEVATION
- A-159.02 INDICATES NEW ASPHALT ELEVATION
- C-159.02 INDICATES NEW CURB ELEVATION
- G-159.02 INDICATES NEW GUTTER ELEVATION



VICINITY MAP

N.T.S.

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-53485) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR SHALL GUARANTEED ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
6. REFER TO SHEETS 2 OF 2 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
7. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
8. ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
9. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
10. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DIRECTION.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

INDEX:

Cover Sheet — 0
Cover Sheet Plat — 1 OF 2
Plat — 2 OF 2
Paving and Grading Plan — 1
Water and Sewer Plan — 2

OWNER:

VON VERDE PARTNERS LLC
10602 S CAMINO DEL SOL
YUMA AZ., 85367

BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING S 89°32'26" E

BENCHMARK:

TOP OF ½" REBAR W/ LS 22767
LOCATED AT THE INTERSECTION
OF 20th AVENUE AND COUNTY 24TH
STREET

ELEVATION: 159.25 FEET

ENGINEER:

VnV23-600

VEGA & VEGA ENGINEERING PLC
2619 S. AVE. 2½ E, STE#3 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT, THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

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1-800-STAKE-IT

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YUMA, AZ. 85364 928-247-6232 FAX
VnV@vegaNvega.com

Cover Sheet
ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1

Registered Professional Engineer
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 05-01-24
Arizona, U.S.A.

Notes:

Scale: N.T.S. Date: MAY 2024
Drawn: Staff Job #: VnV23-600
Checked: Vna

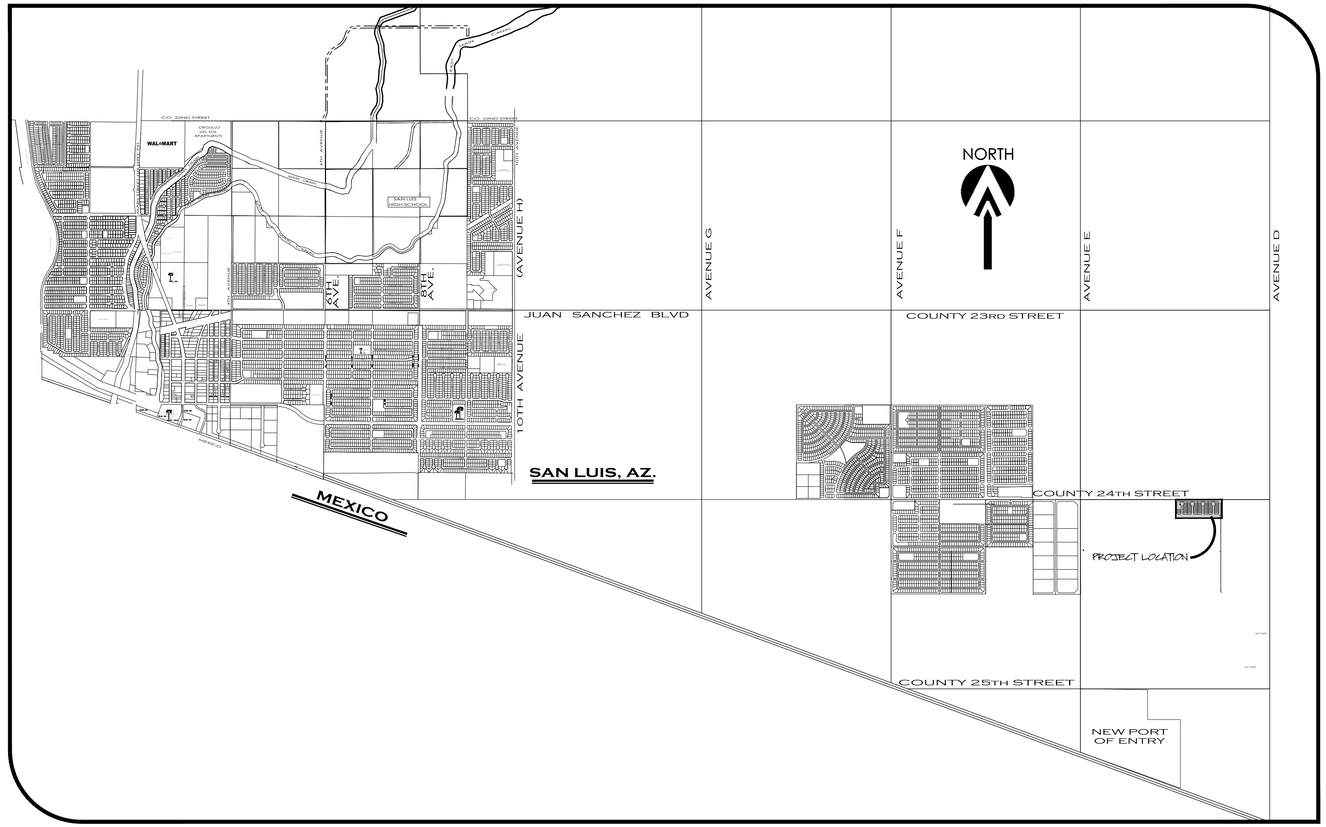
Sheet
0

ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1

A SUBDIVISION OF THE NE¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

MAY OF 2024 ACREAGE: 10.56 AC (NET)

PRELIMINARY PLAT



VICINITY MAP

SCALE: 1"=2000'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:
THAT VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION A PORTION OF THE NE¼ OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&.S.R.B.&M., YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS & STREETS UNDER THE NAME OF "ORCHIDEA PARK TOWNHOME SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS AND STREETS CONSTITUTING SAID "ORCHIDEA PARK TOWNHOMES SUBDIVISION" , THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT VON VERDE PARTNERS LLC, AN ARIZONA CORPORATION, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT, TRACT "A" ARE DEDICATED TO THE CITY OF SAN LUIS FOR USE AS A STORMWATER RETENTION BASIN AND COMPATIBLE USES, THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. A THREE-FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ALL SIDES OF ALL FIRE HYDRANTS; A 12-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL WATER METERS AND A 24-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL STREETLIGHTS IS HEREBY GRANTED

IN WITNESS WHEREOF: VON VERDE PARTNERS LLC, AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF ELIZABETH CARPENTER,AS ELIZABETH CARPENTER
MEMBER OF DIAMOND THREE INVESTMENTS, L.L.C.
MEMBER OF VON VERDE DEVELOPMENT, L.L.C.
MANAGING MEMBER OF VON VERDE PARTNERS, L.L.C.

THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____20____.

ELIZABETH CARPENTER
MEMBER OF DIAMOND THREE INVESTMENTS, L.L.C.
MEMBER OF VON VERDE DEVELOPMENT, L.L.C.
MANAGING MEMBER OF VON VERDE PARTNERS, L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF YUMA }

ON THIS THE _____ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: ELIZABETH CARPENTER
MEMBER OF DIAMOND THREE INVESTMENTS, L.L.C.
MEMBER OF VON VERDE DEVELOPMENT, L.L.C.
MANAGING MEMBER OF VON VERDE PARTNERS, L.L.C.

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

BY:_____ MY COMMISSION EXPIRES:_____
NOTARY PUBLIC

APPROVED

STATE OF ARIZONA }
} SS
COUNTY OF YUMA }

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

_____
MAYOR

_____
CITY MANAGER

_____
DIRECTOR OF PLANNING AND ZONING

_____
CITY PUBLIC WORKS DIRECTOR

LAND 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 TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL OF 2024 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY: _____ JOHN C. ENGLISH II R.L.S. No. 16528

REGISTERED LAND SURVEYOR
16528
JOHN C. ENGLISH II
05/01/24
Date Signed
ARIZONA, U.S.A.

ELABORATED BY:
Vnv 23-600

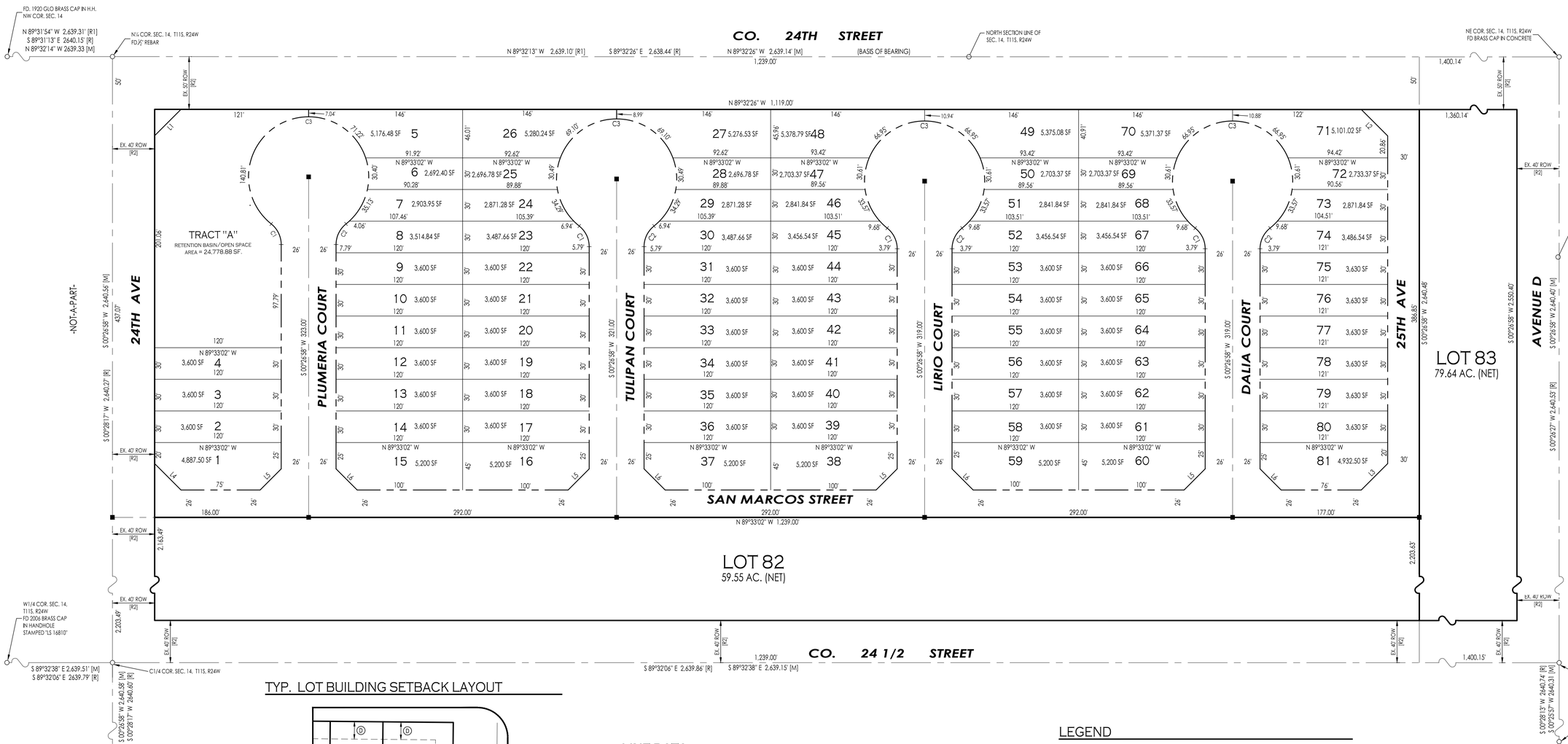
VEGA & VEGA ENGINEERING, PLC
2619 S. Ave. 2½E, Ste 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com

ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1

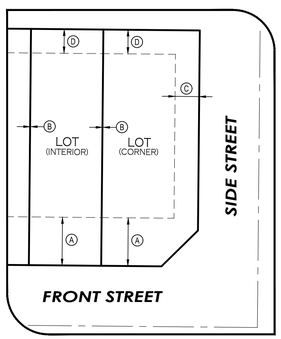
A SUBDIVISION OF THE NE¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

MAY OF 2024 ACREAGE: 10.56 AC (NET)

PRELIMINARY PLAT



TYP. LOT BUILDING SETBACK LAYOUT



BUILDING SETBACKS KEYNOTES

- (A) FRONT YARD SETBACK = 20 FEET
- (B) SIDE YARD SETBACK = 0 FEET
- (C) SIDE STREET YARD SETBACK = 10 FEET
- (D) REAR YARD SETBACK = 10 FEET

LINE DATA

LINE NUMBER	BEARING	LENGHT (FEET)
L1	S 45°27'16" W	35.35'
L2	N 44°32'44" W	35.36'
L3	S 45°26'58" W	35.36'
L4	N 44°33'02" W	35.36'
L5	S 45°26'58" W	28.28'
L6	N 44°33'02" W	28.28'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	51°32'28"	21.74'	12.07'	25.00'	22.49'
C2	51°32'28"	21.74'	12.07'	25.00'	22.49'
C3	283°04'57"	70.90'	45.27'	57.00'	281.62'

LEGEND

———	INDICATES BOUNDARY LINE
— · — · —	INDICATES CENTERLINE
— — — — —	INDICATES EASEMENT LINE
11	NEW LOT NUMBER
■	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
●	NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
○	EXISTING MONUMENT (TYPE AS SHOWN)
B.C.	INDICATES BRASS CAP
Y.C.R.	INDICATES YUMA COUNTY RECORDERS
G.L.O.	INDICATES GENERAL LAND OFFICE
N.A.E.	INDICATES NON ACCESS EASEMENT
[M]	INDICATES MEASURED DATA
[R]	DATA REFERS TO U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST GILA & SALT RIVER MERIDIAN, ARIZONA, FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERALS OFFICE
[R1]	DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
[R2]	DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216. AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING S 89°32'26" E

KEYNOTES

1. NEW 8' UTILITY EASEMENT
2. NEW 1' NON-ACCESS EASEMENT
3. NEW 10' DRAINAGE EASEMENT

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6

OWNER OF RECORD:

VON VERDE PARTNERS, LLC
10602 S. CAMINO DEL SOL
YUMA, AZ 85367

PREPARED BY:

VnV 23-600

VEGA & VEGA ENGINEERING, PLC
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

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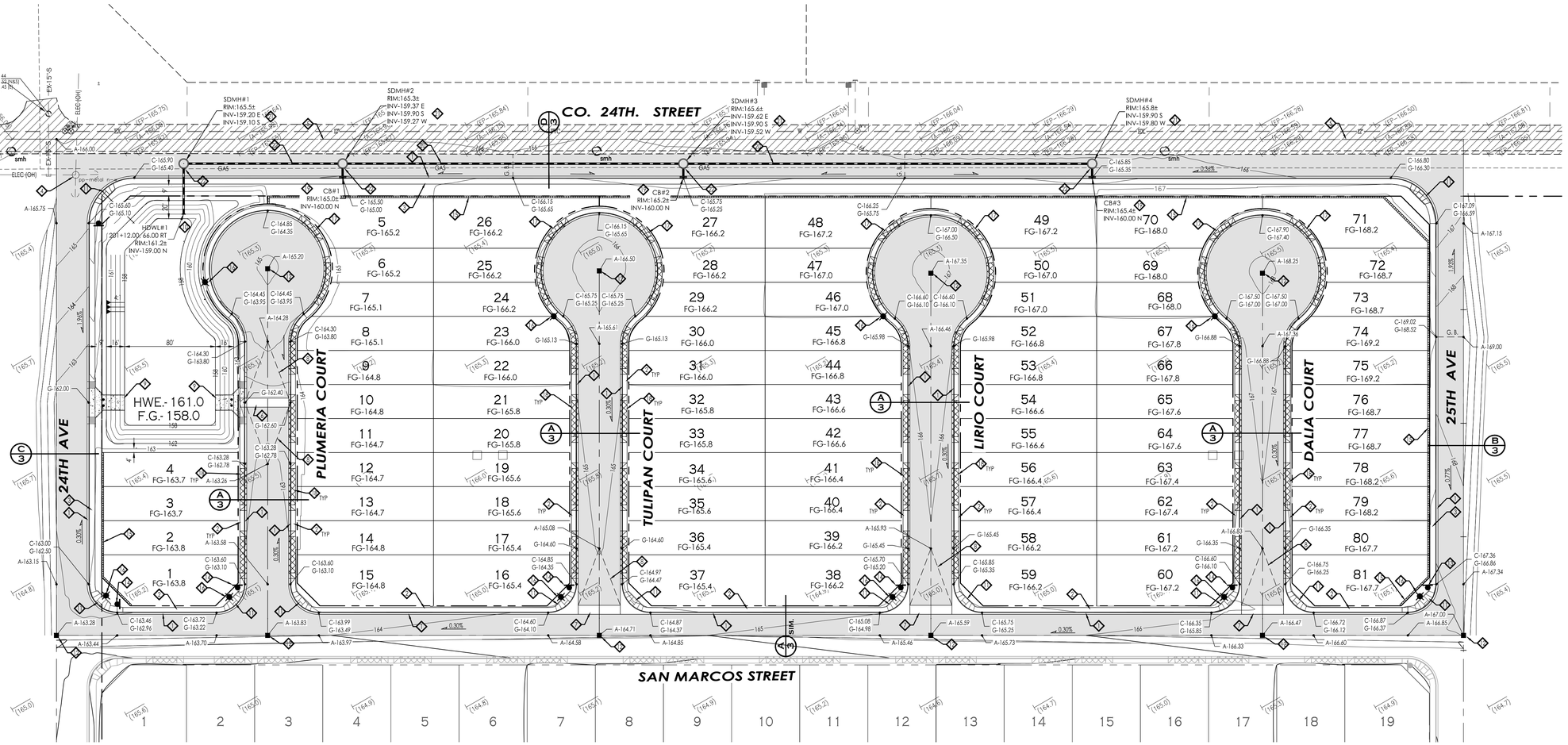
REGISTERED LAND SURVEYOR 16528 JOHN C. ENGLISH II 05/01/24 Date Signed ARIZONA, U.S.A.

BY: JOHN C. ENGLISH II R.L.S. No. 16528

SHEET: 2 OF 2



LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- E(OH) — INDICATES EX. ELECTRICAL OVERHEAD LINE
- =EX.=6"=PVC=W= INDICATES EX. WATER LINE
- =EX.=8"=PVC=S= INDICATES EX. SEWER LINE
- GAS= INDICATES EX. GAS LINE
- NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- INDICATES EXISTING STREET SIGN
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV INDICATES EXISTING WATER VALVE
- INDICATES NEW STREET LIGHT
- C-160.55 INDICATES EX. CURB ELEVATION
- SW-160.56 INDICATES EX. SIDEWALK ELEVATION
- A-160.50 INDICATES EX. ASPHALT ELEVATION
- (165.5) INDICATES EX. NATURAL SOIL ELEVATION
- A-161.02 INDICATES NEW ASPHALT ELEVATION
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- INDICATES EXISTING CMU WALL

KEYNOTES:

1. NEW VERTICAL CURB & GUTTER - AS PER C.O.Y. STD. 3-060
2. NEW 4' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
3. NEW 5' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
4. EXISTING POWER POLE TO BE RELOCATED BY APS
5. SAWCUT 1' OF EXISTING PAVEMENT, REMOVE AND REPLACE WITH NEW PAVEMENT - SEE DETAIL
6. NEW 8' CROSS GUTTER - AS PER C.O.Y. STD. 3-090
7. NEW 8' CROSS VALLEY GUTTER - AS PER C.O.Y. STD. 3-085
8. NEW 50' CROWN TRANSITION
9. NEW 13' CONCRETE SPILLWAY - SEE DETAIL B/7
10. NEW STORMDRAIN OUTLET STRUCTURE - SEE DETAIL D/7
11. NEW CONCRETE SIDEWALK RAMP (25' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
12. NEW STREET MONUMENT- AS PER C.O.Y. STD. 4-030
13. NEW DOUBLE FACED STREET SIGN - AS PER C.O.Y. STD.- 8-020
14. NEW DOUBLE FACED STREET SIGN-STOP SIGN - AS PER C.O.Y. STD.- 8-020
15. NEW 6' HIGH (ON THE LOT SIDE) CMU WALL - AS PER C.O.Y. STD. 1-015 (CMU WALL LOCATED WITHIN THE FRONT OR SIDE SETBACK OF LOTS MUST BE 3'6" HIGH MAXIMUM)
16. NEW STREET LIGHT - TYPE A (4700 LUMENS) AS PER C.O.Y. STD. 7-010 AND C.O.Y. STD. 7-015
17. NEW 16' WIDE DRIVEWAY -- AS PER C.O.Y. STD. 3-105
18. NEW 32' WIDE DRIVEWAY -- AS PER C.O.Y. STD. 3-105
19. NEW TYPE 'E' DOUBLE CATCH BASIN - AS PER C.O.Y. STD. 11-025
20. NEW 18" STORMDRAIN - AS PER C.O.Y. STD. 5-010
21. NEW 5' DIA STORMDRAIN MANHOLE E/7 F/7
22. ADJUST EXISTING GAS LINE AS NECESSARY FOR NEW STORMDRAIN

DRAINAGE REPORT

1.- DRAINAGE REPORT

DRAINAGE AREA # 1

USING THE RATIONAL METHOD
Q= CIA = PEAK RUNOFF (VOL.)
(C) PEAK RATE RUNOFF = 0.43
(I) INTENSITY OF RAINFALL = 1.22 IN / HR
(A)DRAINAGE AREA = ; 541,395.41 SF. = 12.43 SF
Q= (0.43)(1.22)(12.43) =6.5208 CF
TOTAL RUNOFF = 7,200 (6.5208) = 46,949.76 CF

STORAGE VOLUME PROVIDED AREA # 1
RETENTION BASIN
TOP AREA = 20,623.90 SF
BOTTOM AREA = 11,660.62 SF
DEPTH = 3 FT
VOL. PROVIDED = $(20{,}623.90 + 11{,}660.62)\frac{(4.0)}{2}$ = 64,566 CF

TOTAL VOL. PROVIDED = 64,566 CF

FACTOR OF SAFETY = $\frac{64{,}566\ CF}{46{,}949.76\ CF}$ = 1.37 > 1.25 THEREFORE OK.

OPEN SPACE CALCULATIONS

PROJECT AREA : 459,993.60 SF. = 10.56 AC

5% OPEN SPACE REQUIRED = 459,993.60 SF. X 5% = 22,999.68 SF.

OPEN SPACE PROVIDED : AREA RETENTION BASIN = 24,778.88 SF.
24TH. AVENUE LANDSCAPING AREA = 2,921.82 SF.
CO. 24TH. STREET LANDSCAPING AREA = 11,328.14 SF.
39,028.84 SF.

TOTAL AREA OPEN SPACE PROVIED : ========== 39,028.84 SF.

39,028.84 SF. > 22,999.68 SF **THEREFORE OK**

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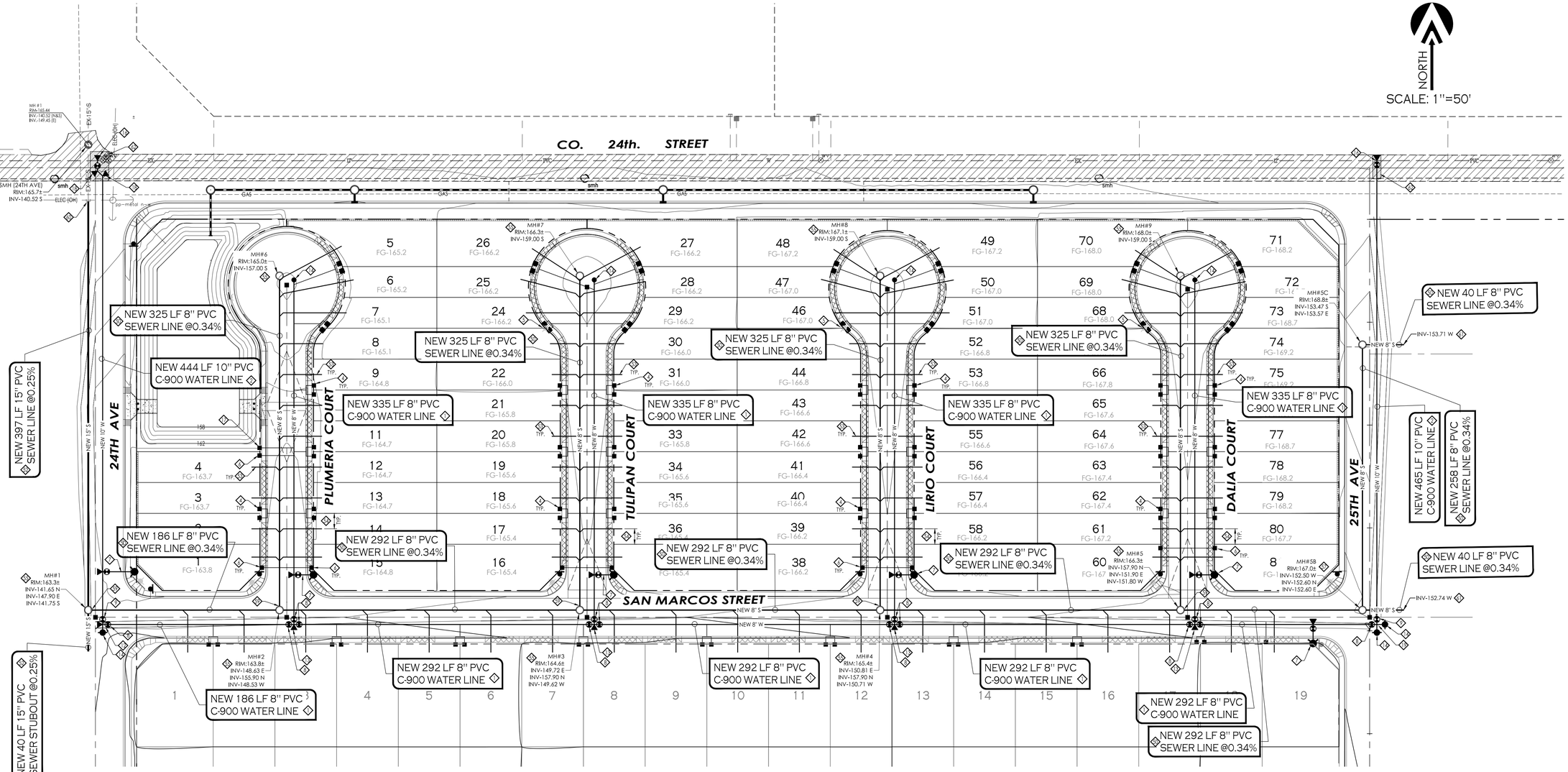
PAVING & GRADING
ORCHIDEA PARK
TOWNHOMES SUBDIVISION PHASE I

Registered Professional Engineer
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 05-01-24
Arizona, U.S.A.

Notes:

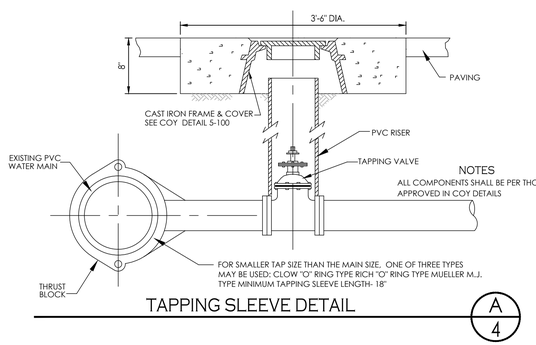
Scale: N.T.S. Date: MAY 2024
Drawn: Staff Job #: VnV23-600
Checked: Vna

Sheet 1



LEGEND

163	INDICATES EX. CONTOURS ELEVATION
=EX.=6"=PVC=W=	INDICATES EX. WATER LINE
=EX.=8"=PVC=S=	INDICATES EX. SEWER LINE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
50	INDICATES LOT NUMBERS
—NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW SEWER CLEANOUT
	NEW 4" PVC SEWER SERVICE
—NEW—PVC—W—	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE



TAPPING SLEEVE DETAIL — A/4

WATER KEYNOTES:

1. INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
2. INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
3. INSTALL 12" WATER MAIN - AS PER C.O.Y. STD. 5-010
4. INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055 AND SEE DETAIL G/7
5. SEPARATE WATER METERS AT THESE LOCATIONS TO ALLOW FOR STREET LIGHT PLACEMENT
6. INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055.
7. NEW COMPLETE FIRE HYDRANT - AS PER C.O.Y. STD. 5-155.
8. NEW 8" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
9. NEW 10" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
10. NEW 12" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
11. NEW 12"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
12. NEW 10"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
13. NEW 8"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
14. NEW WATERMAIN BLOWOFF VALVE - AS PER C.O.Y. STD. 5-085.
15. REMOVE EXISTING CAP AND CONNECT NEW WATER LINE TO EX. WATER SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.
16. NEW 10" TAPPING SLEEVE, CONNECT NEW 10 " WATER LINE TO EX. 12" WATER MAIN, SAWCUT EXISTING PAVEMENT AS NEEDED FOR CONNECTION AND REPLACE WITH NEW PAVEMENT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 12" WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION - SEE DETAILS A/4
17. INSTALL 2" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060.
18. NEW 12" 45 ° PVC BEND W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
19. NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025

SEWER KEYNOTES:

1. INSTALL 8" SEWER MAIN - AS PER C.O.Y. STD. 5-010
2. INSTALL 10" SEWER MAIN - AS PER C.O.Y. STD. 5-010
3. INSTALL 15" SEWER MAIN - AS PER C.O.Y. STD. 5-010
4. NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015.
5. CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT, UNLESS NOTED OTHERWISE.
6. NEW SANITARY SEWER MANHOLE - AS PER C.O.Y. STD. 6-020, 6-035 & 6-040.
7. NEW SHALLOW SEWER MANHOLE - AS PER MAG STD. 420 & 422
8. NEW SANITARY SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005
9. NEW TYPE 'A' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-055
10. NEW TYPE 'B' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-060
11. CONNECT NEW SEWER LINE TO EXISTING SANITARY SEWER . CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SEWER . IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION
12. NEW WATERTIGHT PLUG
13. NEW TYPE 'B' PAVEMENT REPLACEMENT - AS PER C.O.Y. STD 5-016

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3
YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaNvega.com

WATER & SEWER
ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE I

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 05-01-24 Arizona, U.S.A.

Notes:

Scale: N.T.S. Date: MAY 2024
Drawn: Staff Job #: VnV23-600
Checked: Vna

Sheet 2

City of San Luis
Development Services Department
Planning · Zoning · GIS · Building Safety · Code Enforcement

July 5, 2024

Vianey Vega
Vega & Vega Engineering, P.L.C.
2619 S Ave. 2½ E, Ste #3
Yuma, AZ 85364

Re: Subdivision Case No. 2024-0298P & 2024-0299F Orchidea Park Townhomes Subdivision Phase 1

City staff has reviewed the 1st Submittal preliminary and final plat of Orchidea Park Townhome Subdivision Phase 1 and have the following comments:

Planning and Zoning Department

Preliminary and final Plat

1. Provide HOA, CCR's and Title Report.
2. An approved Development Agreement will be required at the time of the final approval of any phase.
3. As per current Subdivision Regulations subdivider will take such actions as may be necessary to form, establish and include the subdivision in an improvement district.
4. On Approved Section revise "Director of Planning and Zoning" to "*Director of Development Services*".
5. Call out the corners of the subdivision property and provide survey monuments at all corners.
6. Show 8' utility easement and 1' non-access easement on plat.
7. Show all dimensions and bearing as required for lots 82 and 83 and dedicate corner triangles at intersections as per COY standards.
8. Legal description on plat and dedication should read: "A Subdivision of lot B of San Luis Port II Sudvivision as recorded…"
9. On TYP. Lot Building Setback Layout show 10' side yard setback on visibility triangle.
10. Call out Mid-Section line of section 14.
11. Provide owners name and assessor's number of adjoining parcels.
12. Provide assessor's parcel number on plat and revise zoning to current zoning.
13. Basis of bearing is S89°32'13"W as per Book 35 of Plats, Page 54, Yuma County Recorders Office. Clarify or revise accordingly.

Paving and grading

1. Submit complete drainage report and engineer design report.
2. Provide striping plan for major streets.
3. Show existing elevation contours, seems contours on plans shown are the new elevation contours.
4. Add streetlights to County 24th Street.

5. For County 24th Street revise section to match COY Std. No 2-015 with a centerline to curb dimension of 38.0' and 6' sidewalk, this would match Plaza Colibri Commercial subdivision adjacent project to the west, revise plan and typical street section accordingly.
6. For 24th Avenue section to match northern developments with a centerline to curb dimensions of 26.0' and 5' sidewalk.
7. Reference detail to Keynote 7 accordingly.
8. Provide guard post location and spacing on 13' spillways.
9. Provide distance from centerline for stormdrain pipes.
10. Provide subdivision perimeter wall along rear of retention basin.
11. As per Zoning Ordinance Section 18.30.020 (E)(5) All multiple residence developments having more than ten dwelling units shall include a recreational amenity for the residents' use at the rate of one amenity per ten dwelling units. Examples of such amenities include, but are not limited to, swimming pool, tot lot, sport court, ramada with picnic tables and barbeque grill.
12. Development of all improvements and dedication of rights-of-way are required as part of a subdivision development unless approved and specified in a Development Agreement. It is understood that the developer is currently working on a Development Agreement, which will determine the phasing of the improvements and right-of-way dedication.

Water and sewer plans

1. Provide ADEQ permits.
2. A sewer and water masterplan for the whole development at the time of the first final plat submittal.
3. General Note Sheet 7 should reference City of San Luis.
4. Sanitary sewer manholes need to be polymer manholes as per City of San Luis Supplement to the MAG Uniform Standard Specifications.
5. Provide fire hydrant street markers as per COY Std. No. 5-160.
6. Provide distance from Centerline on water and sewer lines.

Public Works

General

1. Assure design meets City of San Luis Standards. Any deviations from City Standards need City of San Luis approval prior to incorporating into the design. Update General Note No. 1 to reflect this. Yuma Co. spillway is acceptable.
2. Provide traffic study for this development and how it incorporates to proposed improvements from Mezquites and Von Verde traffic study by Nicklaus Engineering for this area.
3. Confirm all corner triangle and visibility meets City standards.

Grading

1. Update topo to show existing improvements on the north side of Co. 24th Street on 24th Avenue. This will help better identify necessary improvements to better align 24th Avenue centerline to the north and south of Co. 24th Street.
2. Co. 24th Street is missing some slopes but it appears that proposed drainage slopes actually go against the existing longitudinal slopes. Provide EP and gutter profile to better appreciate the grade difference.
3. 24th Avenue vertical alignment appears low compared to existing surrounding grades, raising it would make it easier to drain it into future phases.

4. Suggest that CMU wall callout be modified so that the 6 foot height requirement is on the side of highest elevation.
5. Include street lights along the entire perimeter of the subdivision. The City uses dual mast arm street lights next to retention basins. Final street light design will be coordinated with APS.

Details

1. Outlet headwall should include railings. Provide positive drainage away from headwall floor to eliminate stagnant nuisance flows. Suggest a 2" to 4" drop from pipe invert to headwall floor to keep pipe dry (if grades permit).

ADOT

The ADOT Southwest District requests the opportunity to review and comment on a traffic impact analysis (TIA) for the proposed subdivision. The TIA should meet the requirements of Section 240 of ADOT's Traffic Guidelines and Processes; this information can be found at the following location: azdot.gov/business/engineering-and-construction/traffic/guidelines-and-processes. The TIA would allow the Department the chance to assess the effects the increased traffic from the proposed development would have on the state highway system and the intersection of Ave E and SR 195."

Yuma County Assessor's Office

It would be much better to have the following: A SUBDIVISION OF A PORTION OF LOT B, SAN LUIS PORT II – INDUSTRIAL PARK LLC, ACCORDING TO BOOK 26 OF PLATS, PAGE 4, RECORDS OF YUMA COUNTY, ARZIONA.

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comments or require further information or submissions. Any construction which occurs prior to issuance of proper permits is occurring in contravention of the ordinances of the City and is occurring at the risk of the Developer.

If you have any questions on these comments, please contact the Development Services Department at 928-341-8563 extension 2064.

Thank you,

Juan Tejeda
Associate Planner

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **5. B.**

Meeting Date: 07/09/2024

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

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0299F. A request by Vega & Vega Engineering, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Townhomes Subdivision Phase1 final plat. The property is located at the southeast corner of 24th Avenue and County 24th Street intersection, in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2024-0299F

SUMMARY:

This subdivision will consist of approximately 153.4 acres. Orchidea Park Townhomes Subdivision will consist of 10.56 acres and the 2 remaining large lots are designated for future phases. Orchidea Park Townhomes Subdivision will contain 83 residential lots that range in size from approximately 2,700 square feet to 5,400 square feet. The property is located at southeast corner of 24th Avenue and County 24th Street intersection. Assessor's Parcel Number 227-14-002.

On June 14, 2023, City Council approved Rezoning Case No. 2023-0144 which rezoned a portion of Assessors Parcel Number 227-14-002 from Medium Density Residential (R1-6) to Medium-High Density Residential (R-2). Medium-High Density Residential (R-2) allows the applicant to increase the residential density with smaller size lots.

The applicant has provided the information and materials necessary for the review of the final plat for Orchidea Park Townhomes Subdivision Phase 1.

STAFF RECOMMENDATION:

Staff recommends approval of Subdivision Case No. 2024-0299F with the following conditions:

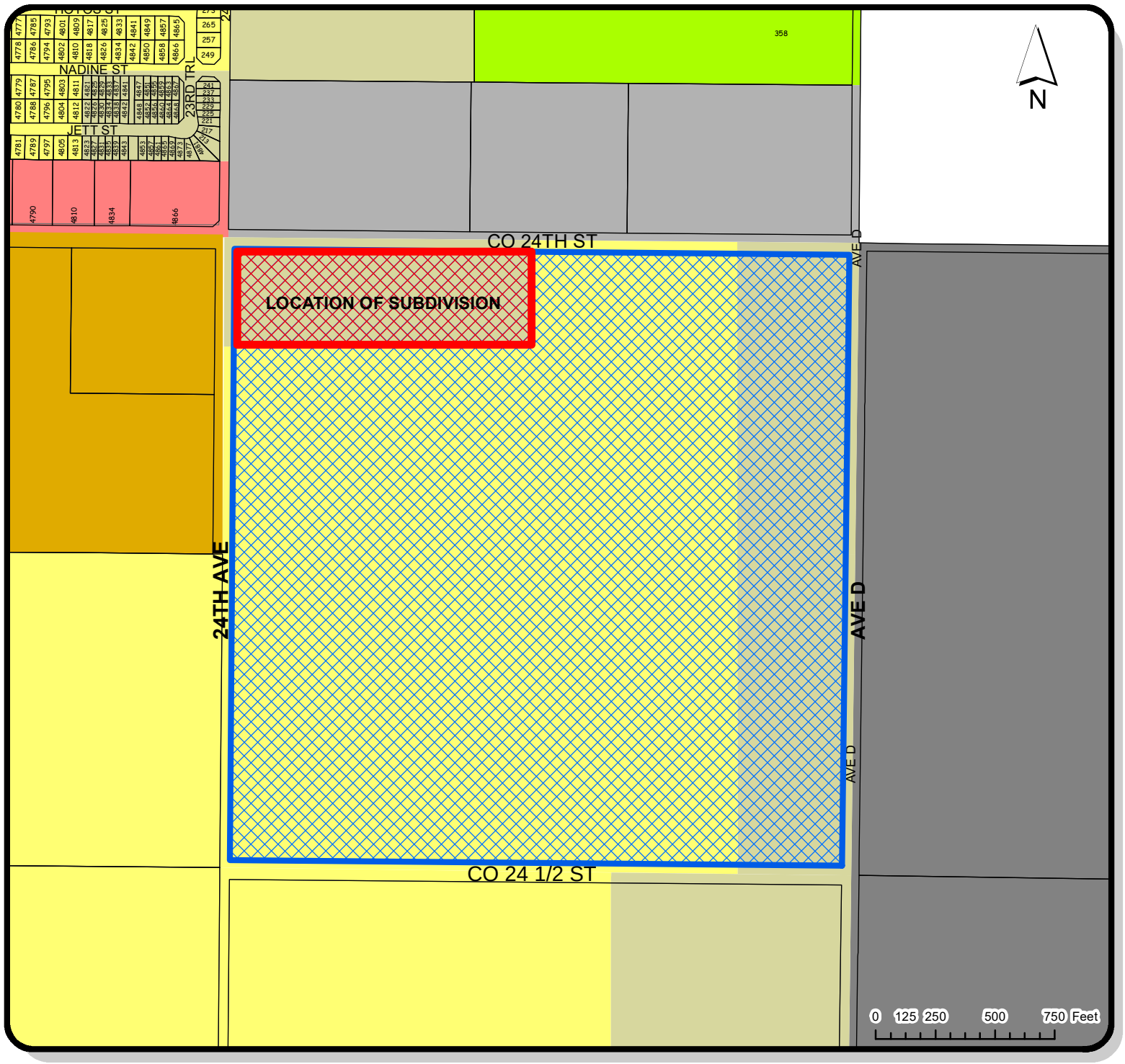
1. Applicant must address comments from the Comment Letter dated July 5, 2024.
2. Development agreement to be approved prior to presenting this item to the City Council to establish the phasing of the development, including but not limited to right-of-way dedication, traffic study, traffic lights contributions, and schedule of improvements.
3. Orchidea Park Subdivision Preliminary Plat Amendment must be approved prior to presenting this item to council.

RECOMMENDED MOTION:

I MOVE TO FORWARD SUBDIVISION CASE NO. 2024-0299F TO THE CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL WITH CONDITIONS AS PRESENTED BY STAFF.

Attachments

Location Map



LOCATION MAP

LOCATION OF SUBJECT PROPERTY

PARCEL ID: 227-14-002

LOCATION OF SUBDIVISION
ORCHIDEA PARK SUBDIVISION 1

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 #
2024-0299F

DATE:
5/30/2024

CHECKED BY:
JUAN TEJEDA

PLANNING & ZONING
GIS

CREATED BY:
ISAAC GUTIERREZ

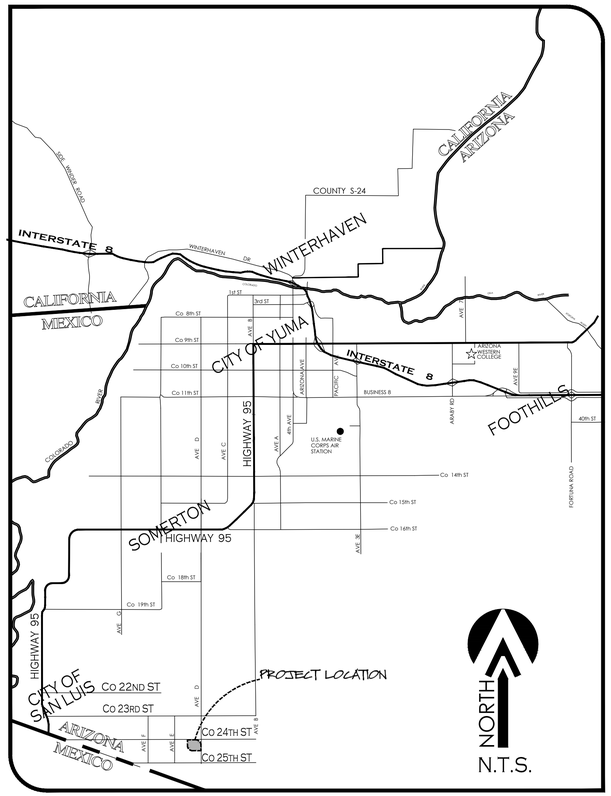
APPROVED BY:
JOSE A. GUZMAN

ORCHIDEA PARK TOWNHOMES

SUBDIVISION PHASE 1

LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. CMU WALL
- =EX.=6"=PVC=W= INDICATES EX. WATER LINE
- =EX.=8"=PVC=S= INDICATES EX. SEWER LINE
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- 163 INDICATES EX. CONTOURS ELEVATION
- -NEW—PVC—S— INDICATES NEW SANITARY SEWER LINE
- NEW SEWER STUB
- NEW SEWER MANHOLE
- NEW 4" PVC SEWER SERVICE
- -NEW—PVC—W— INDICATES NEW WATER LINE
- NEW SINGLE WATER SERVICE
- FIRE LINE W/ END PLUG AND THRUST BLOCK
- NEW WATER VALVE
- NEW FIRE HYDRANT
- NEW TEMPORARY BLOWOFF VALVE
- 50 INDICATES LOT NUMBERS
- NEW YUMA COUNTY STD. DETAIL No. 4-040 SUB'D BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- PP INDICATES EXISTING POWER POLE
- [C] INDICATES CALCULATED DATA
- [M] INDICATES MEASURED DATA
- [E] INDICATES EXISTING ELECTRICAL BOX
- GP INDICATES EXISTING GAS PADDLE
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV INDICATES EXISTING WATER VALVE
- C-160.35 INDICATES EX. CURB ELEVATION
- SW-160.56 INDICATES EX. SIDEWALK ELEVATION
- A-160.30 INDICATES EX. ASPHALT ELEVATION
- T-160.51 INDICATES EX. NATURAL SOIL ELEVATION
- A-159.02 INDICATES NEW ASPHALT ELEVATION
- C-159.02 INDICATES NEW CURB ELEVATION
- G-159.02 INDICATES NEW GUTTER ELEVATION



VICINITY MAP

N.T.S.

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-53485) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR SHALL GUARANTEED ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
6. REFER TO SHEETS 2 OF 2 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
7. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
8. ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
9. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
10. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DIRECTION.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

INDEX:

Cover Sheet — 0
Cover Sheet Plat — 1 OF 2
Plat — 2 OF 2
Paving and Grading Plan — 1
Storm Drain Plan and Profile — 2
Typical Street Sections — 3
Water and Sewer Plan — 4
Sewer Plan and Profile — 5
Sewer Plan and Profile — 6
Details And Water And Sewer Notes — 7
Stormwater Prevention Pollution Plan — 8
SWPPP Erosion Control Details — 9
24th Ave & Retention Basin Landscaping — L1.1
24th Ave Landscaping Plan — L1.2
24th Ave & Retention Basin Irrigation — L1.3
24th Ave Irrigation — L1.4
24TH AVE. & RETENTION BASIN Details — L1.5

OWNER:

VON VERDE PARTNERS LLC
10602 S CAMINO DEL SOL
YUMA AZ., 85367

BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING S 89°32'26" E

BENCHMARK:

TOP OF ½" REBAR W/ LS 22767
LOCATED AT THE INTERSECTION
OF 20th AVENUE AND COUNTY 24TH
STREET

ELEVATION: 159.25 FEET

ENGINEER:

VnV23-600

VEGA & VEGA ENGINEERING PLC
2619 S. AVE. 2½ E, STE#3 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

UTILITIES WARNING

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YUMA, AZ. 85364 928-247-6232 FAX
VnV@vegaNvega.com

Cover Sheet
ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1

Registered Professional Engineer
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 05-01-24
Arizona, U.S.A.

Notes:

Scale: N.T.S. Date: MAY 2024
Drawn: Staff Job #: VnV23-600
Checked: Vna

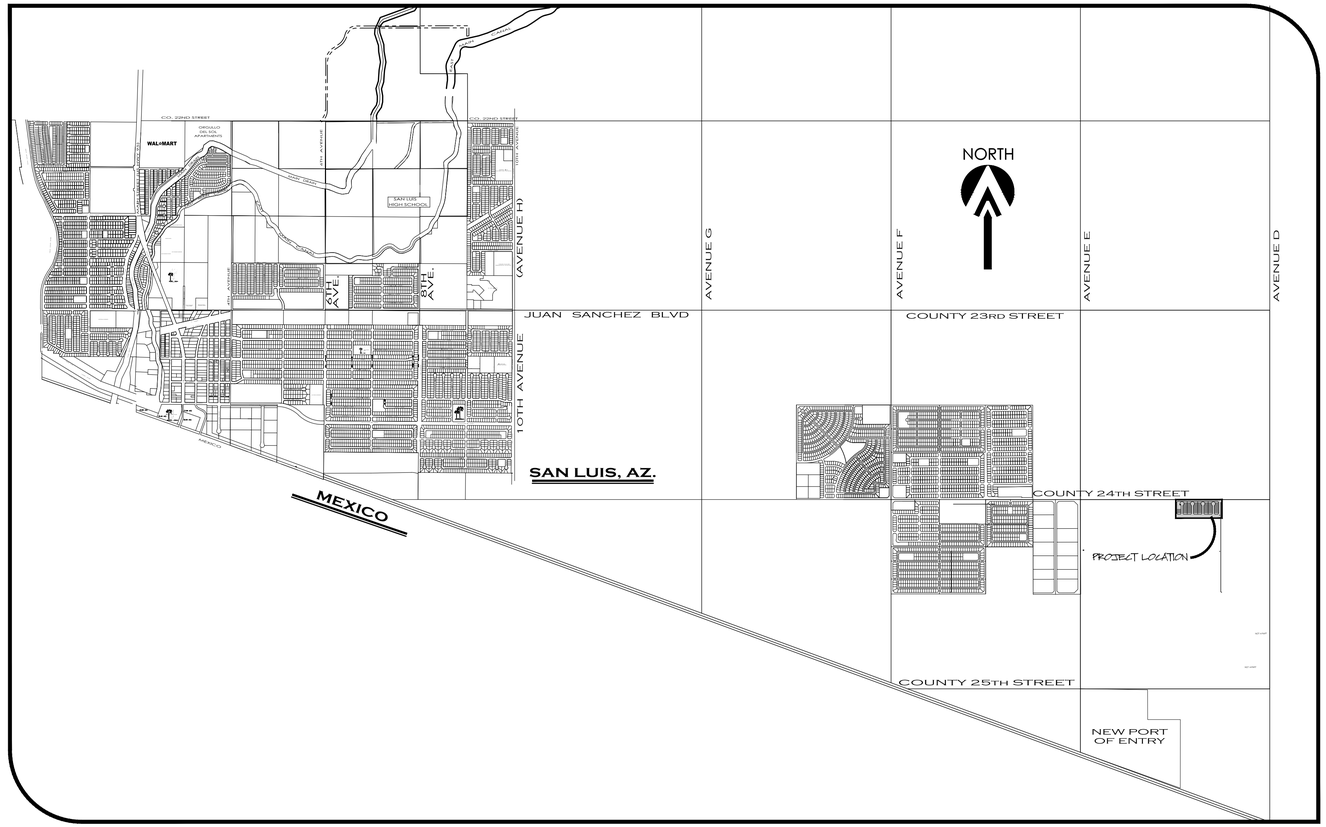
Sheet
0

ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1

A SUBDIVISION OF THE NE¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

MAY OF 2024 ACREAGE: 10.56 AC (NET)

FINAL PLAT



VICINITY MAP

SCALE: 1"=2000'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:
THAT VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION A PORTION OF THE NE¼ OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&.S.R.B.&M., YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS & STREETS UNDER THE NAME OF "ORCHIDEA PARK TOWNHOME SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS AND STREETS CONSTITUTING SAID "ORCHIDEA PARK TOWNHOMES SUBDIVISION" , THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT VON VERDE PARTNERS LLC, AN ARIZONA CORPORATION, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT, TRACT "A" ARE DEDICATED TO THE CITY OF SAN LUIS FOR USE AS A STORMWATER RETENTION BASIN AND COMPATIBLE USES, THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. A THREE-FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ALL SIDES OF ALL FIRE HYDRANTS; A 12-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL WATER METERS AND A 24-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL STREETLIGHTS IS HEREBY GRANTED

IN WITNESS WHEREOF: VON VERDE PARTNERS LLC, AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF ELIZABETH CARPENTER,AS ELIZABETH CARPENTER
MEMBER OF DIAMOND THREE INVESTMENTS, L.L.C.
MEMBER OF VON VERDE DEVELOPMENT, L.L.C.
MANAGING MEMBER OF VON VERDE PARTNERS, L.L.C.

THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____20____.

ELIZABETH CARPENTER
MEMBER OF DIAMOND THREE INVESTMENTS, L.L.C.
MEMBER OF VON VERDE DEVELOPMENT, L.L.C.
MANAGING MEMBER OF VON VERDE PARTNERS, L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF YUMA }

ON THIS THE _____ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: ELIZABETH CARPENTER
MEMBER OF DIAMOND THREE INVESTMENTS, L.L.C.
MEMBER OF VON VERDE DEVELOPMENT, L.L.C.
MANAGING MEMBER OF VON VERDE PARTNERS, L.L.C.

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

BY:_____ MY COMMISSION EXPIRES:_____
NOTARY PUBLIC

APPROVED

STATE OF ARIZONA }
} SS
COUNTY OF YUMA }

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

_____
MAYOR

_____
CITY MANAGER

_____
DIRECTOR OF PLANNING AND ZONING

_____
CITY PUBLIC WORKS DIRECTOR

LAND 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 TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL OF 2024 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY: _____
JOHN C. ENGLISH II R.L.S. No. 16528

REGISTERED LAND SURVEYOR
16528
JOHN C. ENGLISH II
05/01/24
Date Signed
ARIZONA, U.S.A.

ELABORATED BY:
Vnv 23-600

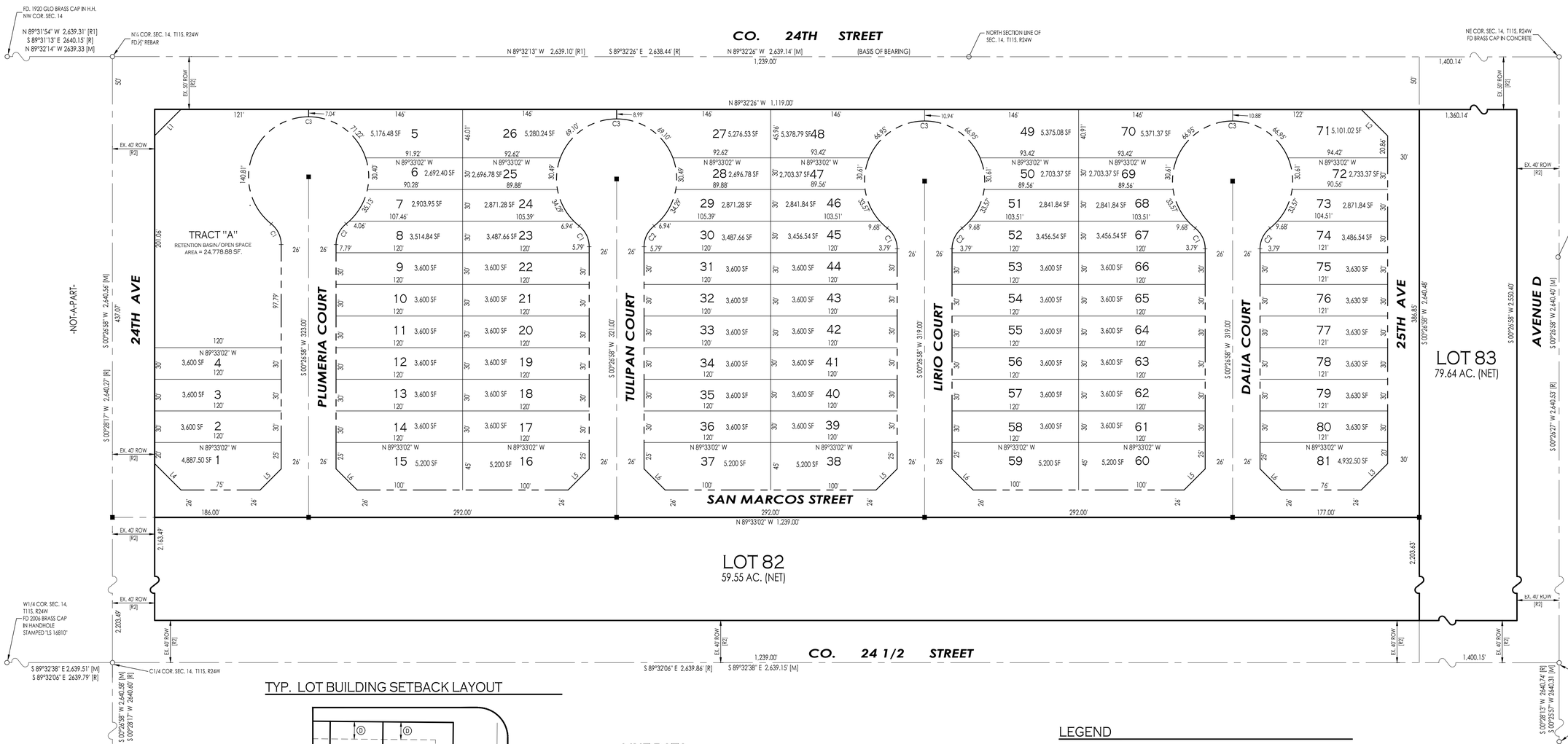
VEGA & VEGA ENGINEERING, PLC
2619 S. Ave. 2½E, Ste 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com

ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1

A SUBDIVISION OF THE NE¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

MAY OF 2024 ACREAGE: 10.56 AC (NET)

FINAL PLAT



BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING S 89°32'26" E

KEYNOTES

1. NEW 8' UTILITY EASEMENT
2. NEW 1' NON-ACCESS EASEMENT
3. NEW 10' DRAINAGE EASEMENT

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6

OWNER OF RECORD:

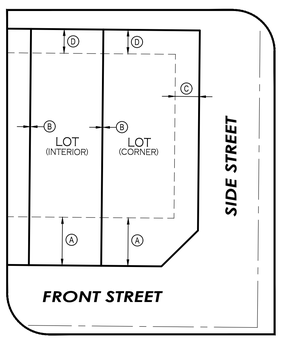
VON VERDE PARTNERS, LLC
10602 S. CAMINO DEL SOL
YUMA, AZ 85367

PREPARED BY:

VnV 23-600

VEGA & VEGA ENGINEERING, PLC
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

TYP. LOT BUILDING SETBACK LAYOUT



BUILDING SETBACKS KEYNOTES

- (A) FRONT YARD SETBACK = 20 FEET
- (B) SIDE YARD SETBACK = 0 FEET
- (C) SIDE STREET YARD SETBACK = 10 FEET
- (D) REAR YARD SETBACK = 10 FEET

LINE DATA

LINE NUMBER	BEARING	LENGHT (FEET)
L1	S 45°27'16" W	35.35'
L2	N 44°32'44" W	35.36'
L3	S 45°26'58" W	35.36'
L4	N 44°33'02" W	35.36'
L5	S 45°26'58" W	28.28'
L6	N 44°33'02" W	28.28'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	51°32'28"	21.74'	12.07'	25.00'	22.49'
C2	51°32'28"	21.74'	12.07'	25.00'	22.49'
C3	283°04'57"	70.90'	45.27'	57.00'	281.62'

LEGEND

———	INDICATES BOUNDARY LINE
— · — · —	INDICATES CENTERLINE
— — — — —	INDICATES EASEMENT LINE
11	NEW LOT NUMBER
■	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
●	NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
○	EXISTING MONUMENT (TYPE AS SHOWN)
B.C.	INDICATES BRASS CAP
Y.C.R.	INDICATES YUMA COUNTY RECORDERS
G.L.O.	INDICATES GENERAL LAND OFFICE
N.A.E.	INDICATES NON ACCESS EASEMENT
[M]	INDICATES MEASURED DATA
[R]	DATA REFERS TO U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST GILA & SALT RIVER MERIDIAN, ARIZONA, FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERALS OFFICE
[R1]	DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
[R2]	DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216. AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

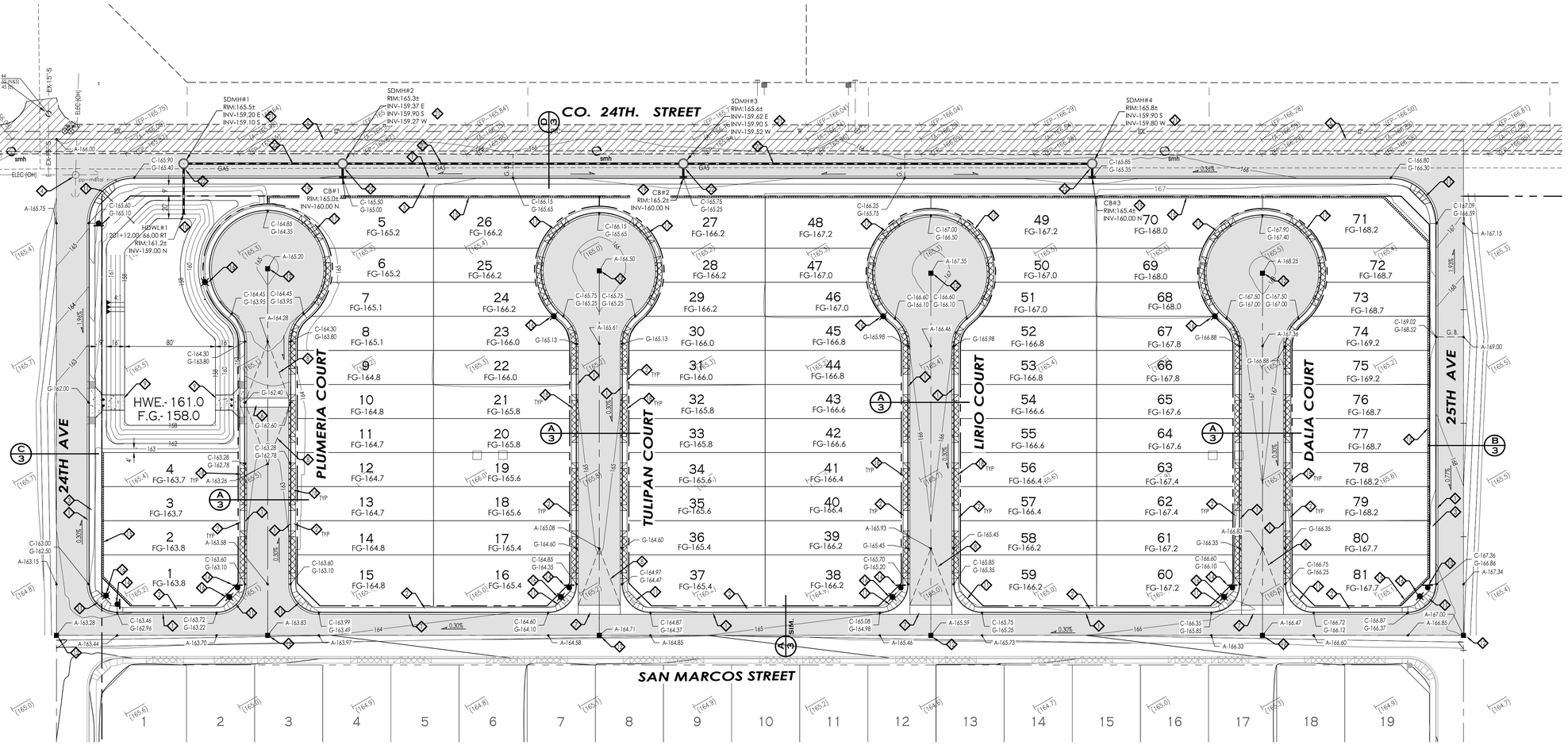
LAND SURVEYOR'S CERTIFICATE:

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 TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL 2024 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP, THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

REGISTERED LAND SURVEYOR
16528
JOHN C. ENGLISH II
05/01/24
Date Signed
ARIZONA, U.S.A.

BY: _____ JOHN C. ENGLISH II R.L.S. No. 16528

SHEET: 2 OF 2



LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- E(OH) — INDICATES EX. ELECTRICAL OVERHEAD LINE
- =EX.=6"=PVC=W= INDICATES EX. WATER LINE
- =EX.=8"=PVC=S= INDICATES EX. SEWER LINE
- GAS= INDICATES EX. GAS LINE
- NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- INDICATES EXISTING STREET SIGN
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV INDICATES EXISTING WATER VALVE
- INDICATES NEW STREET LIGHT
- C-160.55 INDICATES EX. CURB ELEVATION
- SW-160.56 INDICATES EX. SIDEWALK ELEVATION
- A-160.50 INDICATES EX. ASPHALT ELEVATION
- (165.5) INDICATES EX. NATURAL SOIL ELEVATION
- A-161.02 INDICATES NEW ASPHALT ELEVATION
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- INDICATES EXISTING CMU WALL

KEYNOTES:

1. NEW VERTICAL CURB & GUTTER - AS PER C.O.Y. STD. 3-060
2. NEW 4' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
3. NEW 5' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
4. EXISTING POWER POLE TO BE RELOCATED BY APS
5. SAWCUT 1' OF EXISTING PAVEMENT, REMOVE AND REPLACE WITH NEW PAVEMENT - SEE DETAIL
6. NEW 8' CROSS GUTTER - AS PER C.O.Y. STD. 3-090
7. NEW 8' CROSS VALLEY GUTTER - AS PER C.O.Y. STD. 3-085
8. NEW 50' CROWN TRANSITION
9. NEW 13' CONCRETE SPILLWAY - SEE DETAIL B/7
10. NEW STORMDRAIN OUTLET STRUCTURE - SEE DETAIL D/7
11. NEW CONCRETE SIDEWALK RAMP (25' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
12. NEW STREET MONUMENT- AS PER C.O.Y. STD. 4-030
13. NEW DOUBLE FACED STREET SIGN - AS PER C.O.Y. STD.- 8-020
14. NEW DOUBLE FACED STREET SIGN-STOP SIGN - AS PER C.O.Y. STD.- 8-020
15. NEW 6' HIGH (ON THE LOT SIDE) CMU WALL - AS PER C.O.Y. STD. 1-015 (CMU WALL LOCATED WITHIN THE FRONT OR SIDE SETBACK OF LOTS MUST BE 3'6" HIGH MAXIMUM)
16. NEW STREET LIGHT - TYPE A (4700 LUMENS) AS PER C.O.Y. STD. 7-010 AND C.O.Y. STD. 7-015
17. NEW 16' WIDE DRIVEWAY -- AS PER C.O.Y. STD. 3-105
18. NEW 32' WIDE DRIVEWAY -- AS PER C.O.Y. STD. 3-105
19. NEW TYPE 'E' DOUBLE CATCH BASIN - AS PER C.O.Y. STD. 11-025
20. NEW 18" STORMDRAIN - AS PER C.O.Y. STD. 5-010
21. NEW 5' DIA STORMDRAIN MANHOLE E/7 F/7
22. ADJUST EXISTING GAS LINE AS NECESSARY FOR NEW STORMDRAIN

DRAINAGE REPORT

1.- DRAINAGE REPORT

DRAINAGE AREA # 1

USING THE RATIONAL METHOD
Q= CIA = PEAK RUNOFF (VOL.)
(C) PEAK RATE RUNOFF = 0.43
(I) INTENSITY OF RAINFALL = 1.22 IN / HR
(A)DRAINAGE AREA = ; 541,395.41 SF. = 12.43 SF
Q= (0.43)(1.22)(12.43) =6.5208 CF
TOTAL RUNOFF = 7,200 (6.5208) = 46,949.76 CF

STORAGE VOLUME PROVIDED AREA # 1
RETENTION BASIN
TOP AREA = 20,623.90 SF
BOTTOM AREA = 11,660.62 SF
DEPTH = 3 FT
VOL. PROVIDED = $(20{,}623.90 + 11{,}660.62)\frac{(4.0)}{2}$ = 64,566 CF

TOTAL VOL. PROVIDED = 64,566 CF

FACTOR OF SAFETY = $\frac{64{,}566\ CF}{46{,}949.76\ CF}$ = 1.37 > 1.25 THEREFORE OK.

OPEN SPACE CALCULATIONS

PROJECT AREA : 459,993.60 SF. = 10.56 AC

5% OPEN SPACE REQUIRED = 459,993.60 SF. X 5% = 22,999.68 SF.

OPEN SPACE PROVIDED : AREA RETENTION BASIN = 24,778.88 SF.
24TH. AVENUE LANDSCAPING AREA = 2,921.82 SF.
CO. 24TH. STREET LANDSCAPING AREA = 11,328.14 SF.
39,028.84 SF.

TOTAL AREA OPEN SPACE PROVIED : ========== 39,028.84 SF.

39,028.84 SF. > 22,999.68 SF **THEREFORE OK**

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE MIDDLEATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3
YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaNvega.com

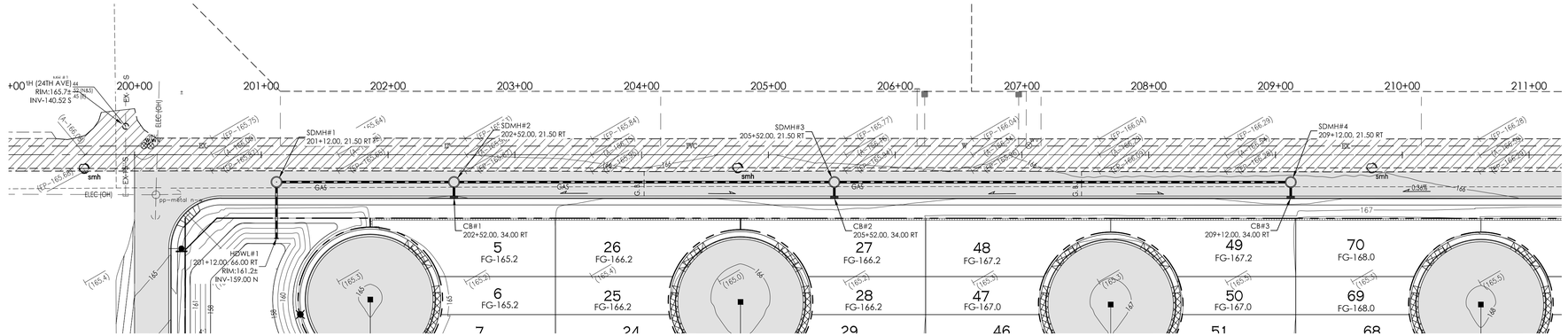
PAVING & GRADING
ORCHIDEA PARK
TOWNHOMES SUBDIVISION PHASE I

Registered Professional Engineer
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 05-01-24
Arizona, U.S.A.

Notes:

Scale: N.T.S. Date: MAY 2024
Drawn: Staff Job #: VnV23-600
Checked: Vna

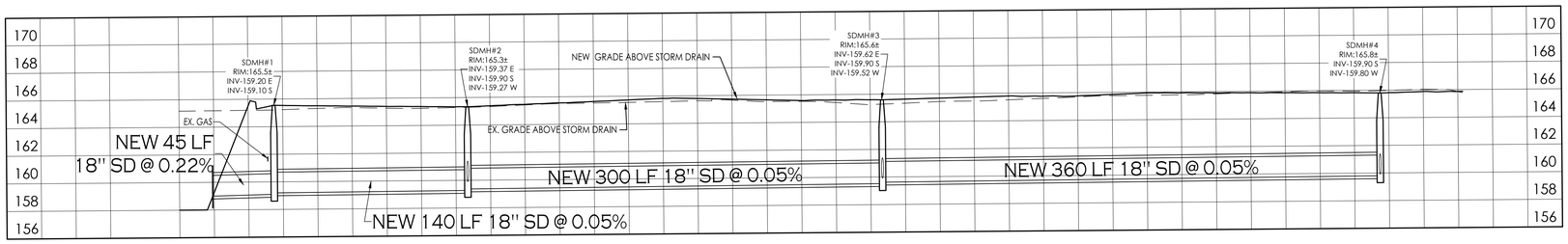
Sheet 1



NORTH

SCALE: 1"=50'

24th STREET STORMDRAIN PROFILE



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928-247-6232 FAX
VnV@vegaNvega.com

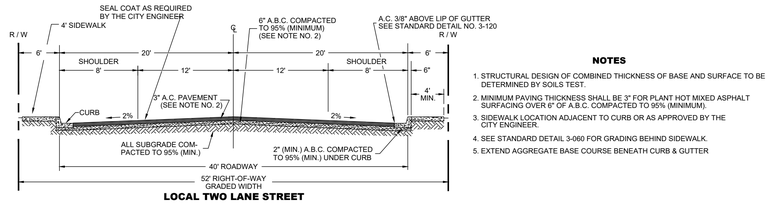
STORMDRAIN PLAN & PROFILE
ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE I

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50476
Vianey R.
Vega
Date Signed 05-01-24
Arizona, U.S.A.

Notes:

Scale: N.T.S.	Date: MAY 2024
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet
2



LOCAL TWO LANE STREET

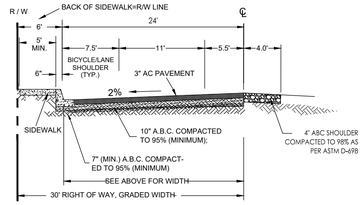
NOTES

1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
2. MINIMUM PAVING THICKNESS SHALL BE 3" FOR PLANT HOT MIXED ASPHALT SURFACING OVER 6" OF A.B.C. COMPACTED TO 95% (MINIMUM).
3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
4. SEE STANDARD DETAIL 3-060 FOR GRADING BEHIND SIDEWALK.
5. EXTEND AGGREGATE BASE COURSE BENEATH CURB & GUTTER

LOCAL TWO LANE STREET

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

A / 3



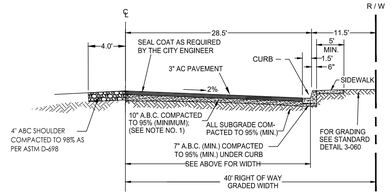
NOTES

1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
2. MINIMUM PAVING THICKNESS - 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
4. ALL PAVEMENT MARKING AND RAISED PAVEMENT MARKER MATERIAL MUST BE IN ACCORDANCE WITH A.D.O.T. MANUAL FOR SIGNING AND MARKING, LATEST EDITION.
5. FOR STREET RECONSTRUCTION PROJECTS ONLY WHEN DESIGNATED BY THE CITY ENGINEER.

25TH AVENUE

CITY OF YUMA STD. 2-025 (MODIFIED) NTS

B / 3



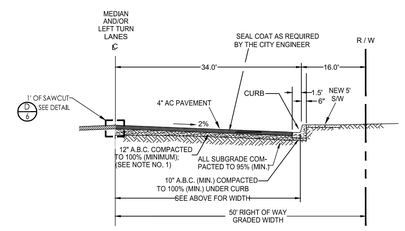
NOTES

1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
2. MINIMUM PAVING THICKNESS - 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
4. ALL PAVEMENT MARKING AND RAISED PAVEMENT MARKER MATERIAL MUST BE IN ACCORDANCE WITH A.D.O.T. MANUAL FOR SIGNING AND MARKING, LATEST EDITION.
5. CASE 1 OR 2 MUST BE USED WHEN THERE ARE DRIVEWAYS ALONG COLLECTOR.
6. CASE 3 MAY BE USED WHEN THERE ARE NO DRIVEWAYS ALONG COLLECTOR.
7. BIKE LANES PROVIDED BUT NOT STRIPED.

24TH AVENUE

CITY OF YUMA STD. 2-020 (MODIFIED) NTS

C / 3



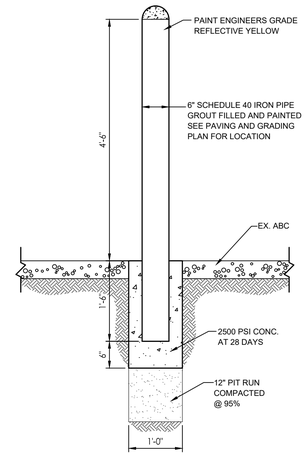
NOTES

1. Structural design of combined thickness of base and surface to be determined by soil tests. While the soil test may require a greater paving thickness, the following minimum paving thickness is re-quired: four inch (4") for plant hot mix asphalt surfacing over twelve inches (12") of A.B.C. compacted to 100% (minimum).
2. Sidewalk location adjacent to curb or as approved by the City Engineer.
3. All pavement striping/marking and/or raised pavement markers shall be in accordance with ADOT manual for signing and marking, latest edition, with the exception of bikeways which shall be marked and signed in accordance with Standard Detail 2-085.
4. Refer to Standard Detail 2-010 for bike path information.
5. Bike paths adjacent to Minor Arterial streets may require shifting of street centerline 16' to accommodate 10' minimum width for two-way bike path. Path right-of-way may overlap utility corridor. This may increase right-of-way width needed for a Minor Arterial plus bike path beyond the 98' shown.

Co. 24TH STREET

CITY OF YUMA STD. 2-015 (MODIFIED) NTS

D / 3



GUARD POST DETAIL

E / 3

UTILITIES WARNING

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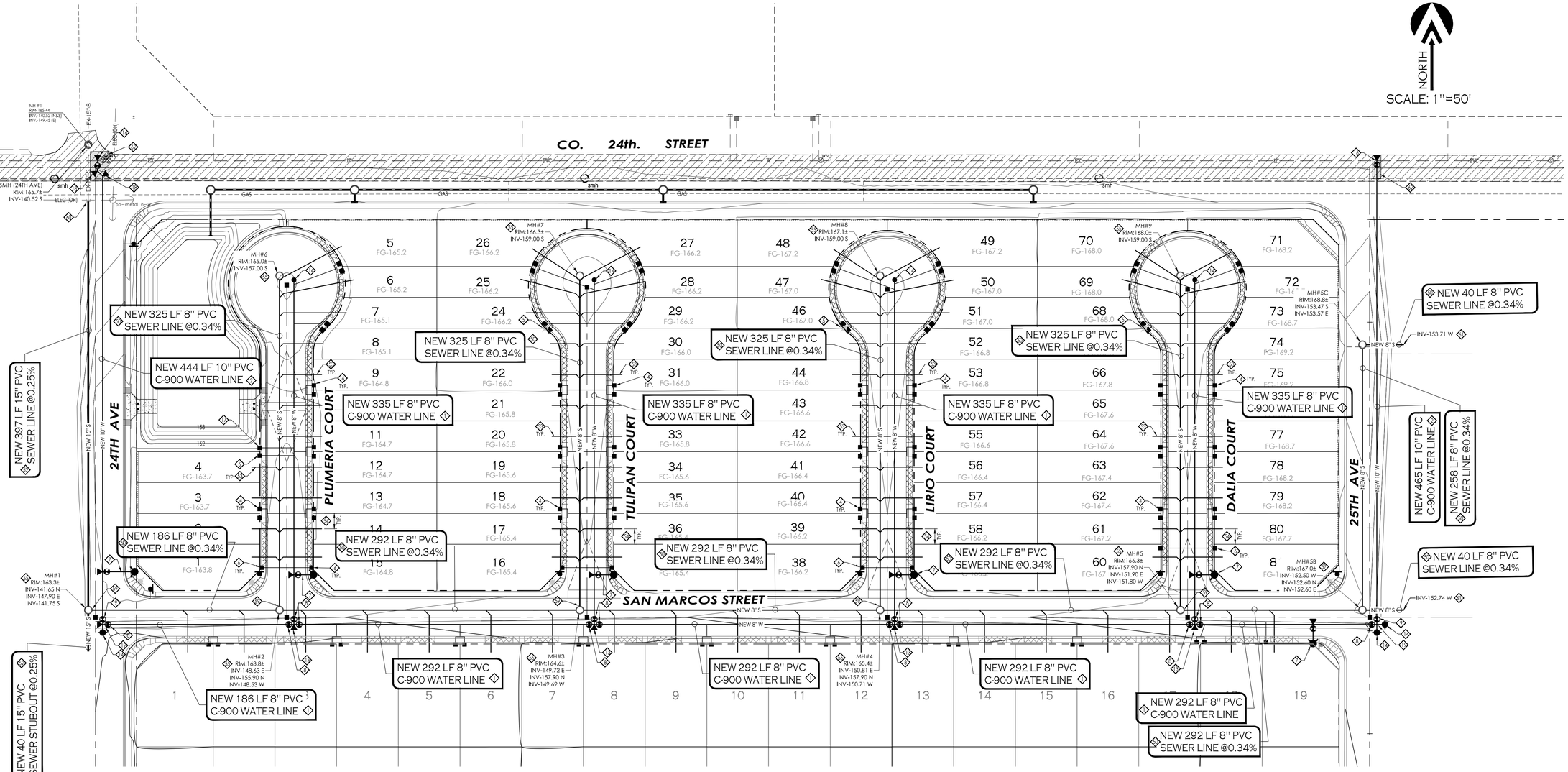
Typical Street Sections
ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE I

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 05-31-24 Arizona, U.S.A.

Notes:

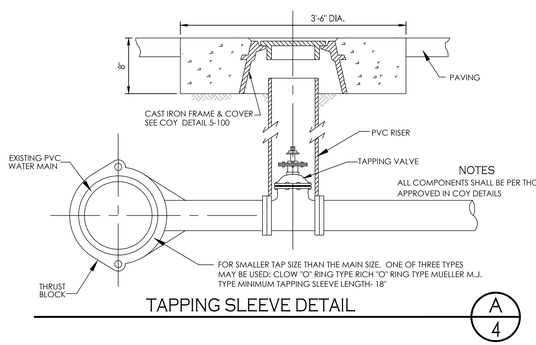
Scale: N.T.S.	Date: MAY 2024
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet 3



LEGEND

163	INDICATES EX. CONTOURS ELEVATION
=EX.=6"=PVC=W=	INDICATES EX. WATER LINE
=EX.=8"=PVC=S=	INDICATES EX. SEWER LINE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
50	INDICATES LOT NUMBERS
—NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW SEWER CLEANOUT
	NEW 4" PVC SEWER SERVICE
—NEW—PVC—W—	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE



TAPPING SLEEVE DETAIL — A/4

WATER KEYNOTES:

1. INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
2. INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
3. INSTALL 12" WATER MAIN - AS PER C.O.Y. STD. 5-010
4. INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055 AND SEE DETAIL G/7
5. SEPARATE WATER METERS AT THESE LOCATIONS TO ALLOW FOR STREET LIGHT PLACEMENT
6. INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055.
7. NEW COMPLETE FIRE HYDRANT - AS PER C.O.Y. STD. 5-155.
8. NEW 8" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
9. NEW 10" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
10. NEW 12" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
11. NEW 12"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
12. NEW 10"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
13. NEW 8"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
14. NEW WATERMAIN BLOWOFF VALVE - AS PER C.O.Y. STD. 5-085.
15. REMOVE EXISTING CAP AND CONNECT NEW WATER LINE TO EX. WATER SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.
16. NEW 10" TAPPING SLEEVE, CONNECT NEW 10 " WATER LINE TO EX. 12" WATER MAIN, SAWCUT EXISTING PAVEMENT AS NEEDED FOR CONNECTION AND REPLACE WITH NEW PAVEMENT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 12" WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION - SEE DETAILS A/4
17. INSTALL 2" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060.
18. NEW 12" 45 ° PVC BEND W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
19. NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025

SEWER KEYNOTES:

1. INSTALL 8" SEWER MAIN - AS PER C.O.Y. STD. 5-010
2. INSTALL 10" SEWER MAIN - AS PER C.O.Y. STD. 5-010
3. INSTALL 15" SEWER MAIN - AS PER C.O.Y. STD. 5-010
4. NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015.
5. CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT, UNLESS NOTED OTHERWISE.
6. NEW SANITARY SEWER MANHOLE - AS PER C.O.Y. STD. 6-020, 6-035 & 6-040.
7. NEW SHALLOW SEWER MANHOLE - AS PER MAG STD. 420 & 422
8. NEW SANITARY SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005
9. NEW TYPE 'A' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-055
10. NEW TYPE 'B' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-060
11. CONNECT NEW SEWER LINE TO EXISTING SANITARY SEWER . CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SEWER . IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION
12. NEW WATERTIGHT PLUG
13. NEW TYPE 'B' PAVEMENT REPLACEMENT - AS PER C.O.Y. STD 5-016

UTILITIES WARNING

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CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3
YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaNvega.com

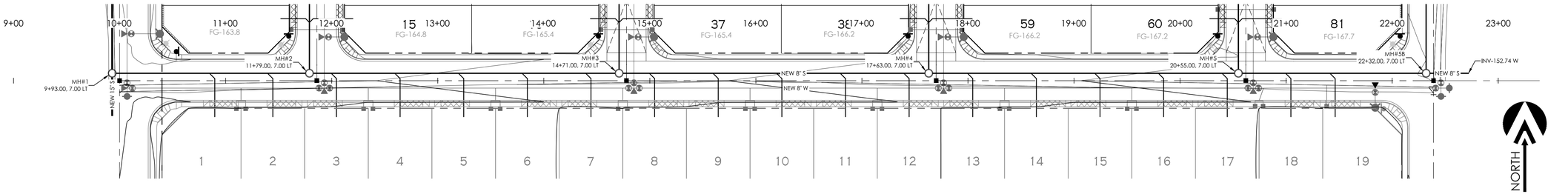
WATER & SEWER
ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE I

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 05-01-24 Arizona, U.S.A.

Notes:

Scale: N.T.S. Date: MAY 2024
Drawn: Staff Job #: VnV23-600
Checked: Vna

Sheet 4



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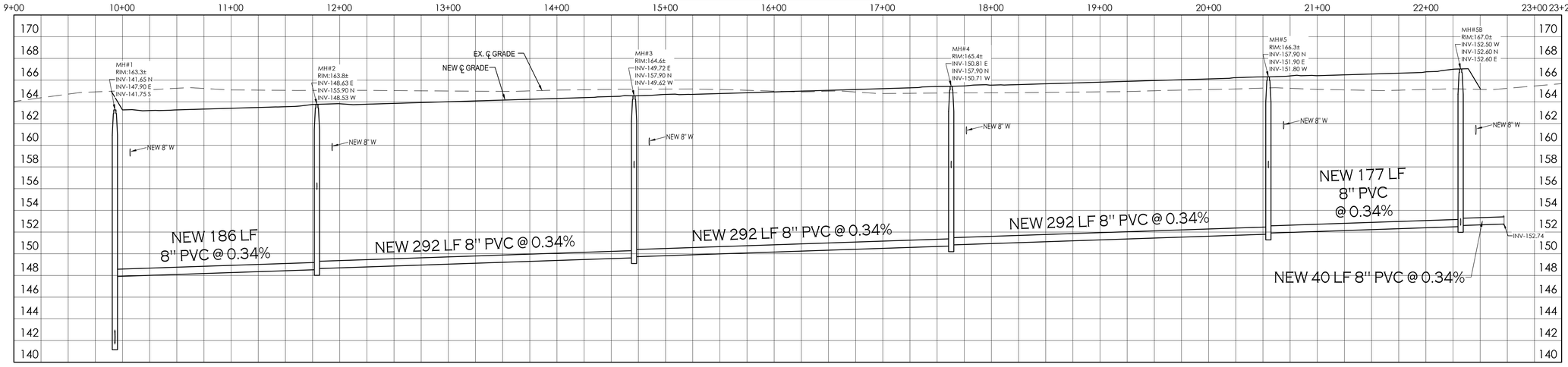

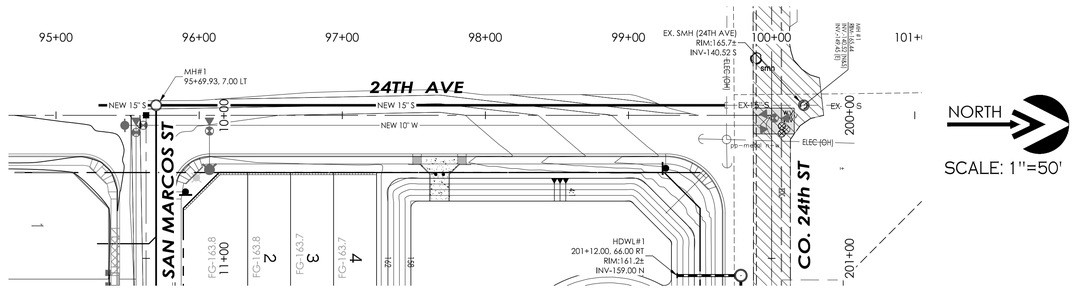

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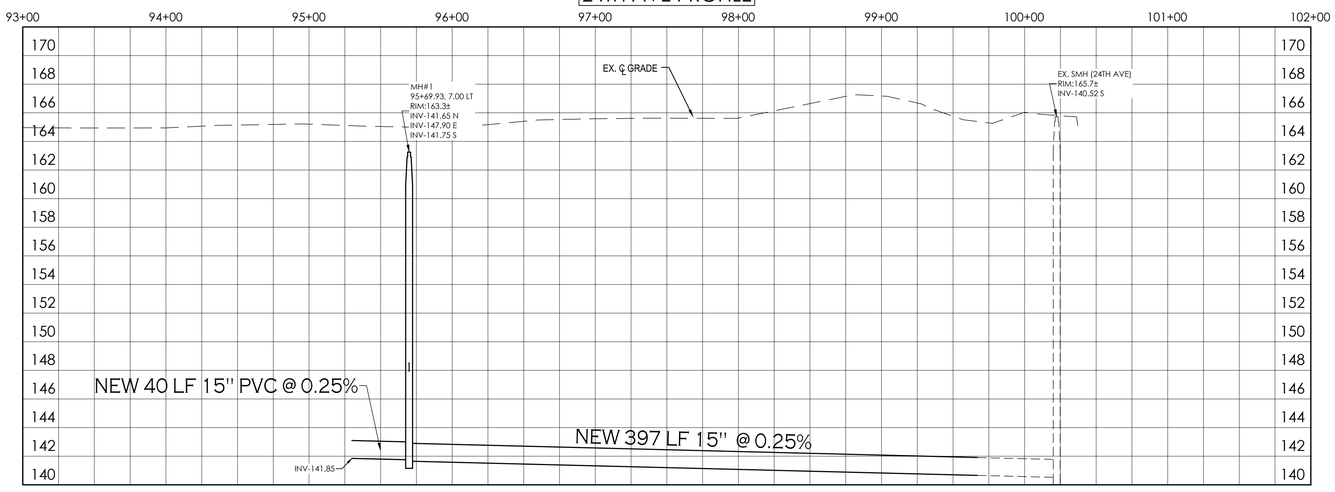

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VnV@vegaNvega.com

SEWER PLAN & PROFILE
ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE I

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 05-31-24
Arizona, U.S.A.

Notes:

Scale: N.T.S.	Date: MAY 2024
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet
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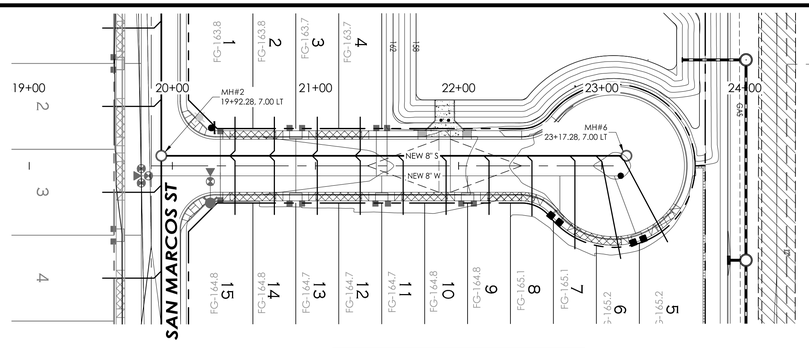

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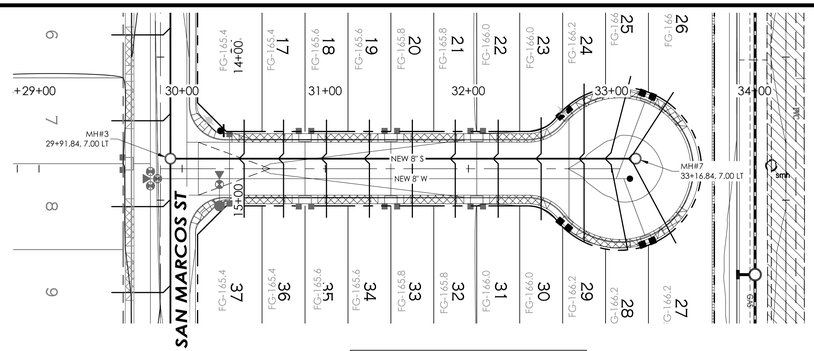

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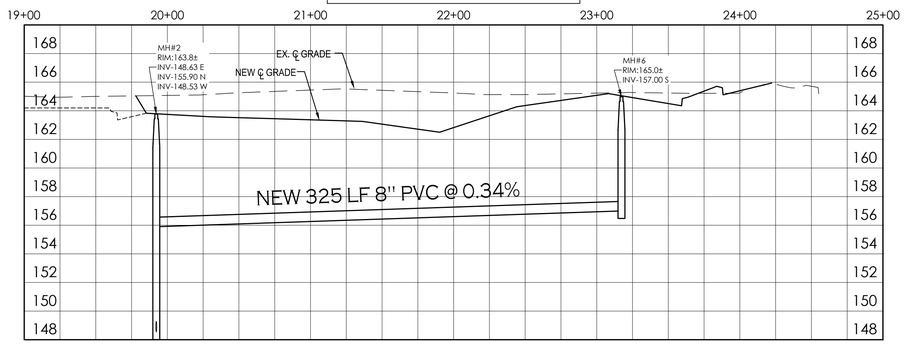

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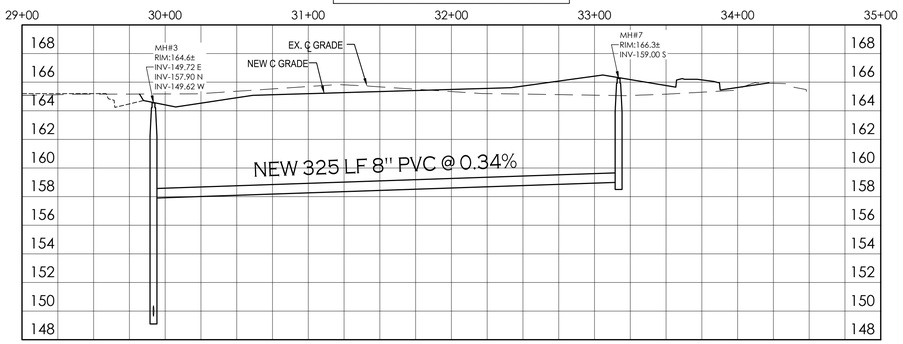

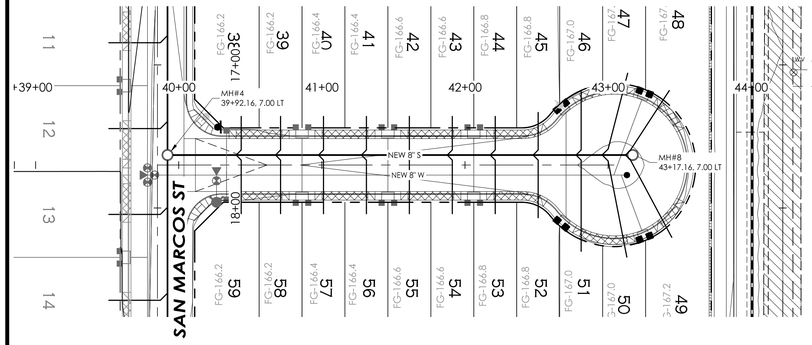

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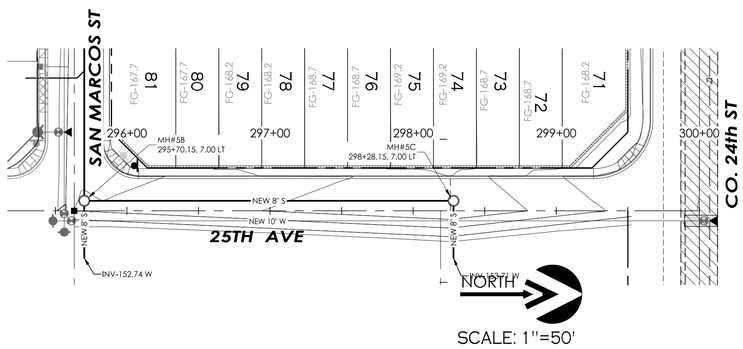

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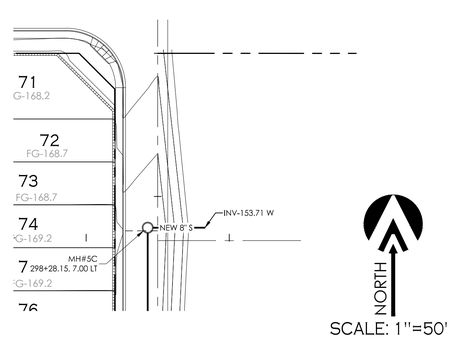

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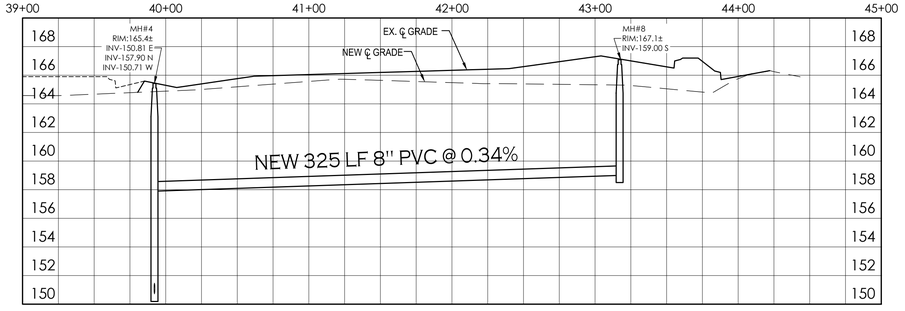
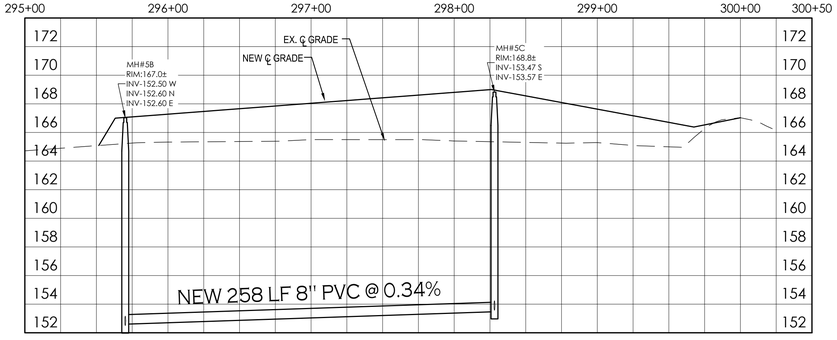
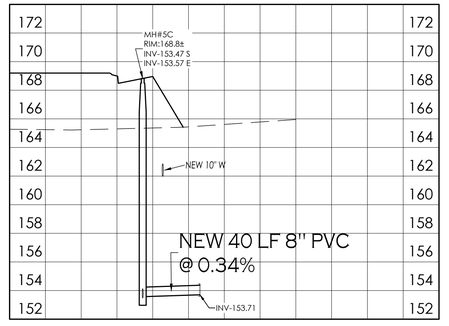


25TH AVENUE PROFILE



MH5C PROFILE



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Checked: Vna
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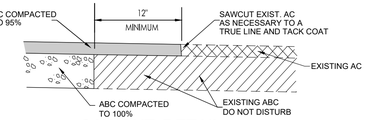
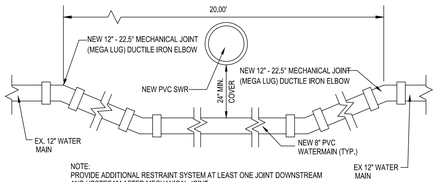
6



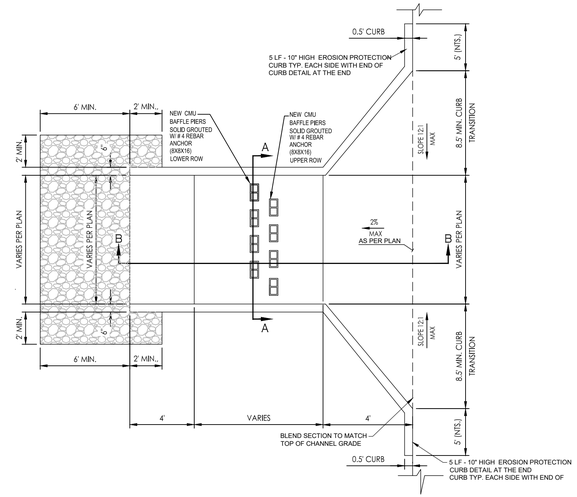
SAWCUT DETAIL

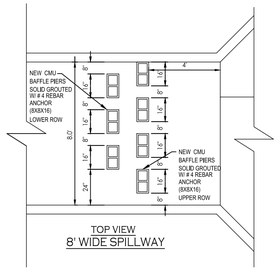
A 7



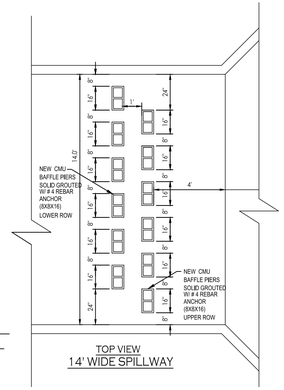
LOWERING DETAIL OF NEW WATER LINE

B 7

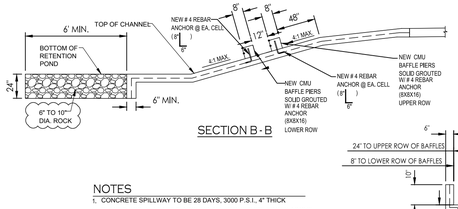




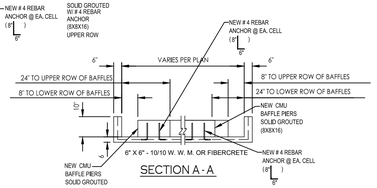
TOP VIEW
8' WIDE SPILLWAY



TOP VIEW
14' WIDE SPILLWAY



SECTION B - B



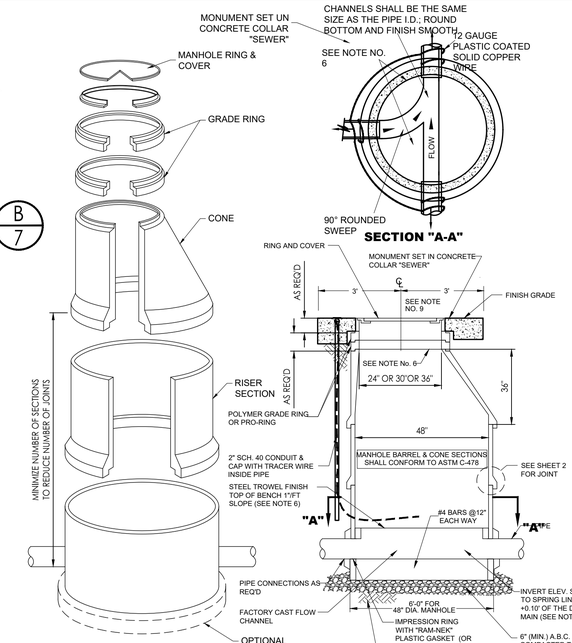
SECTION A - A

NOTES

1. CONCRETE SPILLWAY TO BE 28 DAYS, 3000 P.S.I., 4" THICK
2. PLACED SOD AL LEAST 5' AROUND ALL STRUCTURE EDGES ABOVE STANDING WATER

CONCRETE SPILLWAY

C 7



48" POLYMER MANHOLE SPECIFICATIONS				
WALL THICKNESS	AVAILABLE BASE HEIGHTS	AVAILABLE RISER HEIGHTS	WALL WEIGHT/FT	APPROX. WEIGHT 3'BASE
2"	3',4'	1", 2", 3", 4", 5", 6"	300 LBS/FT	3655 LBS

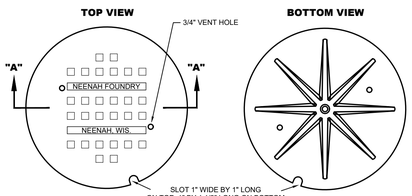
NOTE:
1. ADD 200 LBS TO EACH RISER FOR THE WEIGHT OF BELL.

NOTES

1. Concentric manholes shall be constructed only upon the approval of the City Engineer.
2. Precast concrete cones and sections shall meet A.S.T.M. C-478 specifications (latest revision) except where shown. Concrete shall be Type III with flyash additive. Inside diameter of manhole and elevations as shown on plans.
3. Asphalt caulking shall be used to seal all joints.
4. An asphalt waterproofing seal shall be applied to the exterior surfaces of the manhole that will be exposed to ground water.
5. Not Used
6. Apply "Plasite" surface sealant (or approved equal) on adjustment rings, bench or on any other concrete surface.
7. Base constructed of Class "A" concrete.
8. Base reinforcing steel should be ASTM A615, grade 60.
9. See standard R/10 for adjusting manhole frame and cover to final grade.
10. Precast concrete manholes shall have a PVC T-Lock liner, sealed gas tight, as manufactured by Ameron (or approved equal). Liner and interior surfaces shall be spark tested: (applies only to sanitary sewer manholes see Arizona Administrative Code R18-9-E 301 D.3.e Manholes General Permit; Sewage Collection Systems pertaining to Holiday testing).
11. Backfill used to fill manhole excavation shall be a one sack cement per cubic yard of sand slurry mixture, unless otherwise approved.
12. Grout seal around pipe. Match and apply same protective coating on grout as used on the other exposed concrete surfaces (see Note 6).
13. Special details shall be required for: Manholes greater than 40' in depth,at deflection manholes; for multiple pipe penetrations with at least one pipe greater than 21"; or if sewer main is larger than 48" in diameter. Calculations shall be signed/sealed by a registered professional engineer(AZ license) and submitted to the City Engineer for review & acceptance.
14. The PVC pipe needs to be installed inside the manhole. The top 1/3-1/2 portion of the pipe must be cut off a minimum length of 30" to allow CCT camera access. and to accept flow from lateral piping.

PRE-CAST CONCRETE MANHOLE

E 7



SECTION "A - A"

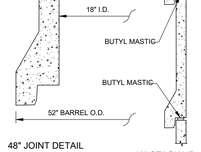
NOTES

1. The top of the cover and frame shall be flush and there shall be 1/8" horizontal clearance all around the frame and cover.
2. All covers shall have the letter "S" cast into it. The letter shall be raised 5/16" and be no less than 2 1/2" high.
3. Covers shall have a minimum of two 3/4" vent holes. Should a manhole be located within 600 feet of an interceptor sewer the vent holes are to be eliminated.
4. Standard manhole covers are the Neenah R-1595, R-1642 or approved equal.

STANDARD MANHOLE COVER

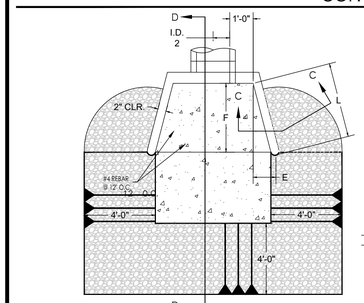
CITY OF YUMA STANDARD # 5-040

F 7

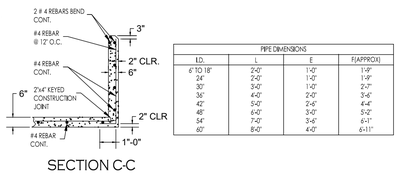


48" JOINT DETAIL

48" STACK UP

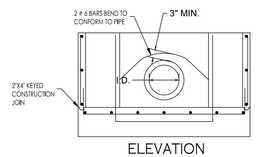


PLAN

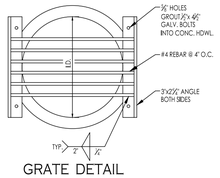


SECTION C-C

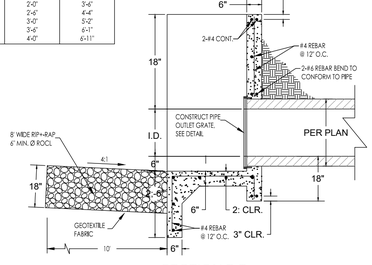
PIPE DIMENSIONS			
I.D.		E	F(APPROX)
6' TO 18"	2'-0"	1'-0"	1'-9"
24"	2'-0"	1'-0"	1'-9"
30"	3'-0"	1'-0"	2'-7"
36"	4'-0"	2'-0"	3'-6"
42"	5'-0"	2'-6"	4'-4"
48"	6'-0"	3'-0"	5'-2"
54"	7'-0"	3'-6"	6'-1"
60"	8'-0"	4'-0"	6'-11"



ELEVATION



GRATE DETAIL

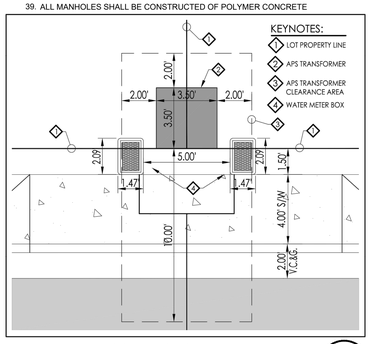


SECTION D-D

STORM DRAIN OUTLET STRUCTURE

NTS

D 7



WATER METER DETAIL

G 7

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SITE AND SOIL CONDITION AND SHALL NOTIFY ALL UTILITY AGENCIES PRIOR TO EXCAVATION.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONDITIONS REQUIRING CHANGE TO THE PLANS.
3. CONTRACTOR SHALL NOTIFY THE CITY OF YUMA PRIOR TO START OF CONSTRUCTION.
4. STANDARD SPECIFICATIONS AND ARIZONA STATE HEALTH DEPARTMENT BUL. NO. 11 SHALL APPLY TO THIS PROJECT.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO YEARS AFTER THE FINAL ACCEPTANCE.
6. UNLESS HEREON REVISED, ALL CONSTRUCTION MATERIALS AND WORK MANSHIP WILL BE IN ACCORDANCE WITH CITY OF YUMA SPECIFICATIONS AND RECOMMENDED DETAILS AND SHALL, WHERE APPLICABLE, BE IN ACCORDANCE WITH ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS.
7. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF YUMA. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF YUMA PUBLIC WORKS DIRECTION.
8. CONTRACTOR WILL PROVIDE THE ENGINEER WITH ALL COUNTY REQUIRED COMPACTION AND CONCRETE TESTS.
9. FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FURNISHING TO THE ENGINEER OF "AS-BUILT" RECORD DRAWINGS, TO INCLUDE COST BREAKDOWN FOR WATER. 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.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BLUE STAKE CENTER TO LOCATE ALL UNDERGROUND EQUIPMENT WITHIN THE CONSTRUCTION AREA TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES. OMISSION FROM, OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF, OR A DEFINITE LOCATION OF, EXISTING UNDERGROUND UTILITIES.
13. 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.
14. INSTALL TRACER WIRE AS PER CITY OF YUMA STANDARDS
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT CONSTRUCTION MATERIAL SUBMITTALS TO CITY OF SAN LUIS FOR REVIEW AND APPROVAL.

WATER AND SEWER NOTES

1. 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.
2. ENGINEERING PERSONNEL SHALL BE PRESENT WHEN WATER MAINS ARE BOTH FLUSHED AND PRESSURE TESTED.
3. ALL TEES, 90 DEGREE ELLS, BENDS, HYDRANTS AND DEAD END PLUGS SHALL BE THRUST BLOCKED WITH CAST-IN-PLACE CONCRETE.
4. WATER LINES 4" OR LARGER SHALL BE PVC C900 DR 18 CLASS 235.
5. ALL WATER LINE INSTALLATION MUST MEET OR EXCEED STANDARDS ESTABLISHED IN ADHS BULLETIN NO. 10.
6. ALL PVC WATER DISTRIBUTION PIPES MUST BE APPROVED BY AND SHALL BEAR THE NSF SEAL FOR POTABLE WATER USE.
7. TYPES OF TAPPING SLEEVE REQUIRED:
   A. FOR SIZE ON SIZE TAP MUELLER TYPE M.J. ENDS REQUIRED.
   B. FOR SMALLER TAP SIZE THAN THE MAIN SIZE, ONE OF THREE TYPES MAY BE USED:
      A. CLOW "O" RING TYPE.
      B. RICH "O" RING TYPE.
      C. MUELLER M.J. TYPE.
   C. MINIMUM TAPPING SLEEVE LENGTH - 18".
8. ACCEPTABLE VALVE LIST.
   ALL VALVES 12" AND UNDER ARE TO BE RESILIENT WEDGE GATE VALVES. THE FOLLOWING VALVES WILL BE ACCEPTED:
   WATEROUS SERIES 500 RESILIENT
   CLOW RESILIENT WEDGE
   AMERICAN DARLING 80 CSR RESILIENT WEDGE.
9. ALL PIPES, FITTINGS, VALVES, COATINGS, ETC. SHALL CONFORM TO NSF STANDARD 61. 17. IF DEAD ENDS ON
10. IF DEAD ENDS ON WATER MAINS CANNOT BE AVOIDED, THEY MUST HAVE BLOW-OFF VALVES (MIN. DIA. 2")
11. DESINFECTION OF WATER LINES IN ACCORDANCE WITH A.D.E.Q. BULLETIN No. 8 OR AWWA C-651-92 OR LATEST VERSION.
12. WATER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
13. ALL MATERIALS THAT COME INTO CONTACT WITH WATER SHALL CONFORM TO ANSI/NSF STANDARD 60 AND 61. PER R18-4-213.A AND B
14. CONSTRUCTION MATERIALS USED IN THE WATER SYSTEM SHALL BE LEAD FREE AS DEFINED IN A.A.C. R18-4-504 AND R18-1-101.
15. WATER LINES SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE W/ AWWA C605-94 FOR PVC PIPE. PER ENGINEERING BULLETIN NO. 10, CHAPTER 7.
16. PRIOR TO PLACING THE INSTALLED WATER LINE IN SERVICE, THE NEW PIPE AND EXPOSED SECTIONS AND APPURTENANCES OF EXISTING PIPELINES SHALL BE CLEANED AND DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651, UNLESS OTHERWISE SPECIFIED. PIPELINES SHALL BE FLUSHED FOLLOWING COMPLETION OF DISINFECTION PROCEDURES. DISPOSAL OR NEUTRALIZATION OF DISINFECTION WATER SHALL COMPLY WITH APPLICABLE REGULATIONS. (REFER TO APPENDIX B OF ANSI/AWWA C651.)
17. WATER AND SEWER LINES AND WATER AND SEWER SERVICE LINES. SEPARATION IN ACCORDANCE WITH A.A.C. R18-5-502.C. AND CITY OF YUMA STD. DETAIL 5-005. CONSTRUCT NEW WATER AND SEWER LINES AS PER CITY OF YUMA STD. DETAIL 5-010
18. VERTICALLY AND 6 FEET HORIZONTALLY UNDER ALL CONDITIONS. WHERE A SEWER FORCE MAIN CROSSES ABOVE OR LESS THAN 6 FEET BELOW A WATER LINE, THE SEWER MAIN SHALL BE ENCASED IN AT LEAST 6 INCHES OF CONCRETE OR CONSTRUCTED USING MECHANICAL JOINT DUCTILE IRON PIPE FOR 10 FEET ON EITHER SIDE OF THE WATER MAIN. AS PER AAC-R18-5-502-C.3
19. WATER CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE BACTERIOLOGICAL TEST RESULTS TAKEN ON THE SYSTEM.
20. ALL WATER LINES (MAINS AND SERVICES) SHALL INCLUDE THE INSTALLATION OF TRACER WIRE IN ACCORDANCE WITH AS PER CITY OF YUMA STD. DETAIL 5-030
21. TYPES OF TAPPING SLEEVE REQUIRED: SMITH-BLAIR MODEL 662-663 STAINLESS STEEL (6" AND SMALLER: 15" LONG MIN.; LARGER THAN 8":20" LONG MIN.)
22. 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.
23. A MINIMUM OF 7' SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SEWER LINES AND WATER AND SEWER MAINS.
24. FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
25. SEWER MAINS AND SERVICES SHALL BE CLASS 50 CEMENT OR EPOXY LINED DUCTILE IRON 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).
26. SEWER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
27. SEWER PIPE SHALL BE PVC SDR 35.HAVE N.S.F. SEAL OF APPROVAL, AND MEET ASTM D-3034,
28. SEWER MAINS SHALL BE PRESSURE AND LEAKAGE TESTED WITH 4 FEET OF HEAD UPSTREAM. ALLOWABLE LEAKAGE NOT TO EXCEED 180 GAL./IN. DIA./MILE OF PIPE/DAY, PER AAC R18-9-E301.D.2.j
29. EXFILTRATION FROM MANHOLES SHALL BE LIMITED TO 0.1 GALS./HR./VERTICAL FOOT.
30. DEFLECTION TEST OF AT LEAST 100% OF PLASTIC SEWER PIPE SHALL BE PERFORMED. SHORT TERM DEFLECTION IN EXCESS OF 5% SHALL BE CONSIDERED UNSERVICEABLE AND SHALL BE REPAIRED AND RETESTED, PER AAC R18-9-E301.D.2.j
31. 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 180 GAL/IN DIA/MILE OF PIPE/DAY. ALLOWABLE INFILTRATION FOR MANHOLES SHALL BE LIMITED TO 0.1 GALS/HR/VERTICAL FOOT.
32. GRAVITY SEWER LINES MUST BE TESTED FOR LEAKAGE AS PER R18-9-E301.D.2.j.
33. MANHOLES TESTING IS REQUIRED FOR 100% OF MANHOLES ACCORDING TO R18-9-E301.D.3.c.e.& f.
34. FOR CONSTRUCTION AND TESTING OF SEWER LINES REFER TO A.A.C.R18-9-E301-(D)(2).
35. FOR CONSTRUCTION AND TESTING OF SEWER FORCE MAIN REFER TO A.A.C.R18-9-E301-4.
36. MANHOLE TESTING & CONSTRUCTION IS REQUIRED ACCORDING TO A.A.C.R18-9-E30I-3.
37. THE PRESSURE TESTING OF WATERLINES SHALL BE UNDERTAKEN AS FOLLOWS AND IN DESCENDING ORDER OF PRECEDENCE:
   a) 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.
   b) INITIAL PRESSURE FOR THE PRESSURE TEST SHALL BE A MINIMUM OF 150 PSI. PRESSURE LOSS DURING TESTING SHALL NOT EXCEED 5 PSI.
   c) A PRESSURE TEST WILL BE DEEMED AS SUCCESSFUL IF IT PASSES THE CRITERIA SET FORTH BY AWWA C-600, SECTION 4 (CURRENT EDITION) AND THAT CRITERIA NOTED ABOVE, EXCEPT NO LEAKAGE TEST WILL BE ALLOWED.

   ALL EQUIPMENT AND PRODUCTS THAT COME INTO CONTACT WITH THE PUBLIC WATER SUPPLY SHALL BE CERTIFIED TO MEET THE NATIONAL SANITATION FOUNDATION STANDARD 61 PER A.A.C. SEC. R18-4-213(B).
38. MATERIALS SHALL BE IN ACCORDANCE WITH THE APPROVED WATER SERVICE COMPONENTS LIST.
39. ALL MANHOLES SHALL BE CONSTRUCTED OF POLYMER CONCRETE

POLYMER MANHOLE SPECIFICATIONS			
I.D.	O.D.	WALL THICKNESS	WEIGHT PER FOOT
48"	52"	2"	300 LB

VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3 928-329-0000 TEL
YUMA, AZ. 85364 928-247-0232 FAX
Vna@vegaandvega.com

Details And Water And Sewer Notes

ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE I

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 05-01-24 Arizona, U.S.A.

Notes:

Scale: N.T.S. Date: MAY 2024
Drawn: Staff Job #: VnV23-600
Checked: Vna

Sheet 7

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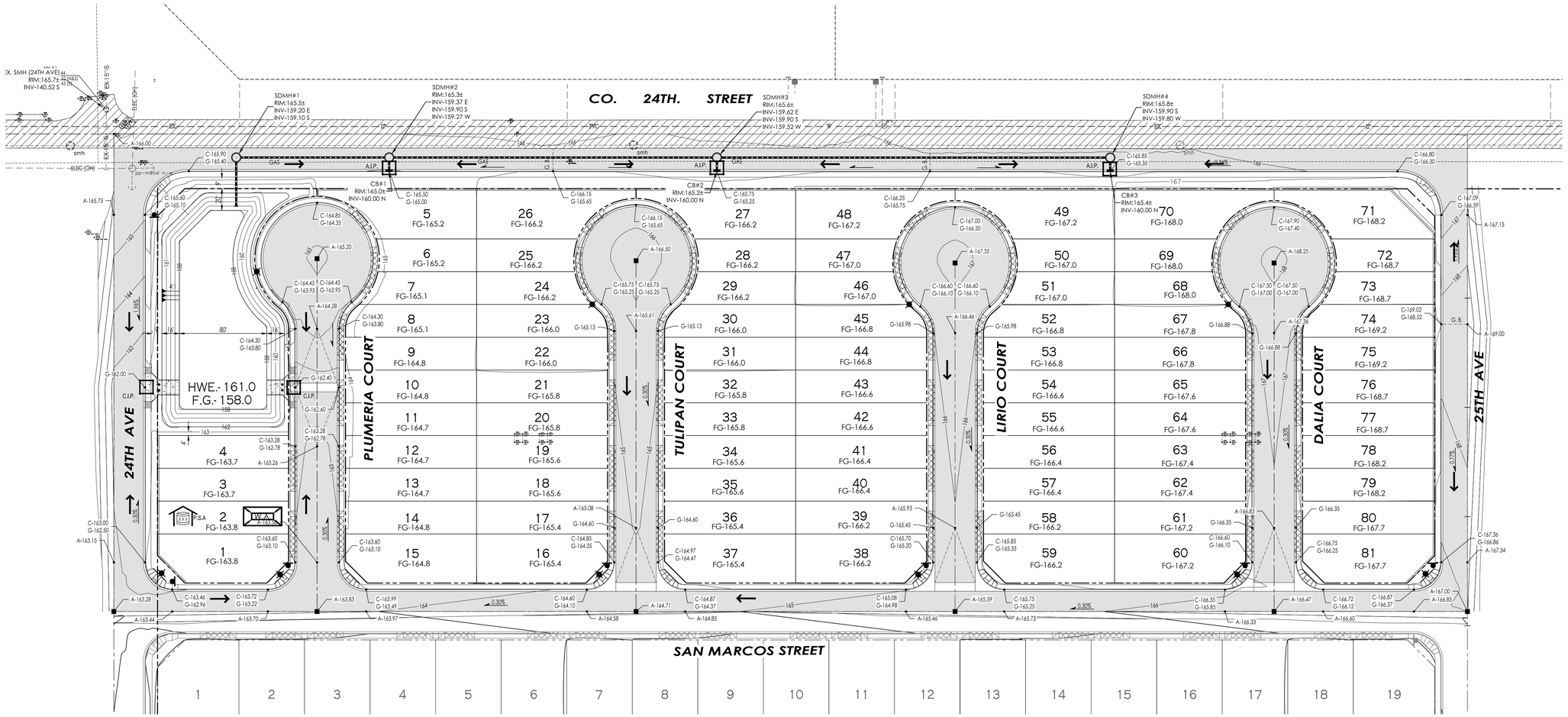

NORTH

SCALE: 1"=50'

LEGEND

- W.A. — DESIGNATED WASHOUT AREA - (COY STD. 11-120)
- DC — DUST CONTROL
- SCE — STABILIZED CONSTRUCTION ENTRANCE - (COY STD. 11-075)
- P.S.A — PROTECTED STORAGE AREA (ADJUST LOCATION AS REQUIRED)
- SF — SILT FENCE - (COY STD. 11-080)
- C.I.P. — CURB INLET PROTECTION - (COY STD. 11-115) (GRAVEL BAG, FILTER BAG, ROCK SOCK)
- A.I.P. — AREA INLET DRAIN PROTECTION - (COY STD. 11-115) (GRAVEL BAG, FILTER BAG, ROCK SOCK)
- SW — SEDIMENT WATTLE - (COY STD. 11-085)
- W.Z.S. — WORK ZONE IDENTIFICATION SIGN - (COY STD. 8-045)
- DRAINAGE FLOW ARROWS

KEYNOTES:

1. CONSTRUCT NEW WALL PRIOR TO ANY OTHER CONSTRUCTION. NEW WALL WILL PREVENT STORM WATER TO ENTER OR EXIT SITE.
2. IN LIEU OF CONSTRUCTING NEW WALL PRIOR TO ANY OTHER CONSTRUCTION. THE CONTRACTOR HAS THE OPTION TO CONSTRUCT A NEW BERM

AREA

DISTURBED AREA = 11.00 ACRES

DRAINAGE NOTE

DRAINAGE STORM WATER RUNOFF WILL BE STORED ON NEW RETENTION BASIN LOCATED ON THE WESTERN PART OF THE SITE, AS SHOWN IN THE DRAINAGE REPORT.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE X DESIGNATION (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), COMMUNITY PANEL NUMBER 04027C1545 D DATED AUGUST 28, 2008. WHICH IS THE FLOOD INSURANCE RATE MAP (PANEL NOT PRINTED) FOR THE COMMUNITY IN WHICH THIS PROJECT IS SITUATED

BENCHMARK

TOP OF ½" REBAR W/ LS 22767 LOCATED AT THE INTERSECTION OF 20th AVENUE AND COUNTY 24TH STREET

ELEVATION: 159.25 FEET

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

CALL TWO WORKING DAYS BEFORE YOU DIG
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VnV@vegaNvega.com

SWPPP Plan
ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE I

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 05-31-24
Arizona, U.S.A.

Notes:

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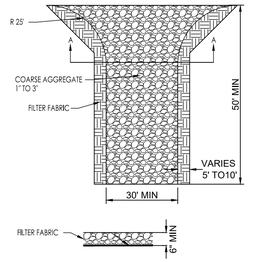
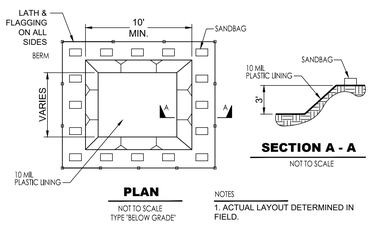
8



SECTION A - A

STABILIZED CONSTRUCTION EXIT/ENTRANCE (SCE)

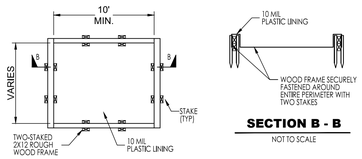


PLAN
NOT TO SCALE
TYPE "BELOW GRADE"

SECTION A - A
NOT TO SCALE

NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.

2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



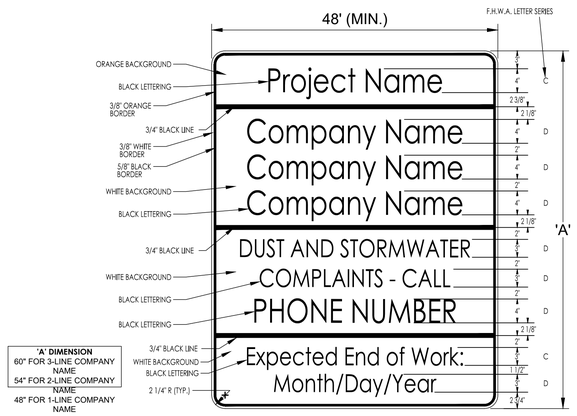
PLAN
NOT TO SCALE
TYPE "BELOW GRADE"

SECTION B - B
NOT TO SCALE

W.A.

CONCRETE WASH AREA (WA)

SIGN WZIS-1



'A' DIMENSION
60" FOR 3-LINE COMPANY NAME
54" FOR 2-LINE COMPANY NAME
48" FOR 1-LINE COMPANY NAME

WORK ZONE IDENTIFICATION SIGN (WZS)

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 YUMA 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.

UTILITIES WARNING

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928-329-0000 TEL
928-247-0232 FAX
VnV@vegaNvega.com

SWPPP Details
ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE I

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 05-01-24 Arizona, U.S.A.

Notes:

Scale: N.T.S. | Date: MAY 2024
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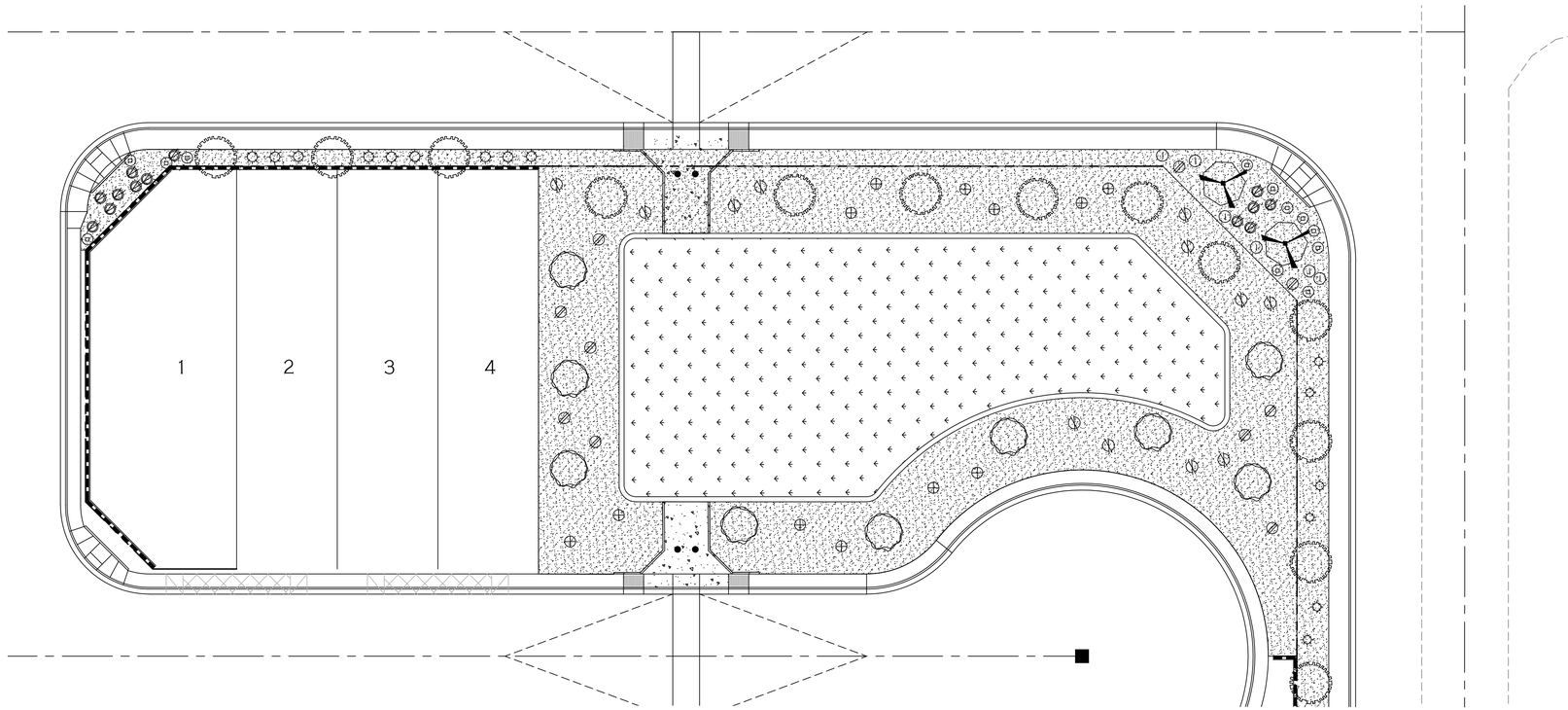
Sheet 9



NORTH

SCALE: 1"=30'

PLANT LEGEND

TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Red Pistach	Pistacia Chnensis	24" box
	Elm	Ulmus Parviflora	24" box
	Live Oak	Cuercus Virginiana	24" box
	Mulga	Acacia Aneura	24" box
	Shoestring Acacia	Acacia Syenophyllia	24" box

SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Arizona Yellow Bells	Techoma Stans	5 gallon
	Bird of paradise	Caesalpinia Gilliesii	5 gallon
	Red yucca	Hesperaloe Parviflora	5 gallon
	Lagmans Sage	Leucophyllum Lagmaniae	5 gallon
	Yellow Mound Lantana	Lantana Camara	5 gallon
	Choral Fountain	Russelia Equoiseformis	5 gallon
	Rosemary	RosmarInus Tuscon Blue	5 gallon

GROUND COVER/HARDSCAPES

3/4" Yuma White d.g.

Seeded Turf

6" X 6" Concrete Curb

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2419 S. AVE. 2¼ E. STE#3
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VnV@vegavvega.com

24th. Ave. & Retention Basin LANDSCAPING

ORCHIDEA PARK
TOWNHOMES SUBDIVISION PHASE I

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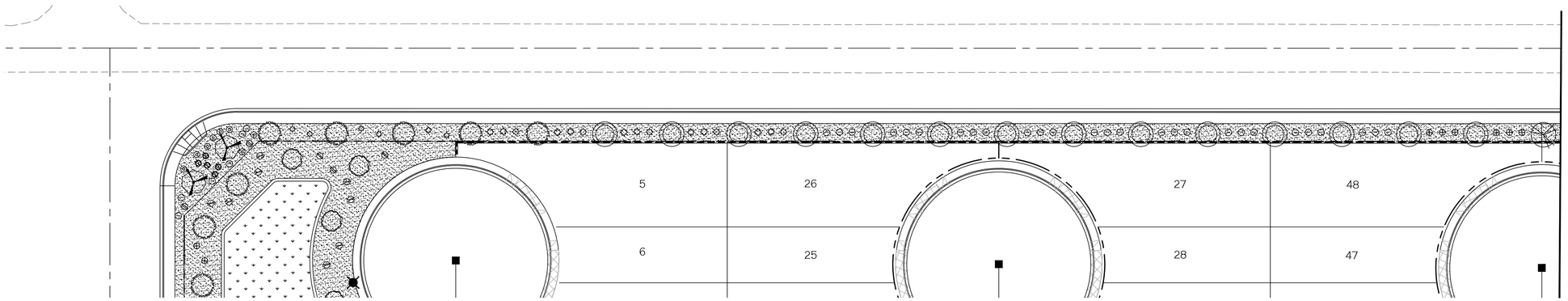
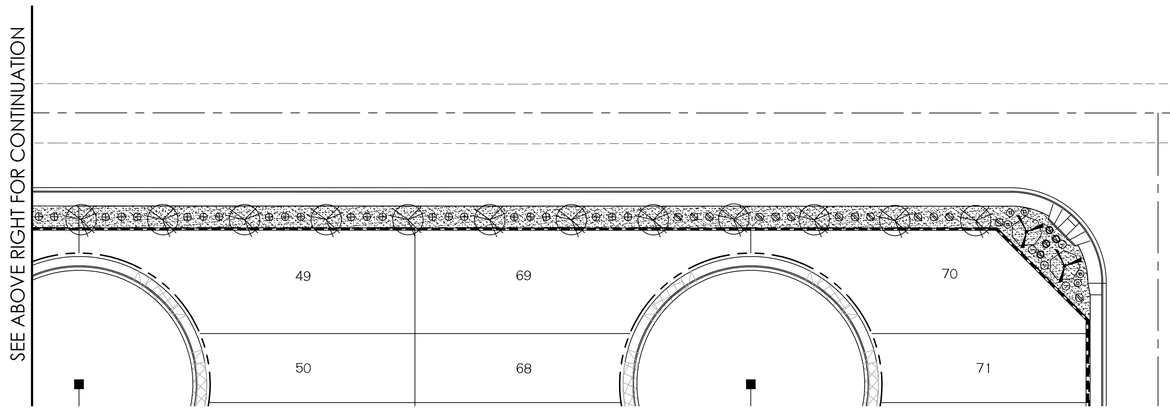


SCALE: 1"=30'



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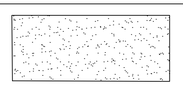
	Choral Fountain	Russelia Equoiseformis	5 gallon
	Rosemary	RosmarInus Tuscon Blue	5 gallon

GROUND COVER/HARDSCAPES



3/4" Yuma White d.g.

Seeded Turf

6" X 6" Concrete Curb

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Vna V@vegaVvega.com

Co. 24th. St. LANDSCAPING

ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE I

SOUTHWEST DESIGNWORKS, LANDSCAPE ARCHITECTURE
PO BOX 23644
YUMA, AZ 85366
(928) 246-2505
SALWYNN@CLR.COM

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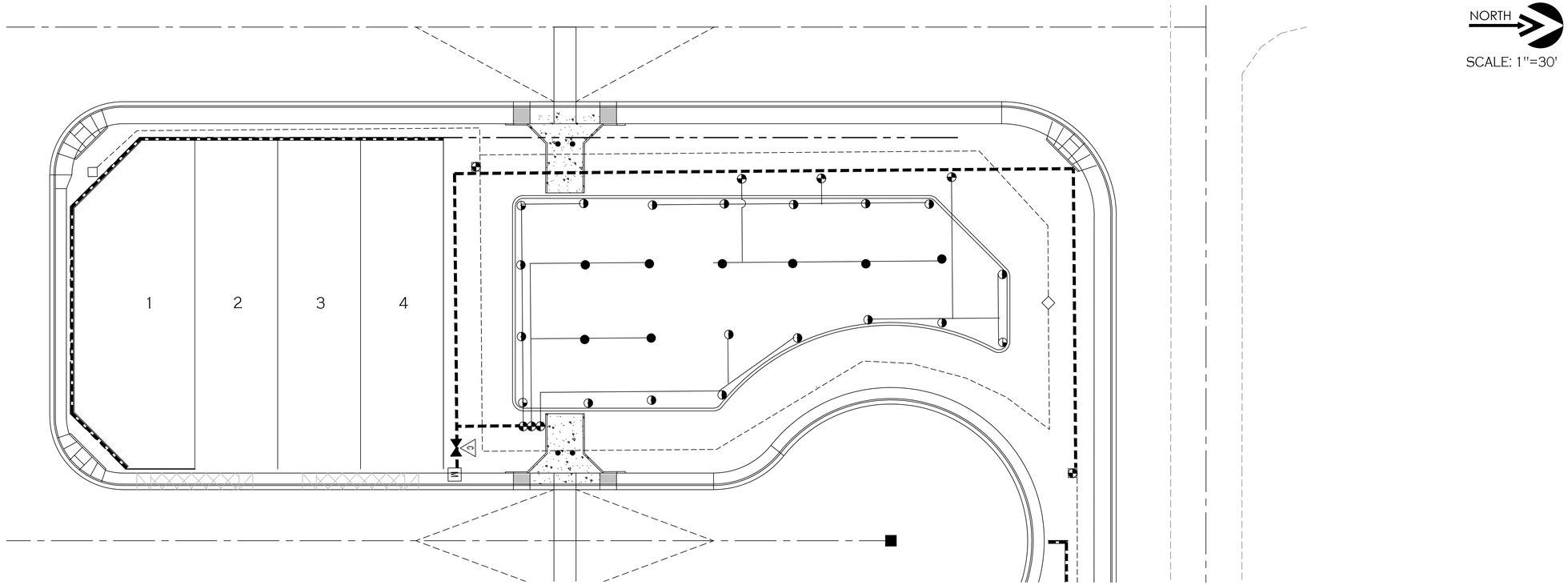

IRRIGATION

	DESCRIPTION	MANUFACTURER	MODEL
M	WATER METER(FIELD VERIFY LOCATION)	BY OTHERS	11/2"(SEE CIVIL)
	BACK FLOW PREVENTER	FEBCO	PVB11/2"
	WITH ENCLOSURE	GUARDSHACK	WITH SLAB
	CONTROLLER	HUNTER (solar)	XC HIBRID 18 STA
	ELECTRIC CONTROL VALVE	HUNTER	1"ICV
	DRIP VALVE ASSEMBLY	HUNTER	1"
	PVC BALL VALVE	SPEARS	1"SCH 40
	ELECTRIC VALVE	HUNTER	ICV-1"
	VALVE BOX	CARSON	TAN STANDARD
	FILTER	RAINBIRD	1" PRB100-200
	REGULATOR	RAINBIRD	1" 30 PSI
	FLUSH VALVE END OF 3/4' LATERAL	SPEARS OR EQUAL	MHT-3/4"
	11/2" PVC MAINLINE	SCH 40	
	1" PVC DRIP LATERAL	1" PVC	
	PVC SPRINKLER LATERAL	SEE DETAILS FOR PIPE SIZING	
	HUNTER I 20 SPRINKLER HEAD RED FULL NOZ 25' @ 4 GPM WITH .5 PRECIP AT 45 PSI		
	HUNTER I 20 SPRINKLER HEAD RED FULL NOZ 25' @ 4 GPM WITH .5 PRECIP AT 45 PSI		
	HUNTER I 20 SPRINKLER HEAD RED HALF NOZ 25' @ 3 GPM WITH .5 PRECIP AT 45 PSI		

IRRIGATION NOTES

IRRIGATION NOTES

1. CONTRACTOR RESPONSIBLE FOR FULL AND EFFICIENT COVERAGE
2. VERIFY PRESSURE BEFORE LAY OUT
3. MINIMUM PRESSURE 60 PSI AT MAIN LINE
4. VALVE LOCATIONS ARE ONLY APPROXIMATE
5. DRIP VALVES NOT TO EXCEED 5 GPM LAWN VALVES NOT TO EXCEED 45 GPM
6. DRAWN FOR CLARITY ALL IRRIGATION TO BE INSTALLED IN LANDSCAPE AREA
7. ALL SLEEVES ARE SCH 40
8. ALL SLEEVES TO HAVE 18" COVER MINIMUM
9. IF BACKFILL MATERIAL HAS DEBRIS LARGER THAN 1" SHADE WITH MORTAR SAND 6" ABOVE 6" BELOW PIPE
   SEE PIPE AND SLEEVING DETAILS D-10
10. IF PROPER PRESSURE IS NOT AVAILABLE NOTIFY OWNERS REPRESENTATIVE BEFORE ANY WORK IS STARTED
11. HEAD AND VALVE PLACEMENT ARE ONLY DIAGRMATIC

FIELD VERIFY ALL LOCATIONS ON PLANS

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24th. Ave. & Retention Basin IRRIGATION

ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE I

Irrigation

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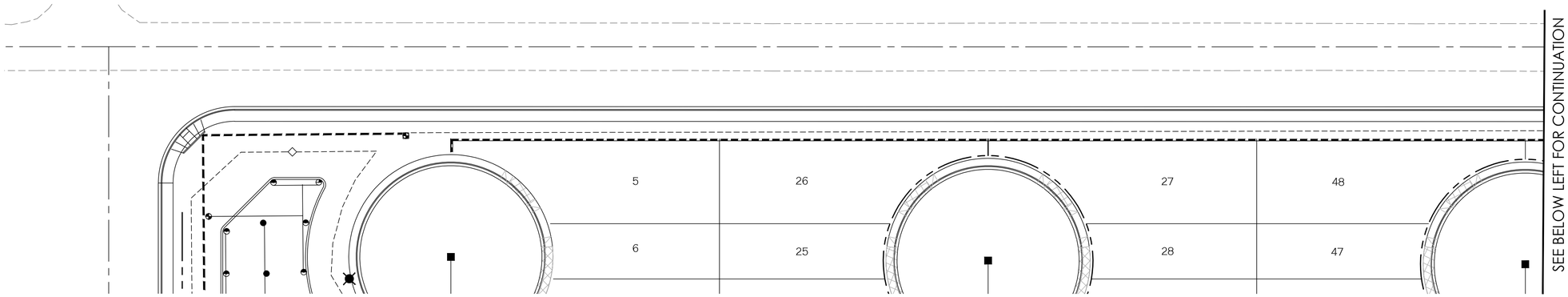
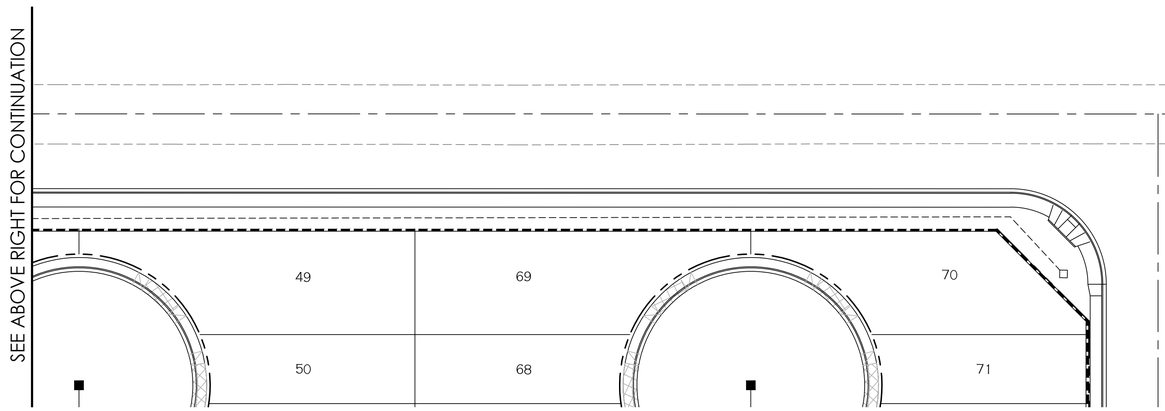


NORTH

SCALE: 1"=30'



NORTH

SCALE: 1"=30'

IRRIGATION

		DESCRIPTION	MANUFACTURER	MODEL
	M	WATER METER(FIELD VERIFY LOCATION)	BY OTHERS	11/2"(SEE CIVIL)
		BACK FLOW PREVENTER	FEBCO	PVB11/2"
	C	WITH ENCLOSURE	GUARDSHACK	WITH SLAB
		CONTROLLER	HUNTER (solar)	XC HIBRID 18 STA
		ELECTRIC CONTROL VALVE	HUNTER	1"ICV
		DRIP VALVE ASSEMBLY	HUNTER	1"
		PVC BALL VALVE	SPEARS	1"SCH 40
		ELECTRIC VALVE	HUNTER	ICV-1"
		VALVE BOX	CARSON	TAN STANDARD
		FILTER	RAINBIRD	1" PRB100-200
		REGULATOR	RAINBIRD	1" 30 PSI
		FLUSH VALVE END OF 3/4' LATERAL	SPEARS OR EQUAL	MHT-3/4"
		11/2" PVC MAINLINE	SCH 40	
		1" PVC DRIP LATERAL	1" PVC	
		PVC SPRINKLER LATERAL	SEE DETAILS FOR PIPE SIZING	
		HUNTER I 20 SPRINKLER HEAD RED FULL NOZ 25' @ 4 GPM WITH .5 PRECIP AT 45 PSI		
		HUNTER I 20 SPRINKLER HEAD RED FULL NOZ 25' @ 4 GPM WITH .5 PRECIP AT 45 PSI		
		HUNTER I 20 SPRINKLER HEAD RED HALF NOZ 25' @ 3 GPM WITH .5 PRECIP AT 45 PSI		

IRRIGATION NOTES

IRRIGATION NOTES

1. CONTRACTOR RESPONSIBLE FOR FULL AND EFFICIENT COVERAGE
2. VERIFY PRESSURE BEFORE LAY OUT
3. MINIMUM PRESSURE 60 PSI AT MAIN LINE
4. VALVE LOCATIONS ARE ONLY APPROXIMATE
5. DRIP VALVES NOT TO EXCEED 5 GPM LAWN VALVES NOT TO EXCEED 45 GPM
6. DRAWN FOR CLARITY ALL IRRIGATION TO BE INSTALLED IN LANDSCAPE AREA
7. ALL SLEEVES ARE SCH 40
8. ALL SLEEVES TO HAVE 18" COVER MINIMUM
9. IF BACKFILL MATERIAL HAS DEBRIS LARGER THAN 1" SHADE WITH MORTAR SAND 6" ABOVE 6" BELOW PIPE SEE PIPE AND SLEEVING DETAILS D-10
10. IF PROPER PRESSURE IS NOT AVAILABLE NOTIFY OWNERS REPRESENTATIVE BEFORE ANY WORK IS STARTED
11. HEAD AND VALVE PLACEMENT ARE ONLY DIAGRMATIC FIELD VERIFY ALL LOCATIONS ON PLANS

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLLC
2419 S. AVE. 2¼ E. STE#3
YUMA, AZ. 85364
928-329-0000 TEL
928-247-0232 FAX
Vna V@vegaavvega.com

Co. 24th. St. IRRIGATION

ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE I

Notes:

Scale: N.T.S.	Date: APR 2024
Drawn: Staff	Job #: VnV23-600
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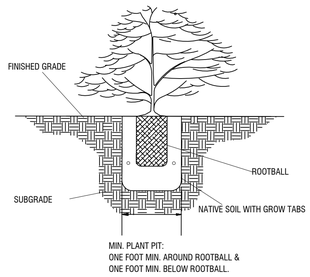
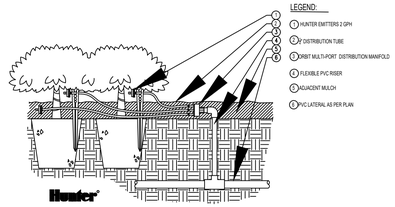
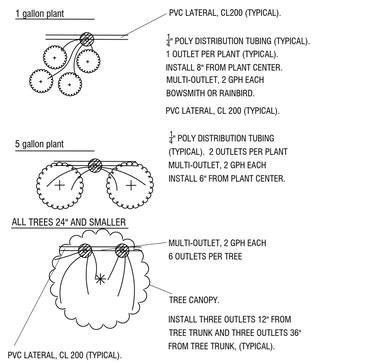


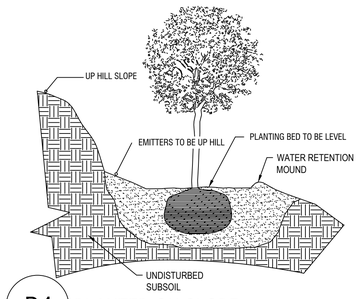
D1 SHRUB PLANTING



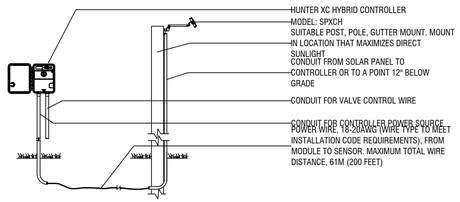
D2 MULIT-PORT MANIFOLD



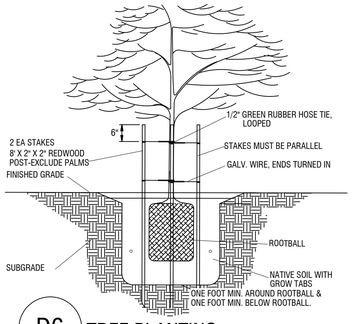
D3 EMITTER PLACEMENT



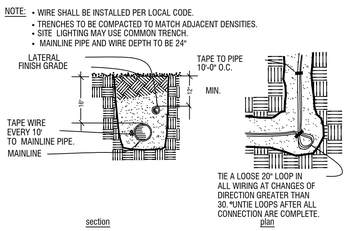
D4 PLANTED ON SLOPE



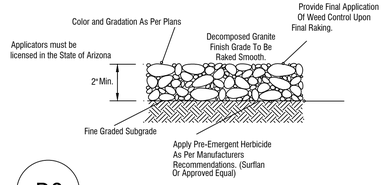
D5 SOLAR PANEL FOR XC HYBRID
Hunter IRRIGATION DETAIL



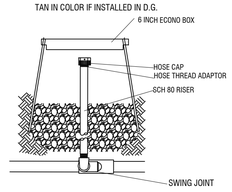
D6 TREE PLANTING



D7 PIPE AND WIRE TRENCHING



D8 DECOMPOSED GRANITE



D9 FLUSH OUT

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.

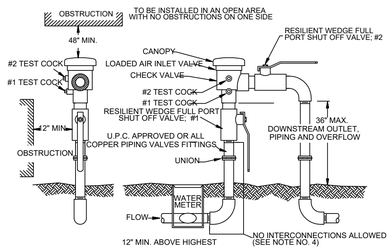
ALL MAINLINE INTERSECTIONS (45 , 90 , ECT.) SHALL HAVE THRUST BLOCKS PER MANUFACTURER'S RECOMMENDATIONS. USE MECHANICAL FITTINGS ON TEES, FOR 3" AND LARGER MAINLINE.

SLEEVE SIZE IS FOR SINGLE PIPE RUNS.

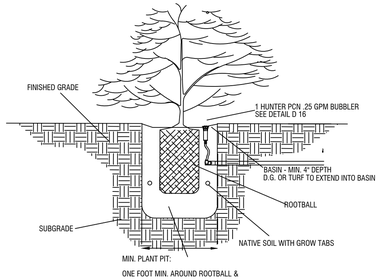
SLEEVE ALL WIRE SEPERATE FROM WATER LINES, UNDER PAVING.

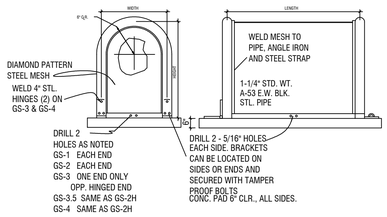
ALL SOLVENT WELD MAINLINE FITTINGS SHALL BE SCHEDULE 40.

D10 PIPE AND SLEEVE SIZING

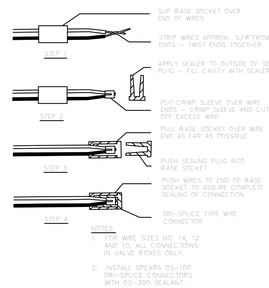


D11 TREE IRRIGATION DETAIL

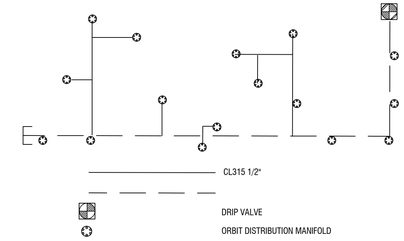




D12 GARDSHACK ENCLOSURE



D13 IRRIGATION WIRE CONNECTIONS

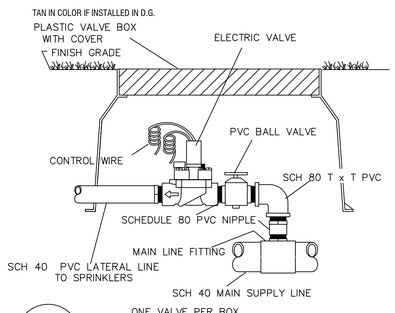


D14 EMITTER PVC PIPE LAY OUT

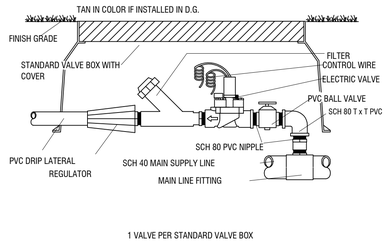
NOTES

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.

D15 PRESSURE VACUME BREAKER



D16 TURF VALVE



1 VALVE PER STANDARD VALVE BOX

D17 DRIP VALVE

VEGA & VEGA ENGINEERING PLLC
2419 S. AVE. 2¼ E. STE #3
YUMA, AZ. 85364
928-329-0000 TEL
928-247-0232 FAX
Vna@vegavega.com

ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE II

4th. ve. & Retention Basin DETAILS

SOLE OWNERSHIP OF THESE DRAWINGS AND SPECIFICATIONS IS VESTED IN VEGA & VEGA ENGINEERING PLLC. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF VEGA & VEGA ENGINEERING PLLC.

Notes:

Scale: N.T.S. Date: APR 2024
Drawn: Staff Job #: VnV23-600
Checked: Vna

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IRRIGATION NOTES

1. CONTRACTOR TO FIELD VERIFY DRAWINGS PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIALS AND NOTIFY SOUTHWEST DREAMWORKS OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE. IF CONTRACTOR FAILS TO NOTIFY SOUTHWEST DREAMWORKS, 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 CONSULT SOUTHWEST DREAMWORKS OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.

5. CONTRACTOM WILL NOTIFY SOUTHWEST DREAMWORKS IF BOOSTER PUMP IS NEEDED

6. 120 VOLT SERVICE BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR RESPONSIBLE FOR POWER CONNECTION TO CONTROLLER.

7. ALL CONTROL WIRES TO BE RED, ALL COMMON WIRES TO BE WHITE UNLESS NOTED ON PLANS. ONE SET OF CONTROLLER KEYS TO BE GIVEN TO OWNER.

8. ALL 24 VOLT WIRE SHALL BE #14 UFL, DIRECT BURIAL, SOLID COPPER.

9. 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.

10. ALL HARDSCAPE 5'-0" OR WIDER TO BE SLEEVED.

11. CONTRACTOR SHALL INSTALL ALL PIPING AND WIRING UNDER PAVED AREAS IN SLEEVES AS SHOWN ON PLANS. ALL WIRE SHALL BE SLEEVED SEPARATELY FROM PIPING.

12. IRRIGATION CONTRACTOR TO VERIFY EXISTING SLEEVES (SHOWN ON IRRIGATION PLAN) INSTALLED BY OTHER CONTRACTORS. COORDINATE INSTALLATION OF ADDITIONAL SLEEVES WITH GENERAL CONTRACTOR.

13. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPED AREAS (SOME LINES AND EQUIPMENT ARE SCHEMATIC ONLY).

14. LOCATE VALVE BOXES IN DECOMPOSED GRANITE NOT IN TURF, ADJACENT TO WALKWAYS AND CURBS WHENEVER POSSIBLE.

15. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND EDGE OF ROOTBALL, WITHIN PLANT BASIN. UNLESS NOTED ON PLANS

16. EMITTERS TO BE PLACED ON UP HILL SIDE OF PLANTS ON SLOPED PLANTING AREAS.

17. PRIOR TO OWNER APPROVAL, CONTRACTOR SHALL COMPLETE THE FOLLOWING: ALL IRRIGATION HEADS TO BE ADJUSTED TO THE PROPER HEIGHT. ALL SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE PROPER COVERAGE. AVOID SPRAY ON ALL HARDSCAPE AND STRUCTURES.

18. 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.

19. CONTRACTOR SHALL ADJUST THE PERFORMANCE OF THE IRRIGATION SYSTEM FOR OPTIMUM 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.

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 20. 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".

24. ALL SUBMITTALS MUST BE APPROVED BE FOR CONSTRUCTION BEGINS

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 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.

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. 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)

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

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 60 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 7 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) WARRANTY FOR THE IRRIGATION SYSTEM.

VEGA & VEGA ENGINEERING PLLC
2419 S. AVE. 2¼ E. STE#3 YUMA, AZ. 85364
928-329-0000 TEL
928-247-0232 FAX
VnV@vegaandvega.com

4th. Ave. & Retention Basin
INSTRUCTIONS & NOTES
ORCHIDEA PARK
TOWNHOMES SUBDIVISION PHASE I

Notes:

Scale: N.T.S. | Date: APR 2024
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City of San Luis
Development Services Department
Planning · Zoning · GIS · Building Safety · Code Enforcement

July 5, 2024

Vianey Vega
Vega & Vega Engineering, P.L.C.
2619 S Ave. 2½ E, Ste #3
Yuma, AZ 85364

Re: Subdivision Case No. 2024-0298P & 2024-0299F Orchidea Park Townhomes Subdivision Phase 1

City staff has reviewed the 1st Submittal preliminary and final plat of Orchidea Park Townhome Subdivision Phase 1 and have the following comments:

Planning and Zoning Department

Preliminary and final Plat

1. Provide HOA, CCR's and Title Report.
2. An approved Development Agreement will be required at the time of the final approval of any phase.
3. As per current Subdivision Regulations subdivider will take such actions as may be necessary to form, establish and include the subdivision in an improvement district.
4. On Approved Section revise "Director of Planning and Zoning" to "*Director of Development Services*".
5. Call out the corners of the subdivision property and provide survey monuments at all corners.
6. Show 8' utility easement and 1' non-access easement on plat.
7. Show all dimensions and bearing as required for lots 82 and 83 and dedicate corner triangles at intersections as per COY standards.
8. Legal description on plat and dedication should read: "A Subdivision of lot B of San Luis Port II Sudvivision as recorded…"
9. On TYP. Lot Building Setback Layout show 10' side yard setback on visibility triangle.
10. Call out Mid-Section line of section 14.
11. Provide owners name and assessor's number of adjoining parcels.
12. Provide assessor's parcel number on plat and revise zoning to current zoning.
13. Basis of bearing is S89°32'13"W as per Book 35 of Plats, Page 54, Yuma County Recorders Office. Clarify or revise accordingly.

Paving and grading

1. Submit complete drainage report and engineer design report.
2. Provide striping plan for major streets.
3. Show existing elevation contours, seems contours on plans shown are the new elevation contours.
4. Add streetlights to County 24th Street.

5. For County 24th Street revise section to match COY Std. No 2-015 with a centerline to curb dimension of 38.0' and 6' sidewalk, this would match Plaza Colibri Commercial subdivision adjacent project to the west, revise plan and typical street section accordingly.
6. For 24th Avenue section to match northern developments with a centerline to curb dimensions of 26.0' and 5' sidewalk.
7. Reference detail to Keynote 7 accordingly.
8. Provide guard post location and spacing on 13' spillways.
9. Provide distance from centerline for stormdrain pipes.
10. Provide subdivision perimeter wall along rear of retention basin.
11. As per Zoning Ordinance Section 18.30.020 (E)(5) All multiple residence developments having more than ten dwelling units shall include a recreational amenity for the residents' use at the rate of one amenity per ten dwelling units. Examples of such amenities include, but are not limited to, swimming pool, tot lot, sport court, ramada with picnic tables and barbeque grill.
12. Development of all improvements and dedication of rights-of-way are required as part of a subdivision development unless approved and specified in a Development Agreement. It is understood that the developer is currently working on a Development Agreement, which will determine the phasing of the improvements and right-of-way dedication.

Water and sewer plans

1. Provide ADEQ permits.
2. A sewer and water masterplan for the whole development at the time of the first final plat submittal.
3. General Note Sheet 7 should reference City of San Luis.
4. Sanitary sewer manholes need to be polymer manholes as per City of San Luis Supplement to the MAG Uniform Standard Specifications.
5. Provide fire hydrant street markers as per COY Std. No. 5-160.
6. Provide distance from Centerline on water and sewer lines.

Public Works

General

1. Assure design meets City of San Luis Standards. Any deviations from City Standards need City of San Luis approval prior to incorporating into the design. Update General Note No. 1 to reflect this. Yuma Co. spillway is acceptable.
2. Provide traffic study for this development and how it incorporates to proposed improvements from Mezquites and Von Verde traffic study by Nicklaus Engineering for this area.
3. Confirm all corner triangle and visibility meets City standards.

Grading

1. Update topo to show existing improvements on the north side of Co. 24th Street on 24th Avenue. This will help better identify necessary improvements to better align 24th Avenue centerline to the north and south of Co. 24th Street.
2. Co. 24th Street is missing some slopes but it appears that proposed drainage slopes actually go against the existing longitudinal slopes. Provide EP and gutter profile to better appreciate the grade difference.
3. 24th Avenue vertical alignment appears low compared to existing surrounding grades, raising it would make it easier to drain it into future phases.

4. Suggest that CMU wall callout be modified so that the 6 foot height requirement is on the side of highest elevation.
5. Include street lights along the entire perimeter of the subdivision. The City uses dual mast arm street lights next to retention basins. Final street light design will be coordinated with APS.

Details

1. Outlet headwall should include railings. Provide positive drainage away from headwall floor to eliminate stagnant nuisance flows. Suggest a 2" to 4" drop from pipe invert to headwall floor to keep pipe dry (if grades permit).

ADOT

The ADOT Southwest District requests the opportunity to review and comment on a traffic impact analysis (TIA) for the proposed subdivision. The TIA should meet the requirements of Section 240 of ADOT's Traffic Guidelines and Processes; this information can be found at the following location: azdot.gov/business/engineering-and-construction/traffic/guidelines-and-processes. The TIA would allow the Department the chance to assess the effects the increased traffic from the proposed development would have on the state highway system and the intersection of Ave E and SR 195."

Yuma County Assessor's Office

It would be much better to have the following: A SUBDIVISION OF A PORTION OF LOT B, SAN LUIS PORT II – INDUSTRIAL PARK LLC, ACCORDING TO BOOK 26 OF PLATS, PAGE 4, RECORDS OF YUMA COUNTY, ARZIONA.

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comments or require further information or submissions. Any construction which occurs prior to issuance of proper permits is occurring in contravention of the ordinances of the City and is occurring at the risk of the Developer.

If you have any questions on these comments, please contact the Development Services Department at 928-341-8563 extension 2064.

Thank you,

Juan Tejeda
Associate Planner

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **5. C.**

Meeting Date: 07/09/2024

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

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0315F. A request by Core Engineering Group PLLC., on behalf of Border Sam LLLP, for the final plat approval of Belleza del Desierto Unit lll Subdivision. The property is located at the northeast corner of 20th Avenue and County 24 1/2 Street in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2024-0315F

SUMMARY:

This is a request by Core Engineering Group PLLC., on behalf of Border Sam LLLP (a partnership agent for Border Ranches II AZ LLC), for the final plat approval of Belleza del Desierto Unit lll Subdivision. The property is located at the northeast corner of 20th Avenue and County 24 1/2 Street. Assessor's Parcel Number 227-15-030.

This subdivision will contain approximately 20 acres that will be divided into 86 residential lots. The residential lots range in size from approximately 6,000 square feet to 10,850 square feet.

GENERAL PLAN:

In October 2021, the City Council passed and adopted Resolution No. 2199, which amended the 2040 General Plan to change land use designation to Medium Density Residential (MDR). The activities proposed will be consistent with and conform to the designation. The MDR Land Use designation allows detached single-family residential density to range up to six dwelling units per acre.

ZONING:

The approval of the General Plan Amendment Case No. 2021-0337 and the adoption of Resolution No. 2199 allowed the owner to apply to rezone the property for residential use. On June 8, 2022, City Council approved Rezoning Case No. 2022-0190 and adopted Ordinance No. 426, rezoning this property from Light Industrial (L-I) to Medium Density Residential (R1-6). The property was rezoned with the following conditions:

1. The owner/applicant shall submit a preliminary plat application in compliance with the City of San Luis subdivision regulations.
2. That 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.
3. Owner/applicant must provide a road connection along 20th Avenue from the northwest corner of the subdivision to Belleza Del Desierto Phase 2 subdivision.

The existing condition of the subject property is undeveloped vacant land with the following adjacent zoning districts:

To the north: R1-6
To the west: R1-6
To the south: RA-10
To the east: L-I

STAFF RECOMMENDATION:
Therefore, the staff recommends approval with the following conditions:

1. The applicant must address all comments on the review comments letter dated June 28, 2024
2. Applicant must comply with rezoning conditions as per Ordinance No. 426.
3. Applicant must provide a traffic study and all improvements required by the traffic study shall be done by the developer, including any applicable contributions for future traffic lights.
4. Landscaping and SWPPP plans shall be submitted before presenting this item to City Council.

RECOMMENDED MOTION:

I MOVE TO FORWARD SUBDIVISION CASE NO. 2024-0315F FINAL PLAT FOR BELLEZA DEL DESIERTO UNIT III TO CITY COUNCIL WITH CONDITIONS AS RECOMMENDED BY STAFF.

Attachments

Location Map

Final Plat

Comment Letter 6-28-24

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **5. B.**

Meeting Date: 08/13/2024

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

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0577P. A request by Vega and Vega Engineering PLC, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Phase 1 Preliminary Plat. The property is located east of 24th Avenue and south of Orchidea Park Townhomes 1 in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2024-0577P

SUMMARY:

This is a request by Vega & Vega Engineering, PLC, on behalf of Von Verde Partners LLC, property owner, for the preliminary plat approval of a residential subdivision to be called Orchidea Park Phase 1 Subdivision. The property is located east of 24th Avenue and south of Orchidea Park Townhomes 1. This subdivision will consist of approximately 27.86 acres and will contain 124 residential lots. The lots range in size from approximately 6,000 square feet to 7,137 square feet.

GENERAL PLAN:

In 2021, City Council approved Major Amendment Case No. 2021-0335 changing the land use designation of this property to Medium Density Residential (MDR). The proposed development is consistent with the existing land use designation.

ZONING:

On September 14, 2022, the subject property was rezoned to Medium Density Residential (R1-6) as part of the approval of Rezoning Case No. 2022-0336 and Ordinance No. 430. The properties to the south and east are zoned Medium Density Residential (R1-6) and proposed to be future Orchidea Park phases. In the west there is vacant land zoned High Density Residential(R-3).

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for the review of the preliminary plat for Orchidea Park Phase 1 Subdivision.

Staff recommends approval of Subdivision Case No. 2024-0577P with the following conditions:

1. Applicant must address comments from the Comment Letter dated August 6, 2024.
2. Development agreement needs to be approved prior to presenting this item to the City Council to establish the phasing of the development, including but not limited to right-of-way dedication, traffic study, traffic lights contributions, and schedule of improvements.
3. Orchidea Park Subdivision Preliminary Plat Amendment must be approved prior to presenting this item to council.

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:

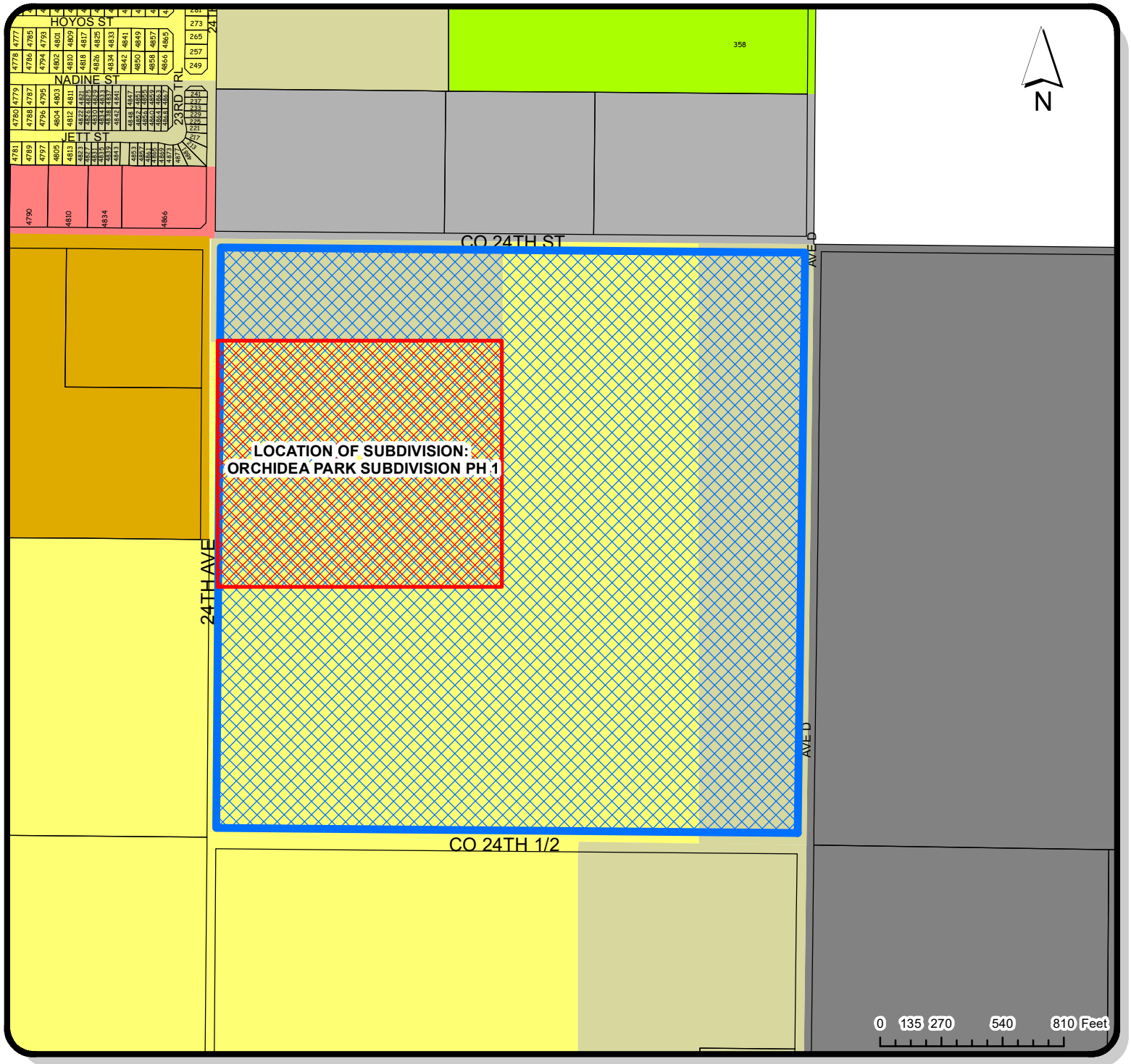
I MOVE TO APPROVE SUBDIVISION CASE NO. 2024-0577P PRELIMINARY PLAT FOR ORCHIDEA PARK PHASE 1 SUBDIVISION WITH CONDITIONS AS RECOMMENDED BY STAFF.

Attachments

Location Map

Preliminary Plat

Comment Letter 8-6-2024



LOCATION MAP

LOCATION OF SUBJECT PROPERTY

- PARCEL ID:22714002
- LOCATION OF SUBDIVISION

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 #
2024-0577P

DATE:
7/11/2024

PLANNING & ZONING

GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
JUAN TEJEDA

APPROVED BY:
JOSE A. GUZMAN

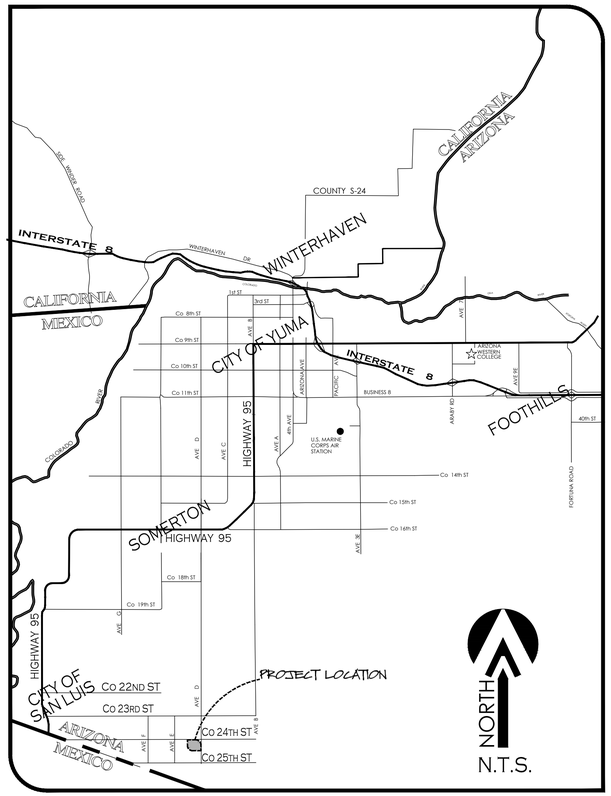
PRELIMINARY PLAT

ORCHIDEA PARK PHASE 1

SUBDIVISION

LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. CMU WALL
- =EX.=6"=PVC=W= INDICATES EX. WATER LINE
- =EX.=8"=PVC=S= INDICATES EX. SEWER LINE
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- 163 INDICATES EX. CONTOURS ELEVATION
- -NEW—PVC—S— INDICATES NEW SANITARY SEWER LINE
- NEW SEWER STUB
- NEW SEWER MANHOLE
- NEW 4" PVC SEWER SERVICE
- -NEW—PVC—W— INDICATES NEW WATER LINE
- NEW SINGLE WATER SERVICE
- FIRE LINE W/ END PLUG AND THRUST BLOCK
- NEW WATER VALVE
- NEW FIRE HYDRANT
- NEW TEMPORARY BLOWOFF VALVE
- 50 INDICATES LOT NUMBERS
- NEW YUMA COUNTY STD. DETAIL No. 4-040 SUB'D BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- PP INDICATES EXISTING POWER POLE
- [C] INDICATES CALCULATED DATA
- [M] INDICATES MEASURED DATA
- [E] INDICATES EXISTING ELECTRICAL BOX
- GP INDICATES EXISTING GAS PADDLE
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV INDICATES EXISTING WATER VALVE
- [C:160.35] INDICATES EX. CURB ELEVATION
- [SW:160.56] INDICATES EX. SIDEWALK ELEVATION
- [A:160.30] INDICATES EX. ASPHALT ELEVATION
- [160.51] INDICATES EX. NATURAL SOIL ELEVATION
- A-159.02 INDICATES NEW ASPHALT ELEVATION
- C-159.02 INDICATES NEW CURB ELEVATION
- G-159.02 INDICATES NEW GUTTER ELEVATION



VICINITY MAP

N.T.S.

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-53485) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR SHALL GUARANTEED ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
6. REFER TO SHEETS 2 OF 2 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
7. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
8. ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
9. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
10. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DIRECTION.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

INDEX:

Cover Sheet — 0
Cover Sheet Plat — 1 OF 3
Plat — 2 OF 3
Plat — 3 OF 3
Paving and Grading Plan — 1
Paving and Grading Plan — 2
Water and Sewer Plan — 3
Water and Sewer Plan — 4

OWNER:

VON VERDE PARTNERS LLC
10602 S CAMINO DEL SOL
YUMA AZ., 85367

BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING S 89°32'26" E

BENCHMARK:

TOP OF ½" REBAR W/ LS 22767
LOCATED AT THE INTERSECTION
OF 20th AVENUE AND COUNTY 24TH
STREET

ELEVATION: 159.25 FEET

ENGINEER:

VnV23-600

VEGA & VEGA ENGINEERING PLC
2619 S. AVE. 2½ E, STE#3 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT, THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLC
2619 S. AVE. 2½ E. STE#3 928-329-0000 TEL
YUMA, AZ. 85364 928-247-6232 FAX
VnV@vegaNvega.com

Cover Sheet
ORCHIDEA PARK
PHASE 1 SUBDIVISION

Registered Professional Engineer
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 4-23-24
Arizona, U.S.A.

Notes:

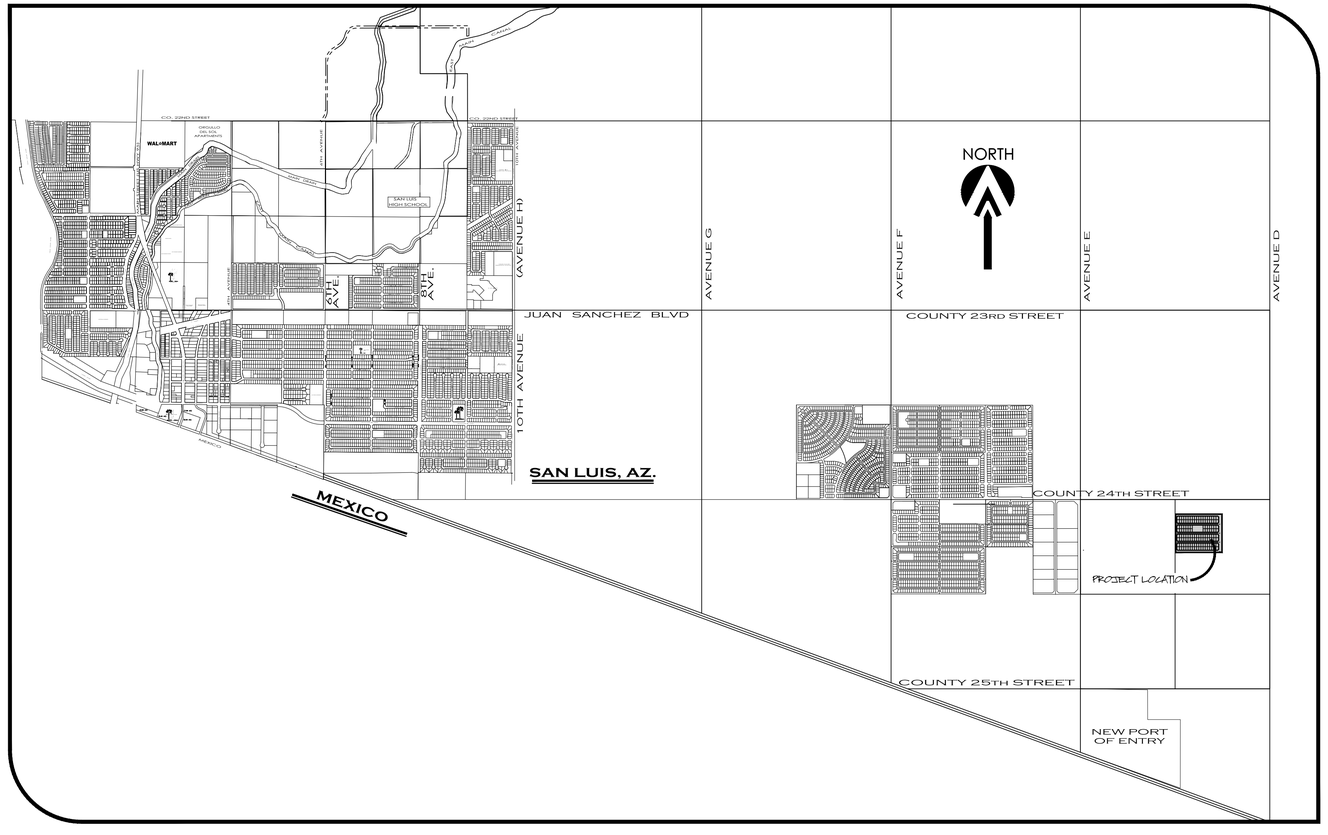
Scale: N.T.S.	Date: MAY 2024
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet
0
*

ORCHIDEA PARK PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 82 OF ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1
RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.
ALSO BEING A PORTION OF THE W½ OF THE NW¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
MAY OF 2024 ACREAGE: 27.86 AC (GROSS)

PRELIMINARY PLAT



VICINITY MAP
SCALE: NTS

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:
THAT VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF A PORTION OF LOT 82 OF ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1 RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ. ALSO BEING A PORTION OF THE W½ OF THE NW¼ OF SECTION 14, T11S, R24W G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS & STREETS UNDER THE NAME OF "ORCHIDEA PARK PHASE 1 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS AND STREETS CONSTITUTING SAID "ORCHIDEA PARK PHASE 1 SUBDIVISION" , THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT VON VERDE PARTNERS LLC, AN ARIZONA CORPORATION, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT, TRACT "A" ARE DEDICATED TO THE CITY OF SAN LUIS FOR USE AS A STORMWATER RETENTION BASIN AND COMPATIBLE USES, THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. A THREE-FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ALL SIDES OF ALL FIRE HYDRANTS; A 12-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL WATER METERS AND A 24-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL STREETLIGHTS IS HEREBY GRANTED

IN WITNESS WHEREOF: VON VERDE PARTNERS LLC, AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF ELIZABETH CARPENTER,AS ELIZABETH CARPENTER
MEMBER OF DIAMOND THREE INVESTMENTS, L.L.C.
MEMBER OF VON VERDE DEVELOPMENT, L.L.C.,
MANAGING MEMBER OF VON VERDE PARTNERS, L.L.C.

THEREUNTO DULY AUTHORIZED ON THIS ____ DAY OF _____20____.

ELIZABETH CARPENTER
MEMBER OF DIAMOND THREE INVESTMENTS, L.L.C.
MEMBER OF VON VERDE DEVELOPMENT, L.L.C.,
MANAGING MEMBER OF VON VERDE PARTNERS, L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF YUMA }

ON THIS THE _____ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: ELIZABETH CARPENTER
MEMBER OF DIAMOND THREE INVESTMENTS, L.L.C.
MEMBER OF VON VERDE DEVELOPMENT, L.L.C.
MANAGING MEMBER OF VON VERDE PARTNERS, L.L.C.

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

BY:_____ MY COMMISSION EXPIRES:_____
NOTARY PUBLIC

APPROVED

STATE OF ARIZONA }
} SS
COUNTY OF YUMA }

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

_____
MAYOR

_____
CITY MANAGER

_____
DIRECTOR OF PLANNING AND ZONING

_____
CITY PUBLIC WORKS DIRECTOR

LAND 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 THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL OF 2024 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY:_____ R.L.S. No. 16528
JOHN C. ENGLISH

ELABORATED BY:
Vnv 23-600

VEGA & VEGA ENGINEERING, PLLC
2619 S. Ave. 2½E, Ste 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com

ORCHIDEA PARK PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 82 OF ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1
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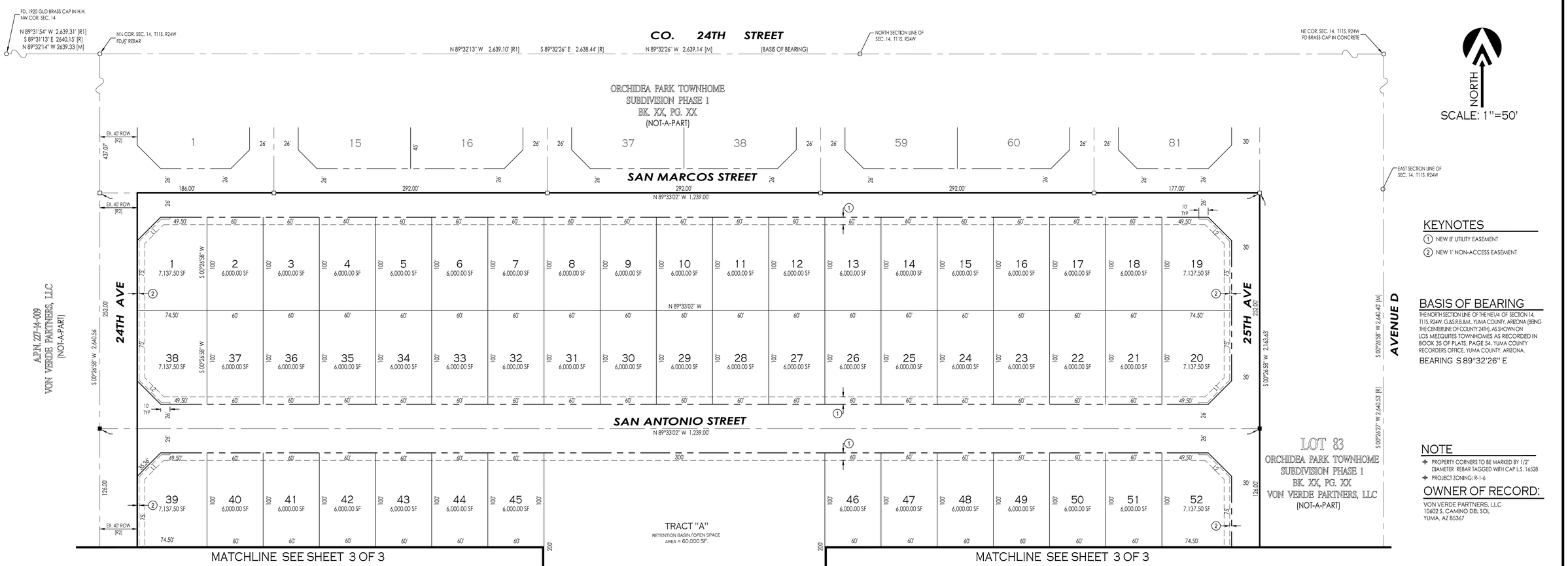
PRELIMINARY PLAT



KEYNOTES

1. NEW 8' UTILITY EASEMENT
2. NEW 1' NON-ACCESS EASEMENT

BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING S 89°32'26" E

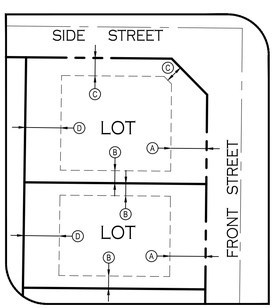
NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6

OWNER OF RECORD:

VON VERDE PARTNERS, LLC
10602 S. CAMINO DEL SOL
YUMA, AZ 85367

TYP. LOT BUILDING SETBACK LAYOUT



BUILDING SETBACKS KEYNOTES

- (A) FRONT YARD SETBACK = 20 FEET
- (B) SIDE YARD SETBACK = 7 FEET
- (C) SIDE STREET YARD SETBACK = 10 FEET
- (D) REAR YARD SETBACK = 10 FEET

LINE DATA

LINE NUMBER	BEARING	LENGHT (FEET)
L1	S 45°26'58" W	35.36'
L2	N 44°33'02" W	35.36'

LEGEND

———	INDICATES BOUNDARY LINE
— · — · —	INDICATES CENTERLINE
- - - - -	INDICATES EASEMENT LINE
11	NEW LOT NUMBER
■	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
●	NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
○	EXISTING MONUMENT (TYPE AS SHOWN)
B.C.	INDICATES BRASS CAP
Y.C.R.	INDICATES YUMA COUNTY RECORDERS
G.L.O.	INDICATES GENERAL LAND OFFICE
N.A.E.	INDICATES NON ACCESS EASEMENT
[M]	INDICATES MEASURED DATA
[R]	DATA REFERS TO U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST GILA & SALT RIVER MERIDIAN, ARIZONA. FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERALS OFFICE
[R1]	DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
[R2]	DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

ELABORATED BY:

Vnv 23-600

VEGA & VEGA ENGINEERING, PLLC
2619 S. Ave. 2½E, Ste 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com

LAND 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 THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL 2024 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

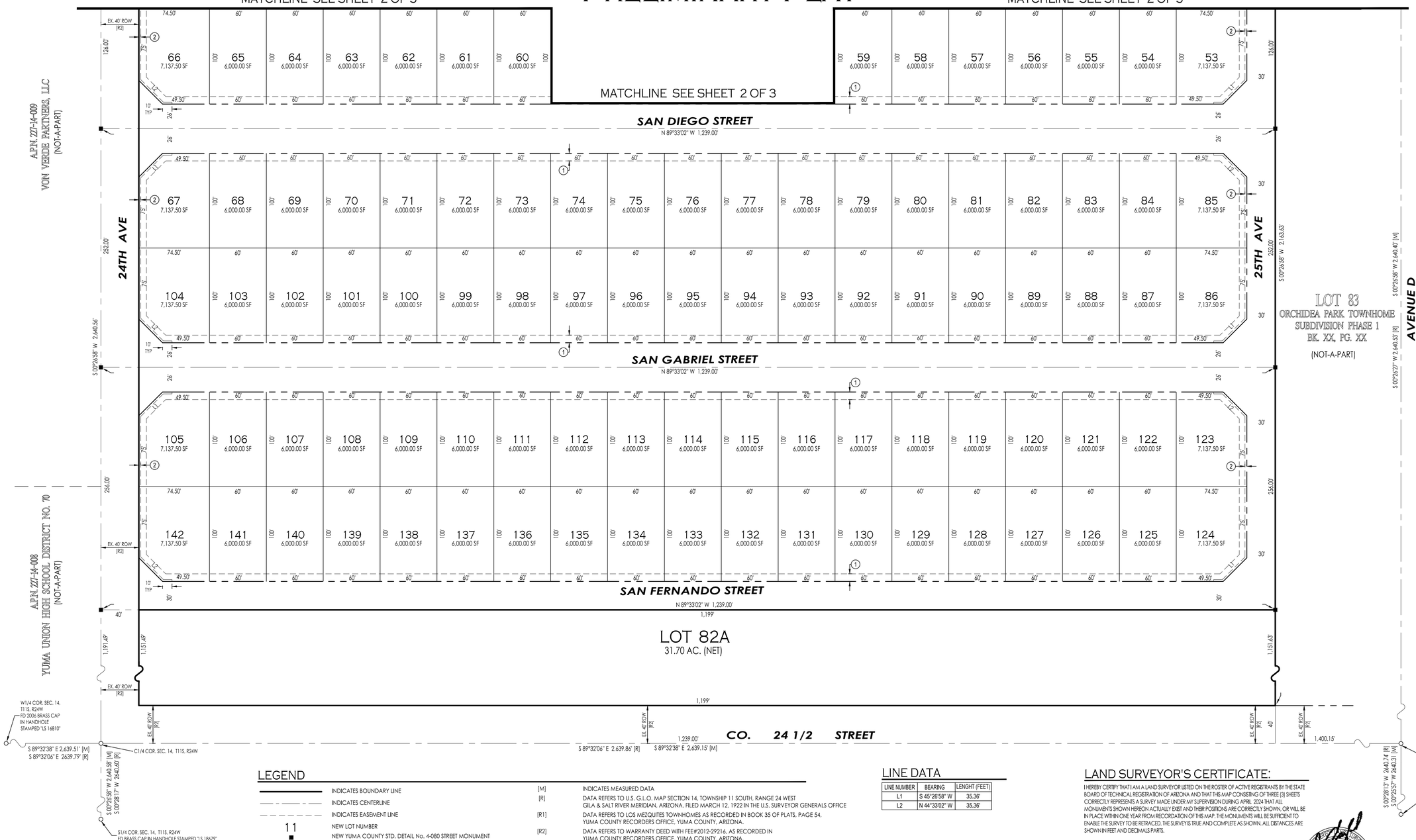
16528 JOHN C. ENGLISH II 06/07/24 REGISTERED LAND SURVEYOR ARIZONA, U.S.A.

BY: JOHN C. ENGLISH II R.L.S. No. 16528

ORCHIDEA PARK PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 82 OF ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1
RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.
ALSO BEING A PORTION OF THE W½ OF THE NW¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
JUNE OF 2024 ACREAGE: 27.86 AC (GROSS)

PRELIMINARY PLAT



NORTH
SCALE: 1"=50'

KEYNOTES

1. NEW 8' UTILITY EASEMENT
2. NEW 1' NON-ACCESS EASEMENT

LEGEND

———	INDICATES BOUNDARY LINE	[M]	INDICATES MEASURED DATA
— · — · —	INDICATES CENTERLINE	[R]	DATA REFERS TO U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST GILA & SALT RIVER MERIDIAN, ARIZONA. FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERALS OFFICE
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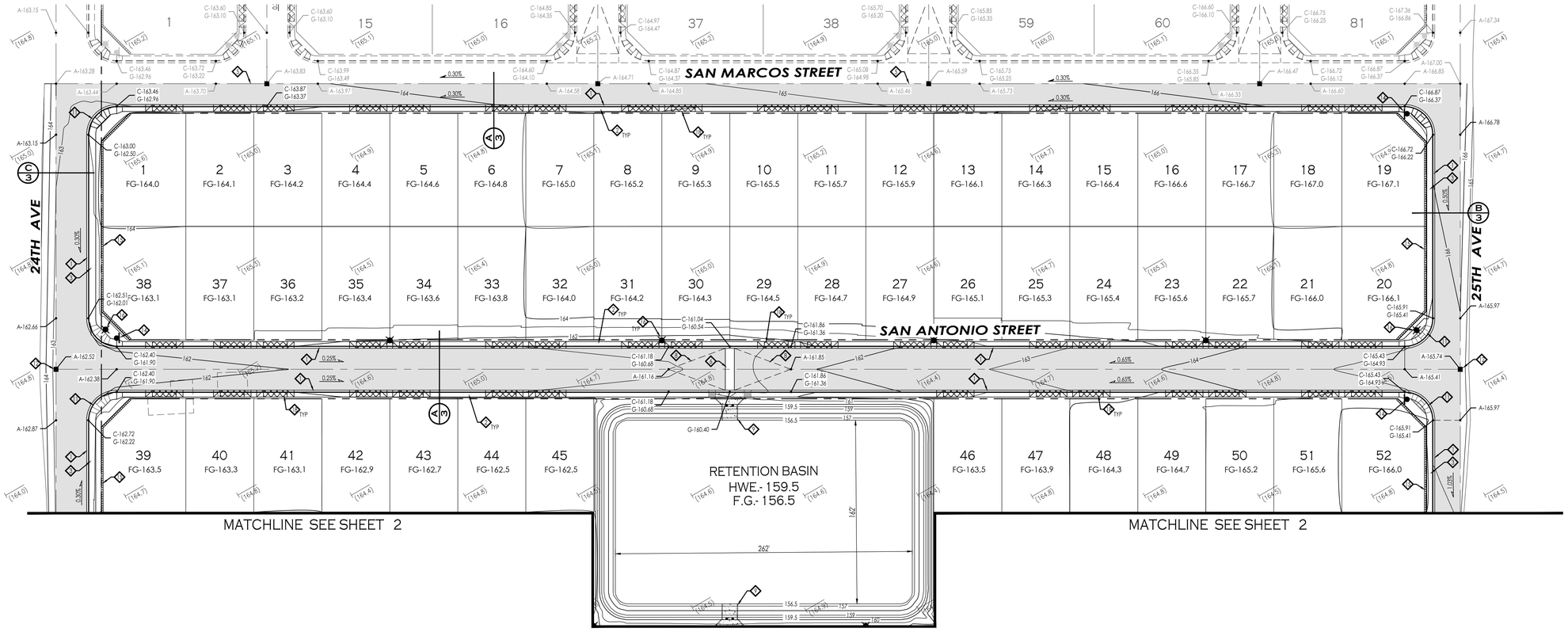

NORTH

SCALE: 1"=50'

LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- E(OH) INDICATES EX. ELECTRICAL OVERHEAD LINE
- EX. 6" PVC W INDICATES EX. WATER LINE
- EX. 8" PVC S INDICATES EX. SEWER LINE
- GAS INDICATES EX. GAS LINE
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- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- INDICATES EXISTING STREET SIGN
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV INDICATES EXISTING WATER VALVE
- INDICATES NEW STREET LIGHT
- (C-160.55) INDICATES EX. CURB ELEVATION
- (SW-160.56) INDICATES EX. SIDEWALK ELEVATION
- (A-160.55) INDICATES EX. ASPHALT ELEVATION
- (160.5) INDICATES EX. NATURAL SOIL ELEVATION
- A-161.02 INDICATES NEW ASPHALT ELEVATION
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- INDICATES EXISTING CMU WALL

KEYNOTES:

1. NEW VERTICAL CURB & GUTTER - AS PER C.O.Y. STD. 3-060
2. NEW 4' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
3. NEW 5' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
4. NOT USED
5. SAWCUT 1' OF EXISTING PAVEMENT, REMOVE AND REPLACE WITH NEW PAVEMENT - SEE DETAIL D/4
6. NEW 8' CROSS GUTTER - AS PER C.O.Y. STD. 3-090
7. NEW 8' CROSS VALLEY GUTTER - AS PER C.O.Y. STD. 3-085
8. NEW 50' CROWN TRANSITION
9. NEW 13' CONCRETE SPILLWAY - SEE DETAIL B/7
10. NOT USED
11. NEW CONCRETE SIDEWALK RAMP (25' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
12. NEW STREET MONUMENT- AS PER C.O.Y. STD. 4-030
13. NOT USED
14. NEW DOUBLE FACED STREET SIGN-STOP SIGN - AS PER C.O.Y. STD.- 8-020
15. NEW 6' HIGH (ON THE LOT SIDE) CMU WALL - AS PER C.O.Y. STD. 1-015 (CMU WALL LOCATED WITHIN THE FRONT OR SIDE SETBACK OF LOTS MUST BE 3'-6" HIGH MAXIMUM)
16. NEW STREET LIGHT - TYPE A (4700 LUMENS) AS PER C.O.Y. STD. 7-010 AND C.O.Y. STD. 7-015
17. NOT USED
18. NEW 21' WIDE DRIVEWAY -- AS PER C.O.Y. STD. 3-105

DRAINAGE REPORT

1.- DRAINAGE REPORT

DRAINAGE AREA # 1

USING THE RATIONAL METHOD
Q= CIA = PEAK RUNOFF (VOL.)
(C) PEAK RATE RUNOFF = 0.43
(I) INTENSITY OF RAINFALL = 1.22 IN / HR
(A)DRAINAGE AREA = : 1,253,874.60 SF. = 28.785 SF
Q= (0.43)(1.22)(28.785) =15.100 CF
TOTAL RUNOFF = 7,200 (15,100) = 108,720 CF

STORAGE VOLUME PROVIDED AREA # 1
RETENTION BASIN
TOP AREA = 52,742 SF
BOTTOM AREA = 42,340 SF
DEPTH = 3 FT
VOL. PROVIDED = $\frac{(52{,}742 + 42{,}340)\ (3.0)}{2}$ = 142,623 CF

TOTAL VOL. PROVIDED = 142,623 CF

FACTOR OF SAFETY = $\frac{142{,}623\ CF}{108{,}720\ CF}$ = 1.31 > 1.25 THEREFORE OK.

OPEN SPACE CALCULATIONS

PROJECT AREA : 1,253,874.60 SF. = 28.785 AC

5% OPEN SPACE REQUIRED = 1,253,874.60 SF. X 5% = 62,693.73 SF.

OPEN SPACE PROVIDED : AREA RETENTION BASIN = 60,000 SF.
24TH. AVENUE LANDSCAPING AREA = 4,800 SF.
64,800 SF.

TOTAL AREA OPEN SPACE PROVIDED : = = = = = = = = = = 64,800 SF.

64,800 SF. > 62,693.73 SF **THEREFORE OK**

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VnV@vegaNvega.com

PAVING & GRADING ORCHIDEA PARK PHASE 1 SUBDIVISION

Registered Professional Engineer
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 6-27-24
Arizona U.S.A.

Notes:

Scale: N.T.S.	Date: JUNE 2024
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

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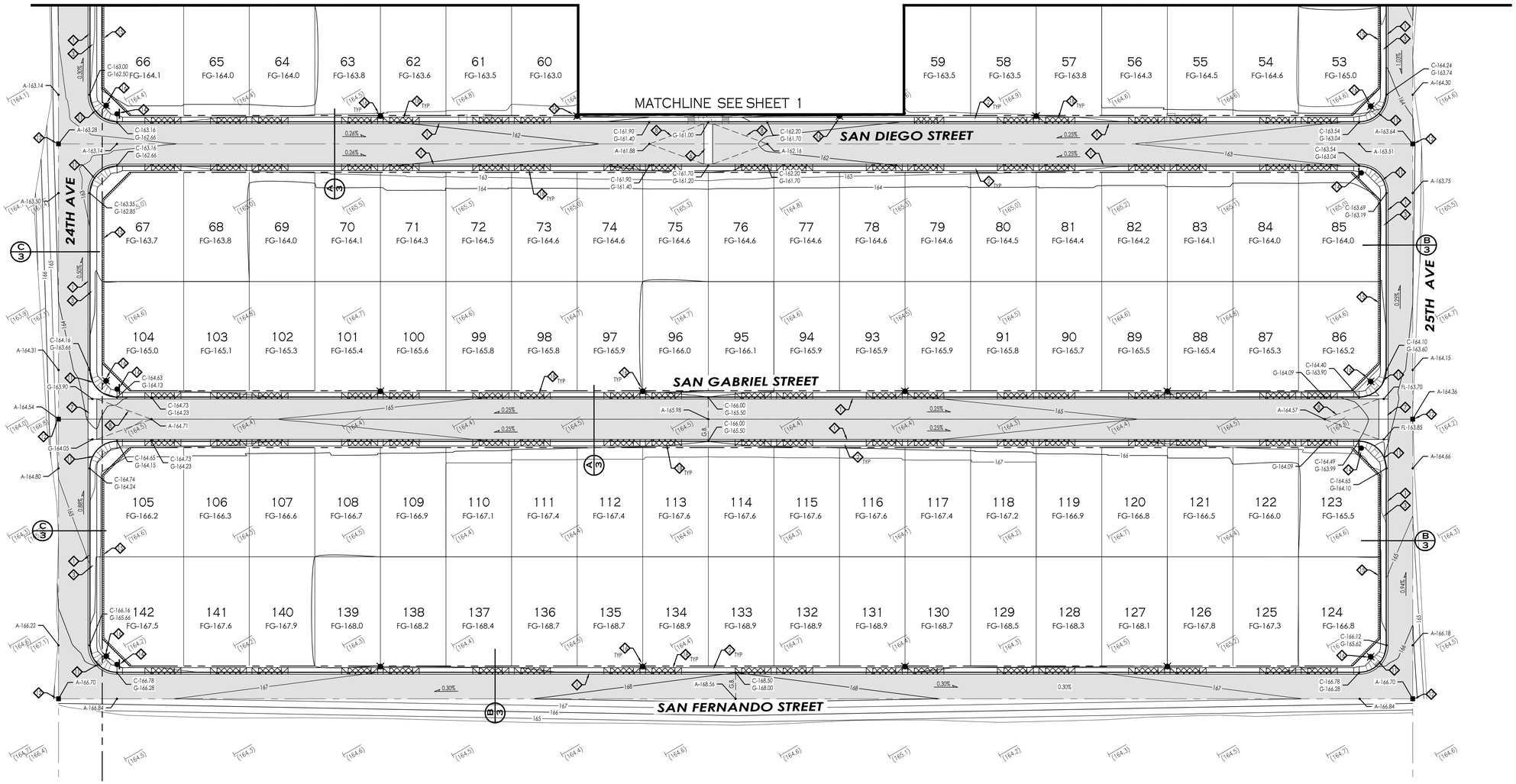
1



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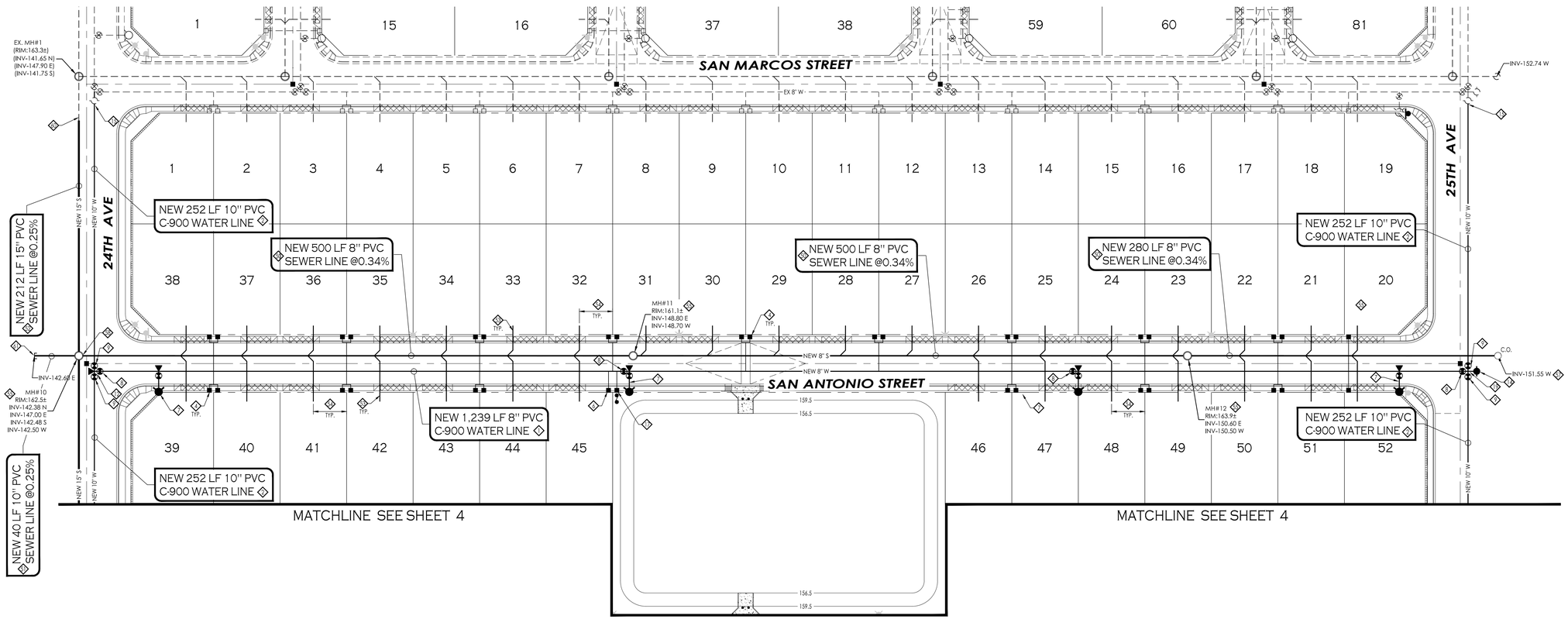

NORTH

SCALE: 1"=50'

LEGEND

163	INDICATES EX. CONTOURS ELEVATION
= =EX.=6"=PVC= W=	INDICATES EX. WATER LINE
= =EX.=8"=PVC= S =	INDICATES EX. SEWER LINE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
50	INDICATES LOT NUMBERS
—NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW SEWER CLEANOUT
	NEW 4" PVC SEWER SERVICE
—NEW—PVC—W—	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE

WATER KEYNOTES:

1. INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
2. INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
3. NOT USED
4. INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055
5. NOT USED
6. INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055.
7. NEW COMPLETE FIRE HYDRANT - AS PER C.O.Y. STD. 5-155.
8. NEW 8" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
9. NEW 10" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
10. NEW 12" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
11. NEW 12"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
12. NEW 10"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
13. NEW 8"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
14. NEW WATERMAIN BLOWOFF VALVE - AS PER C.O.Y. STD. 5-085.
15. REMOVE EXISTING CAP AND CONNECT NEW WATER LINE TO EX. WATER SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.
16. NOT USED
17. INSTALL 2" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060.
18. NOT USED
19. NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025

SEWER KEYNOTES:

20. INSTALL 8" SEWER MAIN - AS PER C.O.Y. STD. 5-010
21. INSTALL 10" SEWER MAIN - AS PER C.O.Y. STD. 5-010
22. INSTALL 15" SEWER MAIN - AS PER C.O.Y. STD. 5-010
23. NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015.
24. CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT. UNLESS NOTED OTHERWISE.
25. NEW SANITARY SEWER MANHOLE - AS PER C.O.Y. STD. 6-020. 6-035 & 6-040.
26. NEW SHALLOW SEWER MANHOLE - AS PER MAG STD. 420 & 422
27. NEW SANITARY SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005
28. NEW TYPE 'A' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-055
29. NEW TYPE 'B' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-060
30. CONNECT NEW SEWER LINE TO EXISTING SANITARY SEWER STUBOUT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SEWER. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION
31. NEW WATERTIGHT END CAP
32. NOT USED

NOTE:

SEE SHEETS 6, 7 AND 8 FOR SEWER PLAN & PROFILE

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WATER & SEWER
ORCHIDEA PARK
PHASE 1 SUBDIVISION

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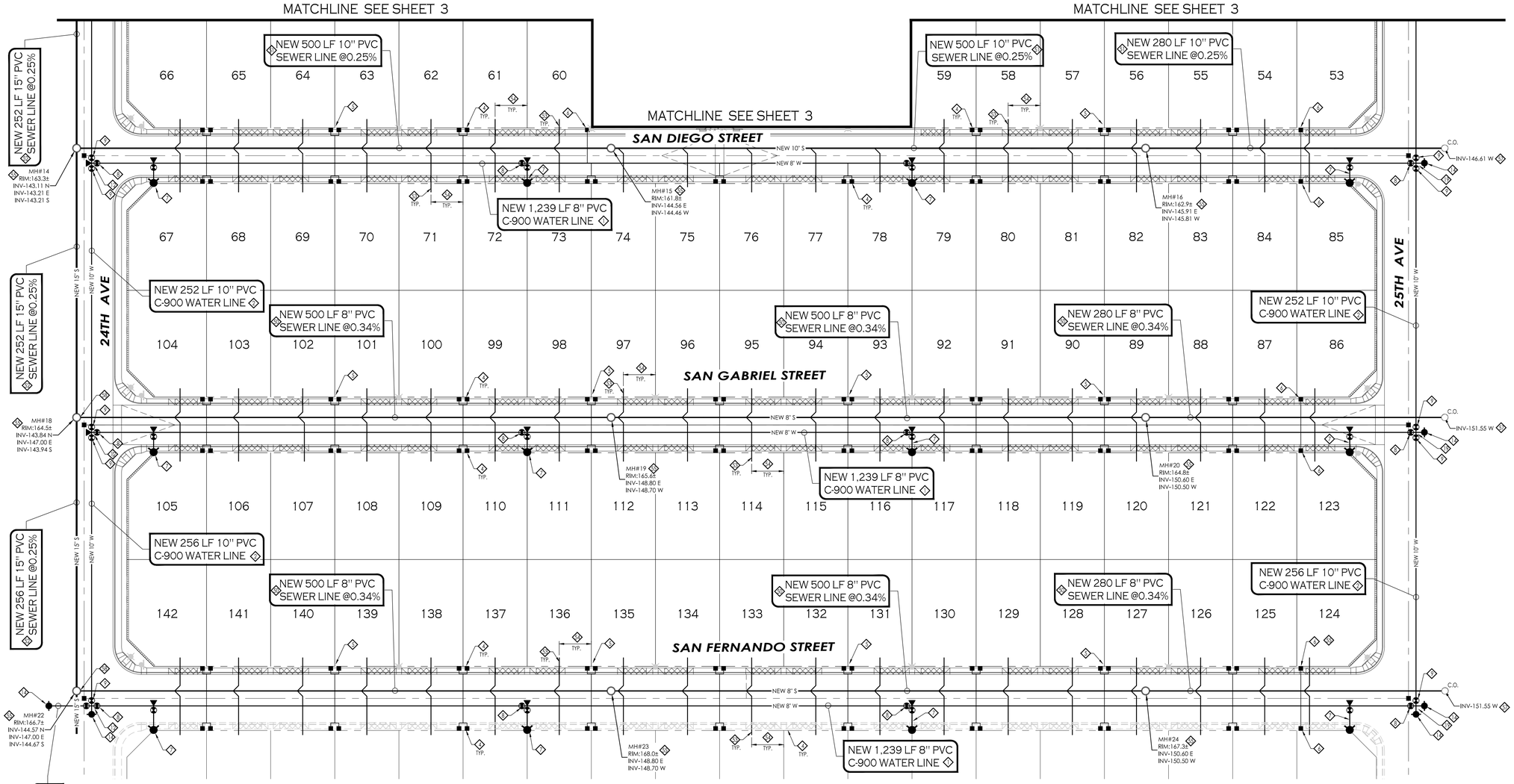

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SCALE: 1"=50'

LEGEND

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FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
50	INDICATES LOT NUMBERS
—NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW SEWER CLEANOUT
	NEW 4" PVC SEWER SERVICE
—NEW—PVC—W—	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
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6. INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055.
7. NEW COMPLETE FIRE HYDRANT - AS PER C.O.Y. STD. 5-155.
8. NEW 8" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
9. NEW 10" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
10. NEW 12" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
11. NEW 12"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
12. NEW 10"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
13. NEW 8"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
14. NEW WATERMAIN BLOWOFF VALVE - AS PER C.O.Y. STD. 5-085.
15. REMOVE EXISTING CAP AND CONNECT NEW WATER LINE TO EX. WATER SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.
16. NOT USED
17. INSTALL 2" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060.
18. NOT USED
19. NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025

SEWER KEYNOTES:

20. INSTALL 8" SEWER MAIN - AS PER C.O.Y. STD. 5-010
21. INSTALL 10" SEWER MAIN - AS PER C.O.Y. STD. 5-010
22. INSTALL 15" SEWER MAIN - AS PER C.O.Y. STD. 5-010
23. NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015.
24. CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT, UNLESS NOTED OTHERWISE.
25. NEW SANITARY SEWER MANHOLE - AS PER C.O.Y. STD. 6-020, 6-035 & 6-040.
26. NEW SHALLOW SEWER MANHOLE - AS PER MAG STD. 420 & 422
27. NEW SANITARY SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005
28. NEW TYPE 'A' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-055
29. NEW TYPE 'B' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-060
30. CONNECT NEW SEWER LINE TO EXISTING SANITARY SEWER STUBOUT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SEWER. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION
31. NEW WATERTIGHT END CAP

NOTE:

SEE SHEETS 6, 7 AND 8 FOR SEWER PLAN & PROFILE

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3 YUMA, AZ. 85364
928-329-0000 TEL
928-247-0232 FAX
VnV@vegaNvega.com

SEWER PLAN & PROFILE
ORCHIDEA PARK
PHASE 1 SUBDIVISION

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 6-27-24 Arizona, U.S.A.

Notes:

Scale: N.T.S.	Date: JUNE 2024
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet 4

City of San Luis
Development Services Department
Planning · Zoning · GIS · Building Safety · Code Enforcement

August 6, 2024

Vianey Vega
Vega & Vega Engineering, P.L.C.
2619 S Ave. 2½ E, Ste #3
Yuma, AZ 85364

Re: Subdivision Case No. 2024-0577P & 2024-0578F

City staff has reviewed the 1st Submittal of preliminary and final plat of Orchidea Park Subdivision Phase 1 and have the following comments:

Planning and Zoning Department

Final Plat

1. Provide CCR's and Title Report.
2. On Approved Section revise "Director of Planning and Zoning" to "*Director of Development Services*".
3. Add 1' NAE to lots that abut retention basin.
4. Legend - Reference survey monuments to COY standards.
5. As per current Subdivision Regulations subdivider will take such actions as may be necessary to form, establish and include the subdivision in an improvement district.

Paving and grading

1. Submit complete drainage report and engineer design report.
2. Show existing elevation contours.
3. Provide guard post location and spacing on 13' spillways.
4. Keynotes No. 5 and 9 reference detail accordingly (revise all sheets).
5. Legend - Reference survey monuments to COY standards.
6. Provide slopes and dimensioning on retention basin.
7. Provide CMU wall on lots abutting retention basin.
8. Include barricade at the end of San Marcos Street, San Antonio Street, San Diego Street, San Gabriel Street, San Fernando Street, 25th Avenue and 24th Avenue.
9. Lot 124 seems to be shallow in comparison to curb elevation, verify or clarify accordingly.
10. For 24th Avenue section to match northern developments with a centerline to curb dimensions of 26.0' and 5' sidewalk.
11. General Notes: Update notes to reference City of San Luis.
12. Provide walking pathway on retention basing (east and west side) to connect San Antonio Street and San Diego Street.
13. Provide additional lighting on retention basin for common area recreational amenities.

14. The City is looking into requiring amenities on retention basin areas for the benefit of the residents on all residential subdivision projects. Staff is finalizing the requirement through the City of San Luis Subdivision Regulations update. This requirement will be recommended to City Council prior to the adoption of the updated City of San Luis Subdivision Regulations. Sush amenities should include but are not limited to playgrounds, ramada with picnic tables and barbeque grill, etc.

Water and sewer plans

1. Provide ADEQ permits.
2. Add dimension from centerline to water and sewer mains.
3. Sanitary sewer manholes need to be polymer manholes as per City of San Luis Supplement to the MAG Uniform Standard Specifications.
4. Provide fire hydrant street markers as per COY Std. No. 5-160.

Public Works

General

1. Assure design meets City of San Luis Standards. Any deviations from City Standards need City of San Luis approval prior to incorporating into the design. Update General Note No. 1 to reflect this.
2. Provide traffic study for this development and how it incorporates to proposed improvements from Mezquites and Von Verde traffic study by Nicklaus Engineering for this area.
3. As a recommendation – provide a pedestrian path be connecting the two street at the retention basin.

Paving and grading

1. Add perimeter wall might be missing around the retention basin.
2. Include all necessary end of street barricades.
3. Suggest that CMU wall callout be modified so that the 6 foot height requirement is on the side of highest elevation.
4. The City uses dual mast arm street lights next to retention basins. Final street light design will be coordinated with APS.

Details

1. Outlet headwall detail doesn't apply.

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comments or require further information or submissions. Any construction which occurs prior to issuance of proper permits is occurring in contravention of the ordinances of the City and is occurring at the risk of the Developer.

If you have any questions on these comments, please contact the Development Services Department at 928-341-8563 extension 2064.

Thank you,

Juan Tejeda
Associate Planner

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **5. C.**

Meeting Date: 08/13/2024

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

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0578F. A request by Vega and Vega Engineering PLC, on behalf of Von Verde Partners LLC, for the approval of Orchidea Park Phase 1 Final Plat. The property is located east of 24th Avenue and south of Orchidea Park Townhomes 1 in San Luis, Arizona.

A. Staff Presentation
B. Action on Subdivision Case No. 2024-0578F

SUMMARY:

This is a request by Vega & Vega Engineering, PLC, on behalf of Von Verde Partners LLC, property owner, for the final plat approval of a residential subdivision to be called Orchidea Park Phase 1 Subdivision. The property is located east of 24th Avenue and south of Orchidea Park Townhomes 1. This subdivision will consist of approximately 27.86 acres and will contain 124 residential lots. The lots range in size from approximately 6,000 square feet to 7,137 square feet.

GENERAL PLAN:

In 2021, City Council approved Major Amendment Case No. 2021-0335 changing the land use designation of this property to Medium Density Residential (MDR). The proposed development is consistent with the existing land use designation.

ZONING:

On September 14, 2022, the subject property was rezoned to Medium Density Residential (R1-6) as part of the approval of Rezoning Case No. 2022-0336 and Ordinance No. 430. The properties to the south and east are zoned Medium Density Residential (R1-6) and proposed to be future Orchidea Park phases. In the west there is vacant land zoned High Density Residential(R-3).

STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for the review of the final plat for Orchidea Park Phase 1 Subdivision.

Staff recommends approval of Subdivision Case No. 2024-0578F with the following conditions:

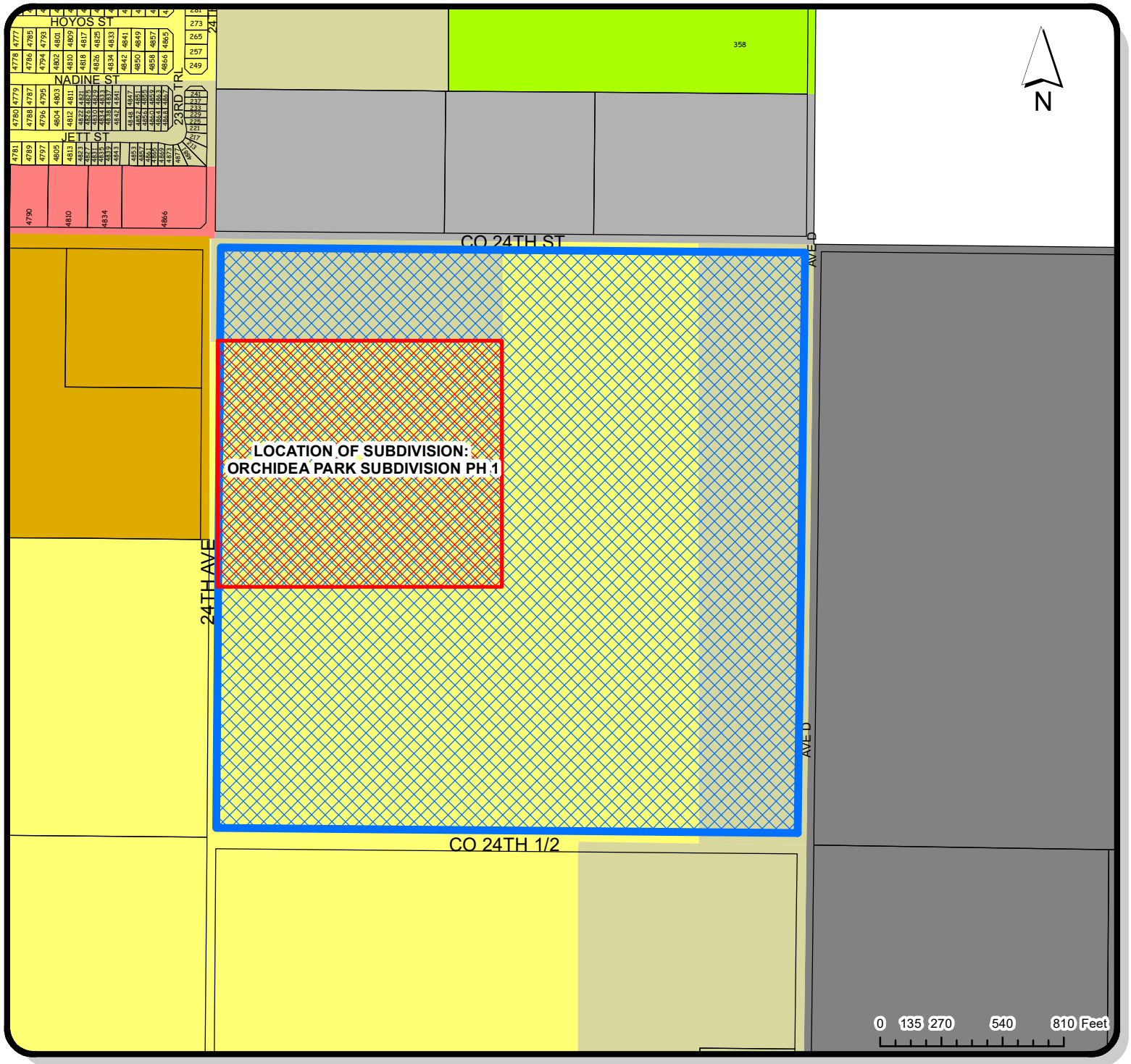
1. Applicant must address comments from the Comment Letter dated August 6, 2024.
2. Development agreement needs to be approved prior to presenting this item to the City Council to establish the phasing of the development, including but not limited to right-of-way dedication, traffic study, traffic lights contributions, and schedule of improvements.
3. Orchidea Park Subdivision Preliminary Plat Amendment must be approved prior to presenting this item to council.

RECOMMENDED MOTION:

I MOVE TO FORWARD SUBDIVISION CASE NO. 2024-0578F TO THE CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL WITH CONDITIONS AS PRESENTED BY STAFF.

Attachments

Location Map
Final Plat
Comment Letter 8-6-2024



LOCATION MAP

LOCATION OF SUBJECT PROPERTY

PARCEL ID:22714002

LOCATION OF SUBDIVISION

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 #
2024-0578F

DATE:
7/11/2024

PLANNING & ZONING

GIS

CREATED BY:
ISAAC GUTIERREZ

CHECKED BY:
JUAN TEJEDA

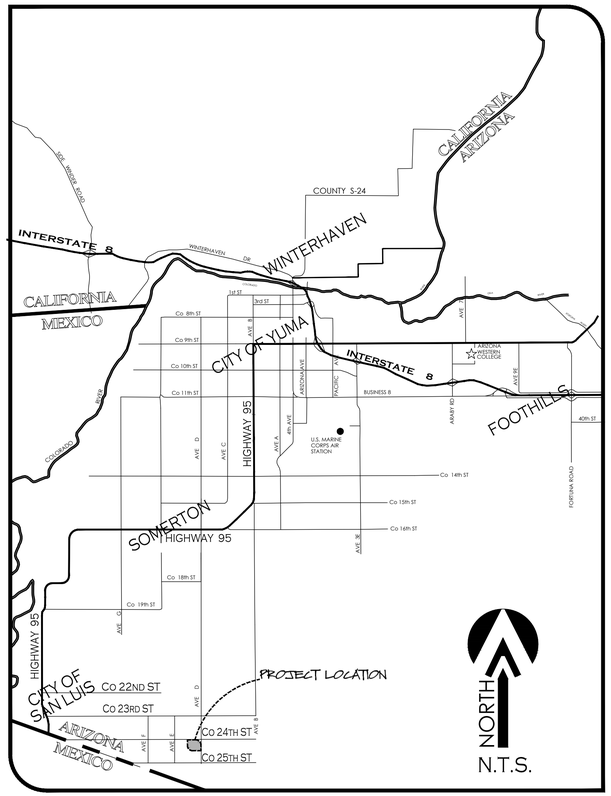
APPROVED BY:
JOSE A. GUZMAN

ORCHIDEA PARK PHASE 1

SUBDIVISION

LEGEND

	INDICATES EX. ASPHALT PAVEMENT
	INDICATES EX. CONCRETE
	INDICATES BOUNDARY LINE
	INDICATES CENTERLINE
	INDICATES RIGHT-OF-WAY LINE
	INDICATES EX. CMU WALL
=EX.=6"=PVC=W=	INDICATES EX. WATER LINE
=EX.=8"=PVC=S=	INDICATES EX. SEWER LINE
	INDICATES NEW ASPHALT PAVEMENT
	INDICATES NEW CONCRETE
	INDICATES NEW CMU WALL
163	INDICATES EX. CONTOURS ELEVATION
-NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
E	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW 4" PVC SEWER SERVICE
-NEW—PVC—W—	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE
50	INDICATES LOT NUMBERS
	NEW YUMA COUNTY STD. DETAIL No. 4-040 SUB'D BOUNDARY MONUMENT
	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
	EXISTING MONUMENT (TYPE AS SHOWN)
B.C.	INDICATES BRASS CAP
Y.C.R.	INDICATES YUMA COUNTY RECORDERS
PP	INDICATES EXISTING POWER POLE
[C]	INDICATES CALCULATED DATA
[M]	INDICATES MEASURED DATA
[E]	INDICATES EXISTING ELECTRICAL BOX
GP	INDICATES EXISTING GAS PADDLE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
(C-160.35)	INDICATES EX. CURB ELEVATION
(SW-160.56)	INDICATES EX. SIDEWALK ELEVATION
(A-160.30)	INDICATES EX. ASPHALT ELEVATION
(T160.5)	INDICATES EX. NATURAL SOIL ELEVATION
A-159.02	INDICATES NEW ASPHALT ELEVATION
C-159.02	INDICATES NEW CURB ELEVATION
G-159.02	INDICATES NEW GUTTER ELEVATION



VICINITY MAP

N.T.S.

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-53485) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR SHALL GUARANTEED ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
6. REFER TO SHEETS 2 OF 2 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
7. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
8. ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
9. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
10. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DIRECTION.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

INDEX:

Cover Sheet — 0
Cover Sheet Plat — 1 OF 3
Plat — 2 OF 3
Plat — 3 OF 3
Paving and Grading Plan — 1
Paving and Grading Plan — 2
Typical Street Sections — 3
Water and Sewer Plan — 4
Water and Sewer Plan — 5
Sewer Plan and Profile — 6
Sewer Plan and Profile — 7
Sewer Plan and Profile — 8
Details And Water And Sewer Notes — 9
Stormwater Prevention Pollution Plan — 10
Stormwater Prevention Pollution Plan — 11
SWPPP Erosion Control Details — 12
Retention Basin Landscaping Plan — L1.1
20th Ave Landscaping Plan — L1.2
Retention Basin Irrigation Plan — L1.3
20th Ave Irrigation Plan — L1.4
Construction Details — L1.5
Specifications — L1.6

OWNER:

VON VERDE PARTNERS LLC
10602 S CAMINO DEL SOL
YUMA AZ., 85367

BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING S 89°32'26" E

BENCHMARK:

TOP OF ½" REBAR W/ LS 22767
LOCATED AT THE INTERSECTION
OF 20th AVENUE AND COUNTY 24TH
STREET

ELEVATION: 159.25 FEET

ENGINEER:

VnV23-600

VEGA & VEGA ENGINEERING, PLC
2619 S. AVE. 2½ E, STE#3 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

UTILITIES WARNING

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CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLC
2619 S. AVE. 2½ E. STE#3 928-329-0000 TEL
YUMA, AZ. 85364 928-247-6232 FAX
VnV@vegaNvega.com

Cover Sheet
ORCHIDEA PARK
PHASE 1 SUBDIVISION

Registered Professional Engineer (Civil)
CERTIFICATE NO. 50476
Vianey R. Vega
Date Signed 5-20-24
Arizona, U.S.A.

Notes:

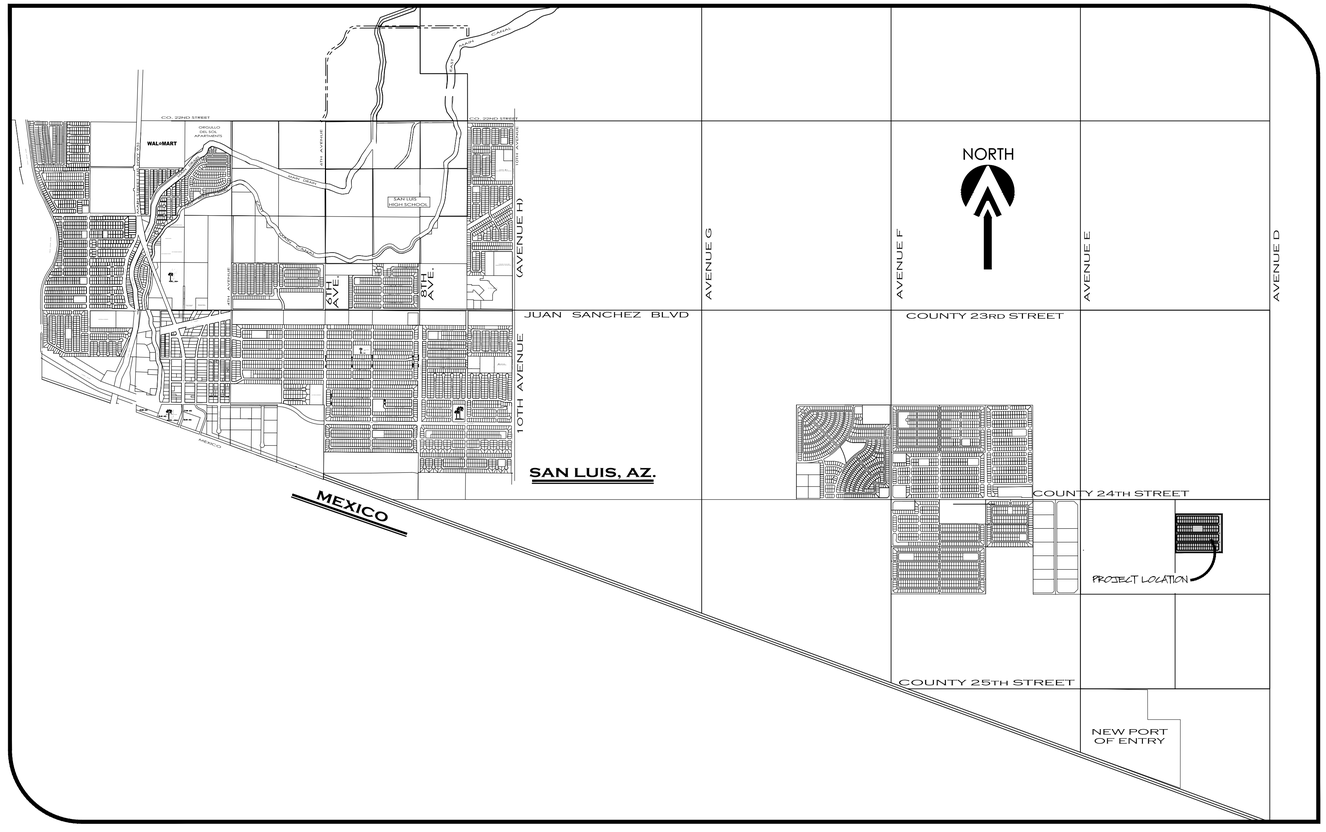
Scale: N.T.S. | Date: MAY 2024
Drawn: Staff | Job #: VnV23-600
Checked: Vna

Sheet 0 *

ORCHIDEA PARK PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 82 OF ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1
RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.
ALSO BEING A PORTION OF THE W½ OF THE NW¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
MAY OF 2024 ACREAGE: 27.86 AC (GROSS)

FINAL PLAT



VICINITY MAP
SCALE: NTS

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:
THAT VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF A PORTION OF LOT 82 OF ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1 RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ. ALSO BEING A PORTION OF THE W½ OF THE NW¼ OF SECTION 14, T11S, R24W G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS & STREETS UNDER THE NAME OF "ORCHIDEA PARK PHASE 1 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS AND STREETS CONSTITUTING SAID "ORCHIDEA PARK PHASE 1 SUBDIVISION" , THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT VON VERDE PARTNERS LLC, AN ARIZONA CORPORATION, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT, TRACT "A" ARE DEDICATED TO THE CITY OF SAN LUIS FOR USE AS A STORMWATER RETENTION BASIN AND COMPATIBLE USES, THE EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. A THREE-FOOT NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FROM THE FURTHEST PROJECTION ON ALL SIDES OF ALL FIRE HYDRANTS; A 12-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL WATER METERS AND A 24-INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND ALL STREETLIGHTS IS HEREBY GRANTED

IN WITNESS WHEREOF: VON VERDE PARTNERS LLC, AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF ELIZABETH CARPENTER,AS ELIZABETH CARPENTER
MEMBER OF DIAMOND THREE INVESTMENTS, L.L.C.
MEMBER OF VON VERDE DEVELOPMENT, L.L.C.,
MANAGING MEMBER OF VON VERDE PARTNERS, L.L.C.

THEREUNTO DULY AUTHORIZED ON THIS ____ DAY OF _____20____.

ELIZABETH CARPENTER
MEMBER OF DIAMOND THREE INVESTMENTS, L.L.C.
MEMBER OF VON VERDE DEVELOPMENT, L.L.C.,
MANAGING MEMBER OF VON VERDE PARTNERS, L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF YUMA }

ON THIS THE _____ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: ELIZABETH CARPENTER
MEMBER OF DIAMOND THREE INVESTMENTS, L.L.C.
MEMBER OF VON VERDE DEVELOPMENT, L.L.C.
MANAGING MEMBER OF VON VERDE PARTNERS, L.L.C.

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

BY:_____ MY COMMISSION EXPIRES:_____
NOTARY PUBLIC

APPROVED

STATE OF ARIZONA }
} SS
COUNTY OF YUMA }

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

_____
MAYOR

_____
CITY MANAGER

_____
DIRECTOR OF PLANNING AND ZONING

_____
CITY PUBLIC WORKS DIRECTOR

LAND 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 THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL OF 2024 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY:_____ R.L.S. No. 16528
JOHN C. ENGLISH

16528 JOHN C. ENGLISH 05/20/24 Date Signed ARIZONA, U.S.A.

ELABORATED BY:
Vnv 23-600
VEGA & VEGA ENGINEERING, PLLC
2619 S. Ave. 2½E, Ste 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com

ORCHIDEA PARK PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 82 OF ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1
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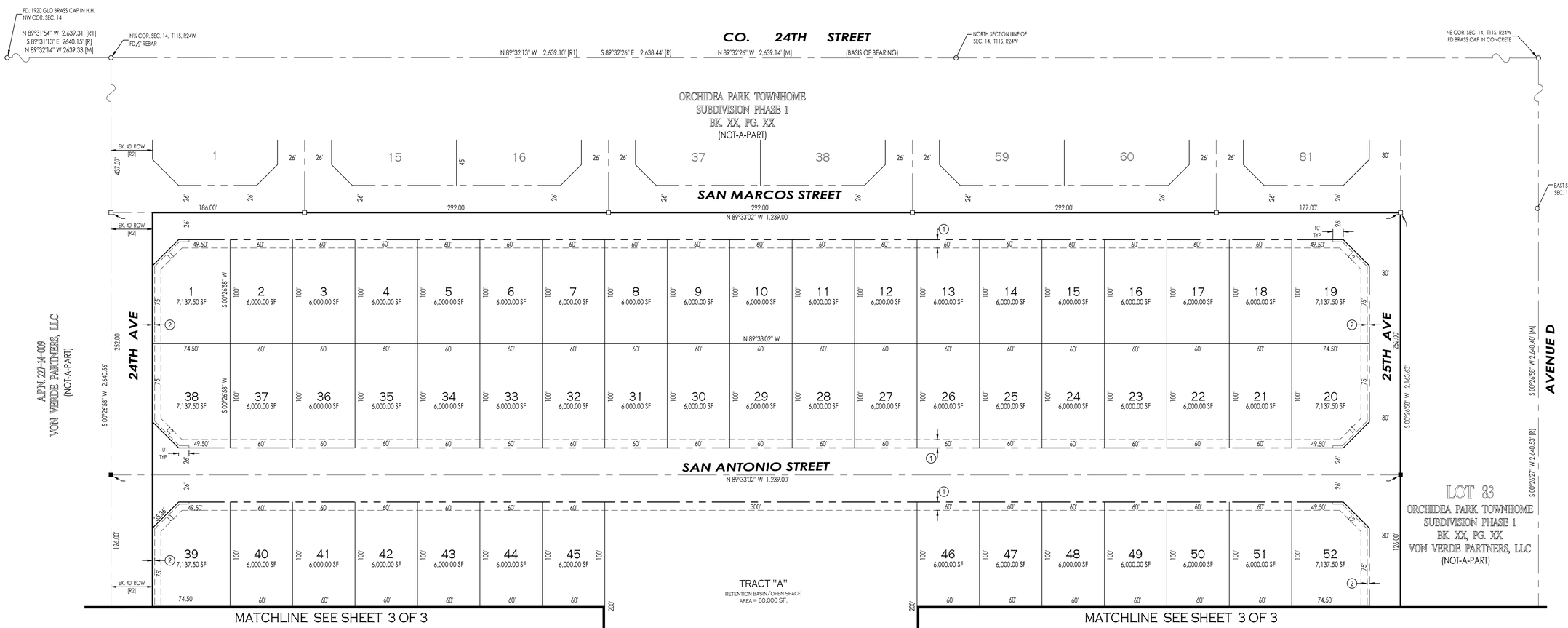


KEYNOTES

1. NEW 8' UTILITY EASEMENT
2. NEW 1' NON-ACCESS EASEMENT

BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING S 89°32'26" E

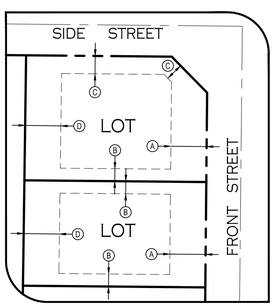
NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-6

OWNER OF RECORD:

VON VERDE PARTNERS, LLC
10602 S. CAMINO DEL SOL
YUMA, AZ 85367

TYP. LOT BUILDING SETBACK LAYOUT



BUILDING SETBACKS KEYNOTES

- (A) FRONT YARD SETBACK = 20 FEET
- (B) SIDE YARD SETBACK = 7 FEET
- (C) SIDE STREET YARD SETBACK = 10 FEET
- (D) REAR YARD SETBACK = 10 FEET

LINE DATA

LINE NUMBER	BEARING	LENGHT (FEET)
L1	S 45°26'58" W	35.36'
L2	N 44°33'02" W	35.36'

LEGEND

———	INDICATES BOUNDARY LINE
—·—·—	INDICATES CENTERLINE
- - - -	INDICATES EASEMENT LINE
11	NEW LOT NUMBER
■	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
●	NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
○	EXISTING MONUMENT (TYPE AS SHOWN)
B.C.	INDICATES BRASS CAP
Y.C.R.	INDICATES YUMA COUNTY RECORDERS
G.L.O.	INDICATES GENERAL LAND OFFICE
N.A.E.	INDICATES NON ACCESS EASEMENT
[M]	INDICATES MEASURED DATA
[R]	DATA REFERS TO U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST GILA & SALT RIVER MERIDIAN, ARIZONA. FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERALS OFFICE
[R1]	DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
[R2]	DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

ELABORATED BY:

Vnv 23-600

VEGA & VEGA ENGINEERING, PLLC
2619 S. Ave. 2½E, Ste 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.vegaNvega.com

LAND 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 THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 2024 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

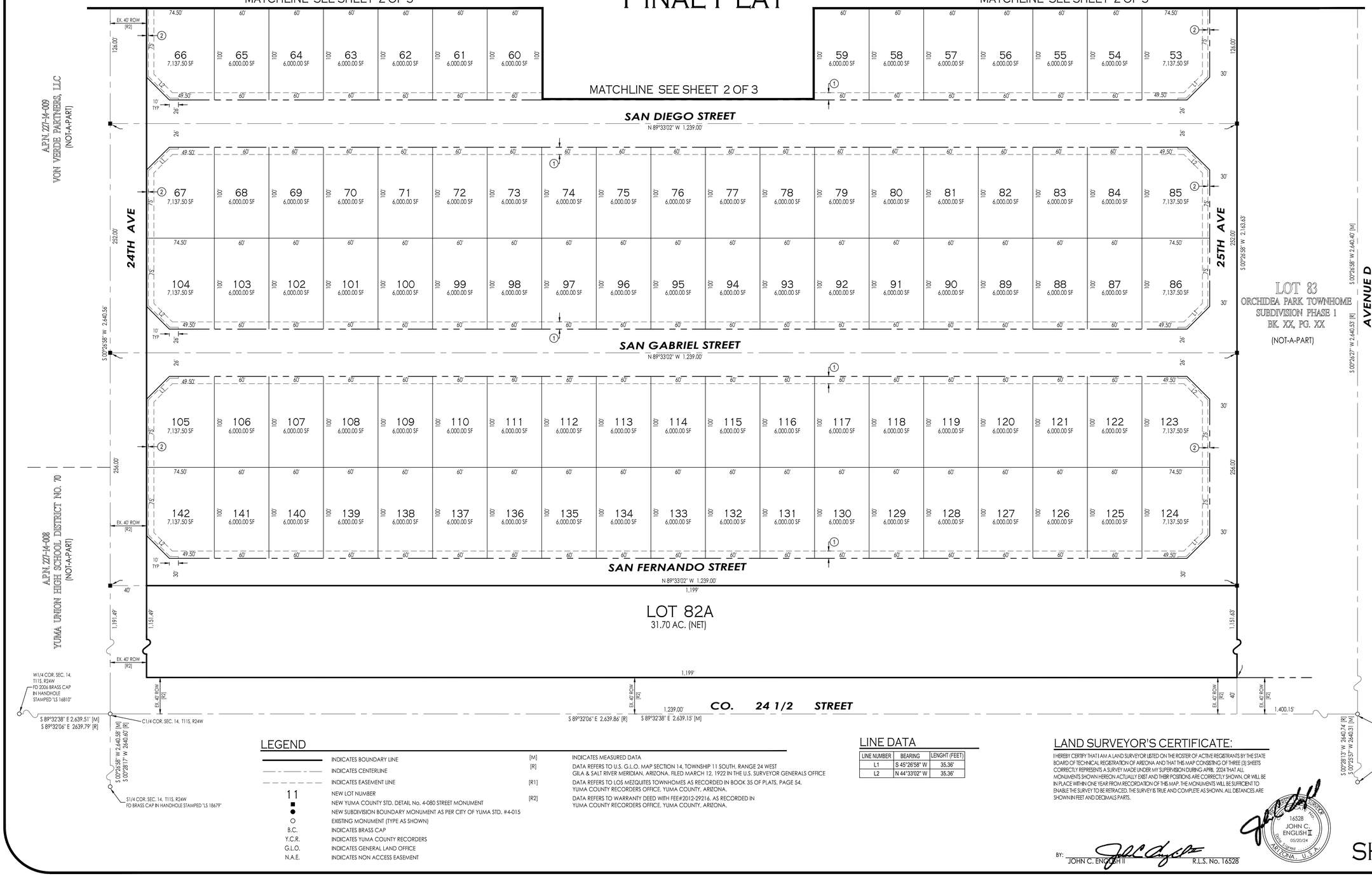
16528 JOHN C. ENGLISH II 05/20/24 Date Signed ARIZONA, U.S.A.

BY: JOHN C. ENGLISH II R.L.S. No. 16528

ORCHIDEA PARK PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 82 OF ORCHIDEA PARK TOWNHOMES SUBDIVISION PHASE 1
RECORDED IN BK. XX OF PLATS, PG. XX, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.
ALSO BEING A PORTION OF THE W½ OF THE NW¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
MAY OF 2024 ACREAGE: 27.86 AC (GROSS)

FINAL PLAT



KEYNOTES

1. NEW 8' UTILITY EASEMENT
2. NEW 1' NON-ACCESS EASEMENT

LEGEND

———	INDICATES BOUNDARY LINE	[M]	INDICATES MEASURED DATA
— · — · —	INDICATES CENTERLINE	[R]	DATA REFERS TO U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST GILA & SALT RIVER MERIDIAN, ARIZONA. FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERALS OFFICE
- - - - -	INDICATES EASEMENT LINE	[R1]	DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
11	NEW LOT NUMBER	[R2]	DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
■	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT		
●	NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015		
O	EXISTING MONUMENT (TYPE AS SHOWN)		
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Y.C.R.	INDICATES YUMA COUNTY RECORDERS		
G.L.O.	INDICATES GENERAL LAND OFFICE		
N.A.E.	INDICATES NON ACCESS EASEMENT		

LINE DATA

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L1	S 45°26'58" W	35.36'
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BY: _____ JOHN C. ENGLISH II R.L.S. No. 16528

16528 JOHN C. ENGLISH II 05/20/24 REGISTERED LAND SURVEYOR ARIZONA, U.S.A.

ELABORATED BY:

Vnv 23-600

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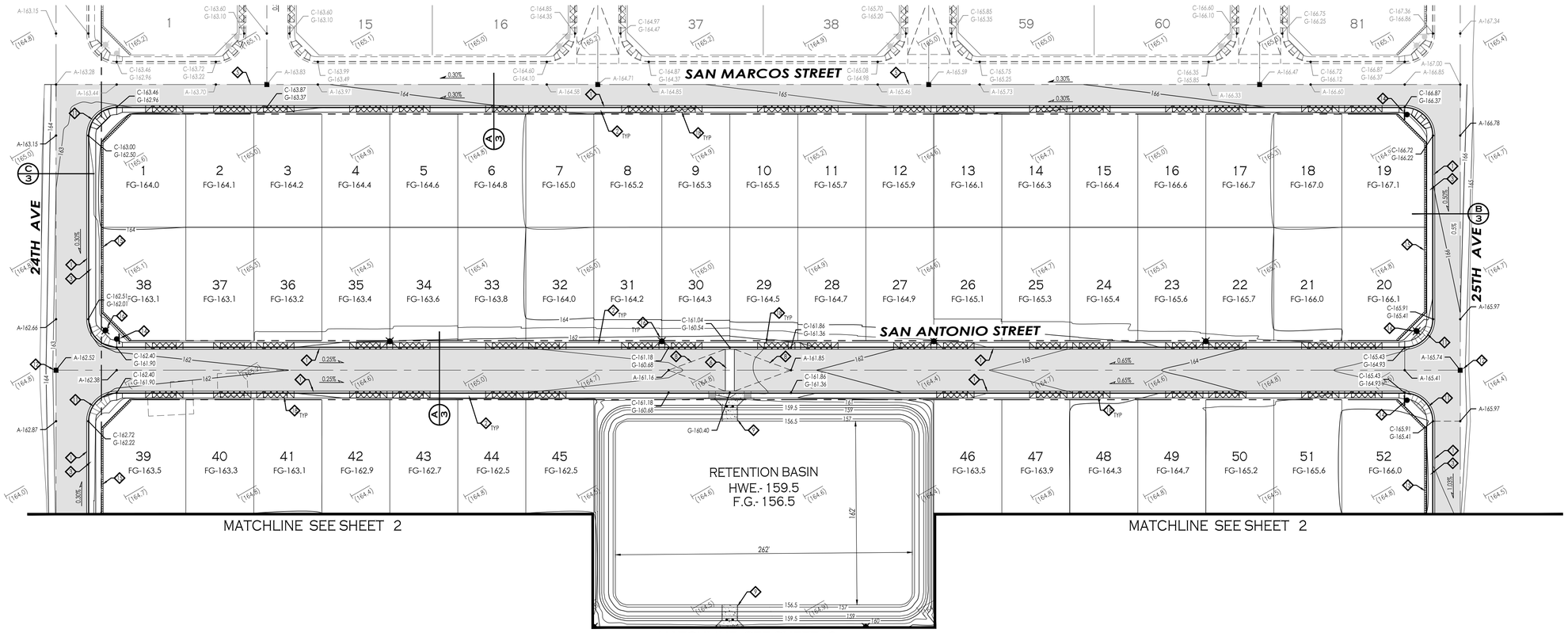

NORTH

SCALE: 1"=50'

LEGEND

- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- E(OH) INDICATES EX. ELECTRICAL OVERHEAD LINE
- EX. 6" PVC W INDICATES EX. WATER LINE
- EX. 8" PVC S INDICATES EX. SEWER LINE
- GAS INDICATES EX. GAS LINE
- NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- INDICATES EXISTING STREET SIGN
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV INDICATES EXISTING WATER VALVE
- INDICATES NEW STREET LIGHT
- (C-160.55) INDICATES EX. CURB ELEVATION
- (SW-160.58) INDICATES EX. SIDEWALK ELEVATON
- (A-160.59) INDICATES EX. ASPHALT ELEVATION
- (160.5) INDICATES EX. NATURAL SOIL ELEVATION
- A-161.02 INDICATES NEW ASPHALT ELEVATION
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- INDICATES EXISTING CMU WALL

KEYNOTES:

1. NEW VERTICAL CURB & GUTTER - AS PER C.O.Y. STD. 3-060
2. NEW 4' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
3. NEW 5' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
4. NOT USED
5. SAWCUT 1' OF EXISTING PAVEMENT, REMOVE AND REPLACE WITH NEW PAVEMENT - SEE DETAIL D/4
6. NEW 8' CROSS GUTTER - AS PER C.O.Y. STD. 3-090
7. NEW 8' CROSS VALLEY GUTTER - AS PER C.O.Y. STD. 3-085
8. NEW 50' CROWN TRANSITION
9. NEW 13' CONCRETE SPILLWAY - SEE DETAIL B/7
10. NOT USED
11. NEW CONCRETE SIDEWALK RAMP (25' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
12. NEW STREET MONUMENT- AS PER C.O.Y. STD. 4-030
13. NOT USED
14. NEW DOUBLE FACED STREET SIGN-STOP SIGN - AS PER C.O.Y. STD.- 8-020
15. NEW 6' HIGH (ON THE LOT SIDE) CMU WALL - AS PER C.O.Y. STD. 1-015 (CMU WALL LOCATED WITHIN THE FRONT OR SIDE SETBACK OF LOTS MUST BE 3'-6" HIGH MAXIMUM)
16. NEW STREET LIGHT - TYPE A (4700 LUMENS) AS PER C.O.Y. STD. 7-010 AND C.O.Y. STD. 7-015
17. NOT USED
18. NEW 21' WIDE DRIVEWAY -- AS PER C.O.Y. STD. 3-105

DRAINAGE REPORT

1.- DRAINAGE REPORT

DRAINAGE AREA # 1

USING THE RATIONAL METHOD
Q= CIA = PEAK RUNOFF (VOL.)
(C) PEAK RATE RUNOFF = 0.43
(I) INTENSITY OF RAINFALL = 1.22 IN / HR
(A)DRAINAGE AREA = : 1,253,874.60 SF. = 28.785 SF
Q= (0.43)(1.22)(28.785) =15.100 CF
TOTAL RUNOFF = 7,200 (15,100) = 108,720 CF

STORAGE VOLUME PROVIDED AREA # 1
RETENTION BASIN
TOP AREA = 52,742 SF
BOTTOM AREA = 42,340 SF
DEPTH = 3 FT
VOL. PROVIDED = $(52{,}742 + 42{,}340)\frac{(3.0)}{2}$ = 142,623 CF

TOTAL VOL. PROVIDED = 142,623 CF

FACTOR OF SAFETY = $\frac{142{,}623\ CF}{108{,}720\ CF}$ = 1.31 > 1.25 THEREFORE OK.

OPEN SPACE CALCULATIONS

PROJECT AREA : 1,253,874.60 SF. = 28.785 AC

5% OPEN SPACE REQUIRED = 1,253,874.60 SF. X 5% = 62,693.73 SF.

OPEN SPACE PROVIDED : AREA RETENTION BASIN = 60,000 SF.
24TH. AVENUE LANDSCAPING AREA = 4,800 SF.
64,800 SF.

TOTAL AREA OPEN SPACE PROVIED : ========== 64,800 SF.

64,800 SF. > 62,693.73 SF **THEREFORE OK**

UTILITIES WARNING

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928-329-0000 TEL
928-247-6232 FAX
VnV@vegaNvega.com

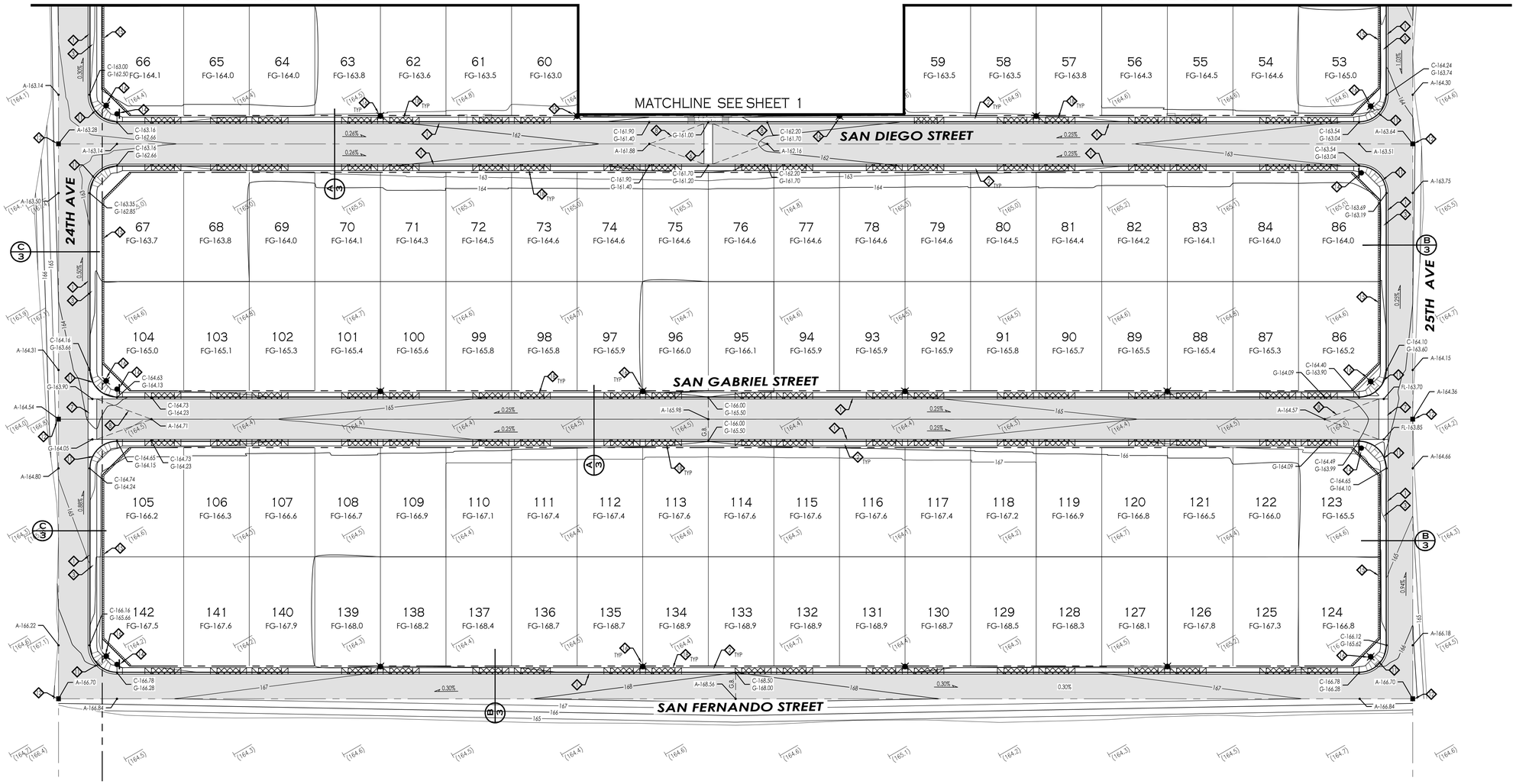
PAVING & GRADING ORCHIDEA PARK PHASE 1 SUBDIVISION

Registered Professional Engineer
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 5-10-24
Arizona U.S.A.

Notes:

Scale: N.T.S.	Date: MAY 2024
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet 1



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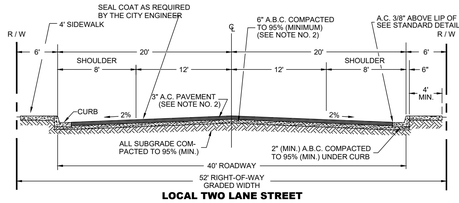
PAVING & GRADING
ORCHIDEA PARK SUBDIVISION
PHASE 1 SUBDIVISION

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 5-20-24
Arizona, U.S.A.

Notes:

Scale: N.T.S. | Date: MAY 2024
Drawn: Staff | Job #: VnV23-600
Checked: Vna

Sheet
2



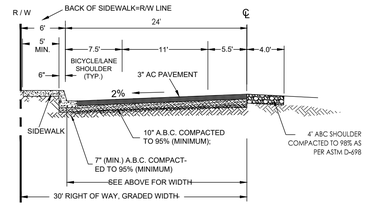
LOCAL TWO LANE STREET

NOTES

1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
2. MINIMUM PAVING THICKNESS SHALL BE 3" FOR PLANT HOT MIXED ASPHALT SURFACING OVER 6" OF A.B.C. COMPACTED TO 95% (MINIMUM).
3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
4. SEE STANDARD DETAIL 3-060 FOR GRADING BEHIND SIDEWALK.
5. EXTEND AGGREGATE BASE COURSE BENEATH CURB & GUTTER

LOCAL TWO LANE STREET

CITY OF YUMA STD. 2-030 (MODIFIED) — NTS — A/3



NOTES

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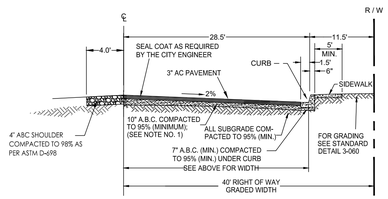
2. MINIMUM PAVING THICKNESS - 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
4. ALL PAVEMENT MARKING AND RAISED PAVEMENT MARKER MATERIAL MUST BE IN ACCORDANCE WITH A.D.O.T. MANUAL FOR SIGNING AND MARKING, LATEST EDITION.
5. FOR STREET RECONSTRUCTION PROJECTS ONLY WHEN DESIGNATED BY THE CITY ENGINEER.

25TH AVENUE / SAN FERNANDO STREET

CITY OF YUMA STD. 2-025 (MODIFIED) — NTS — B/3



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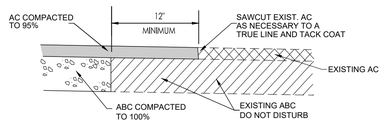
4. ALL PAVEMENT MARKING AND RAISED PAVEMENT MARKER MATERIAL MUST BE IN ACCORDANCE WITH A.D.O.T. MANUAL FOR SIGNING AND MARKING, LATEST EDITION.
5. CASE 1 OR 2 MUST BE USED WHEN THERE ARE DRIVEWAYS ALONG COLLECTOR.
6. CASE 3 MAY BE USED WHEN THERE ARE NO DRIVEWAYS ALONG COLLECTOR.
7. BIKE LANES PROVIDED BUT NOT STRIPED.

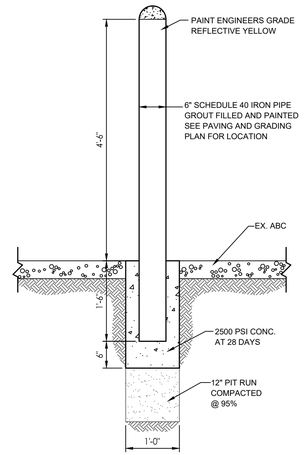
24TH AVENUE

CITY OF YUMA STD. 2-020 (MODIFIED) — NTS — C/3



SAWCUT DETAIL

D/3



GUARD POST DETAIL

E/3

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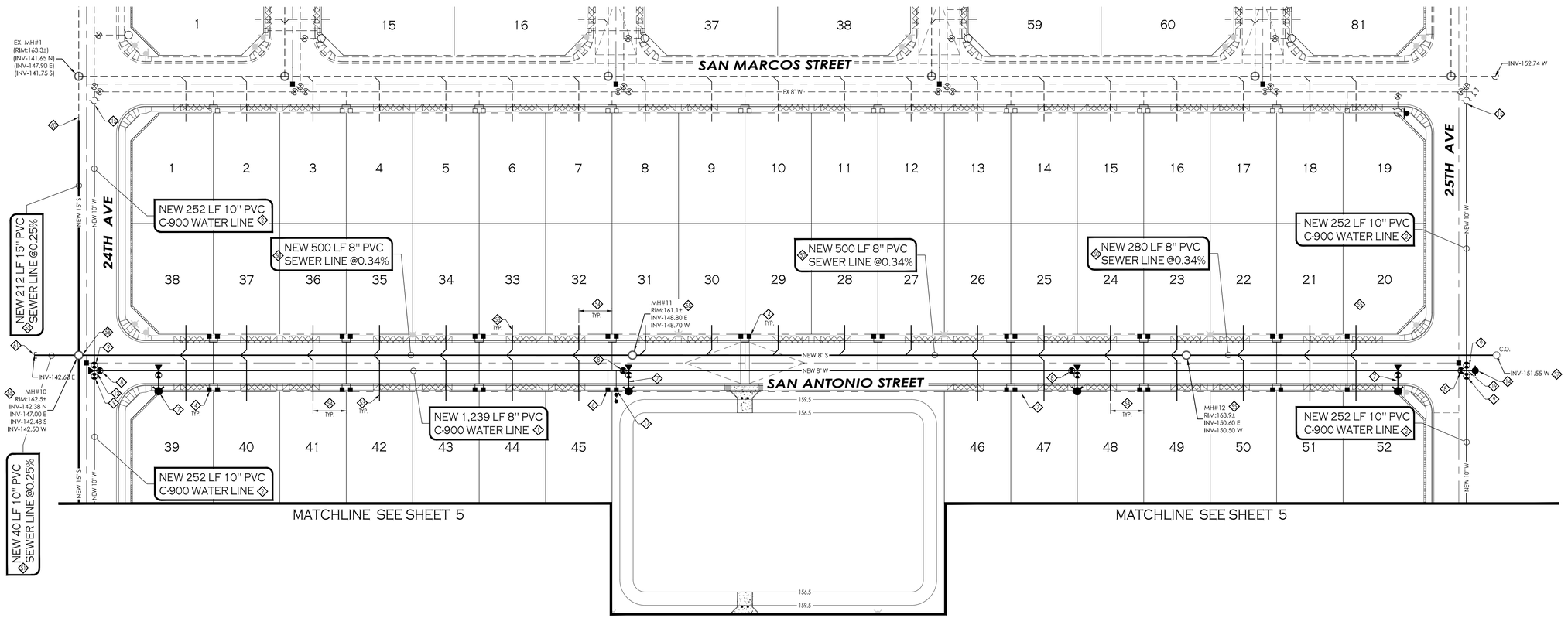
Typical Street Sections
ORCHIDEA PARK
PHASE 1 SUBDIVISION

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 5-30-24
Arizona, U.S.A.

Notes:

Scale: N.T.S.	Date: MAY 2024
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet
3



NORTH

SCALE: 1"=50'

LEGEND

163	INDICATES EX. CONTOURS ELEVATION
= =EX.=6"=PVC=W=	INDICATES EX. WATER LINE
= =EX.=8"=PVC=S=	INDICATES EX. SEWER LINE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
50	INDICATES LOT NUMBERS
—NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
E	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW SEWER CLEANOUT
	NEW 4" PVC SEWER SERVICE
—NEW—PVC—W—	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE

WATER KEYNOTES:

1. INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
2. INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
3. NOT USED
4. INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055
5. NOT USED
6. INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055.
7. NEW COMPLETE FIRE HYDRANT - AS PER C.O.Y. STD. 5-155.
8. NEW 8" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
9. NEW 10" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
10. NEW 12" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
11. NEW 12"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
12. NEW 10"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
13. NEW 8"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
14. NEW WATERMAIN BLOWOFF VALVE - AS PER C.O.Y. STD. 5-085.
15. REMOVE EXISTING CAP AND CONNECT NEW WATER LINE TO EX. WATER SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.
16. NOT USED
17. INSTALL 2" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060.
18. NOT USED
19. NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025

SEWER KEYNOTES:

20. INSTALL 8" SEWER MAIN - AS PER C.O.Y. STD. 5-010
21. INSTALL 10" SEWER MAIN - AS PER C.O.Y. STD. 5-010
22. INSTALL 15" SEWER MAIN - AS PER C.O.Y. STD. 5-010
23. NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015.
24. CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT. UNLESS NOTED OTHERWISE.
25. NEW SANITARY SEWER MANHOLE - AS PER C.O.Y. STD. 6-020. 6-035 & 6-040.
26. NEW SHALLOW SEWER MANHOLE - AS PER MAG STD. 420 & 422
27. NEW SANITARY SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005
28. NEW TYPE 'A' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-055
29. NEW TYPE 'B' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-060
30. CONNECT NEW SEWER LINE TO EXISTING SANITARY SEWER STUBOUT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SEWER. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION
31. NEW WATERTIGHT END CAP
32. NOT USED

NOTE:

SEE SHEETS 6, 7 AND 8 FOR SEWER PLAN & PROFILE

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VnV@vegaNvega.com

WATER & SEWER
ORCHIDEA PARK
PHASE 1 SUBDIVISION

Registered Professional Engineer (Civil)
CERTIFICATE NO.
50476
Vianey R. Vega
Date Signed 5-30-24
Arizona, U.S.A.

Notes:

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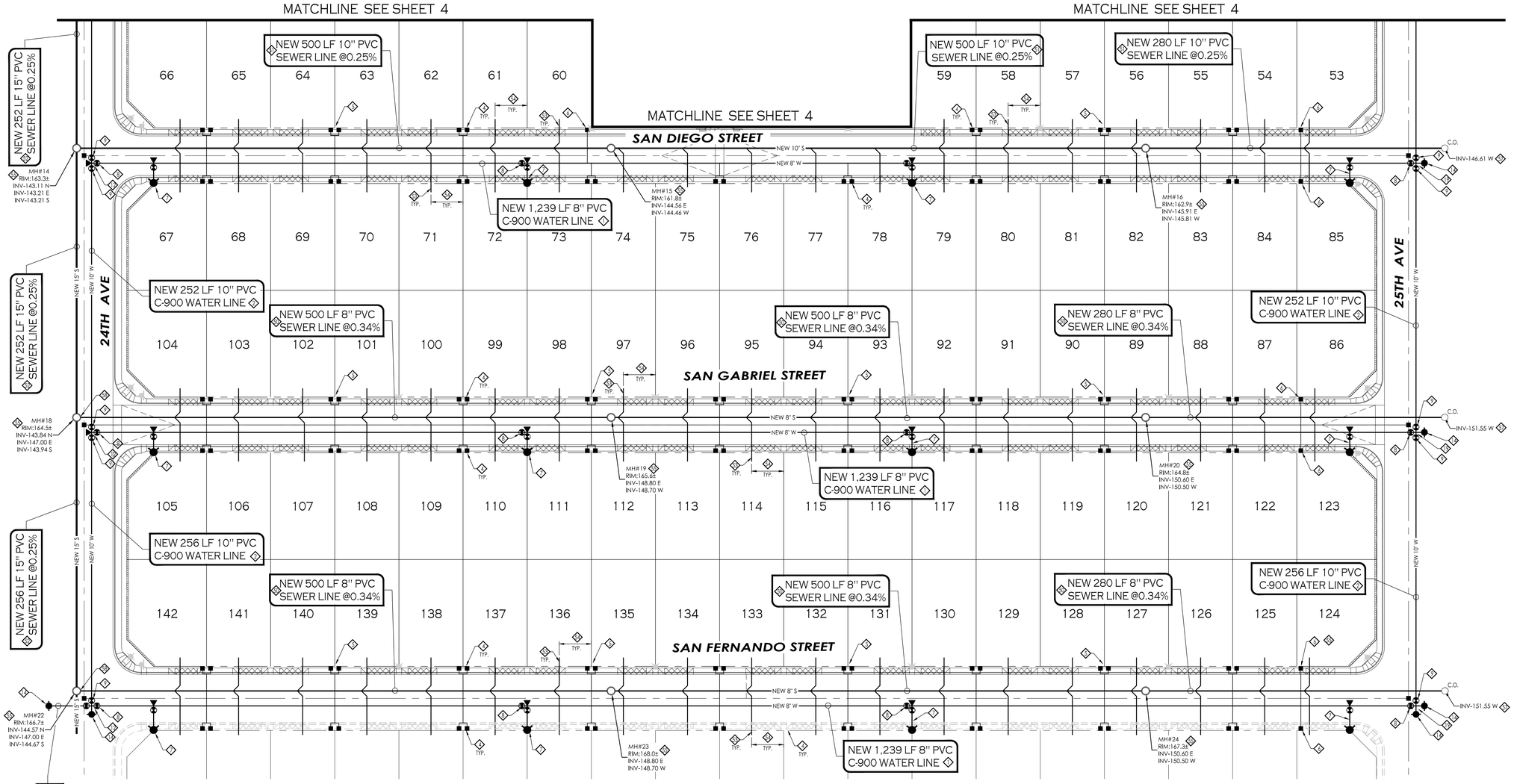
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet
4



NORTH

SCALE: 1"=50'

LEGEND

163	INDICATES EX. CONTOURS ELEVATION
=EX.=6"=PVC=W=	INDICATES EX. WATER LINE
=EX.=8"=PVC=S=	INDICATES EX. SEWER LINE
MH	INDICATES EXISTING MANHOLE
FH	INDICATES EXISTING FIRE HYDRANT
WM	INDICATES EXISTING WATER METER
WV	INDICATES EXISTING WATER VALVE
50	INDICATES LOT NUMBERS
—NEW—PVC—S—	INDICATES NEW SANITARY SEWER LINE
E	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW SEWER CLEANOUT
	NEW 4" PVC SEWER SERVICE
—NEW—PVC—W—	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE

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31. NEW WATERTIGHT END CAP

NOTE:

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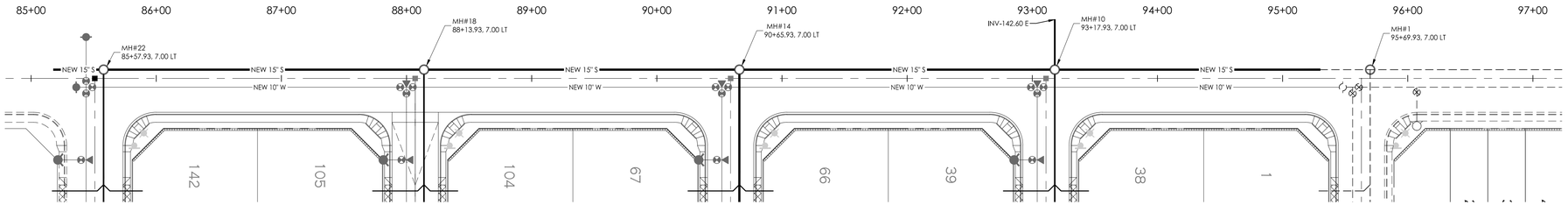
SEWER PLAN & PROFILE
ORCHIDEA PARK
PHASE 1 SUBDIVISION

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 5-20-24 Arizona, U.S.A.

Notes:

Scale: N.T.S.	Date: MAY 2024
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

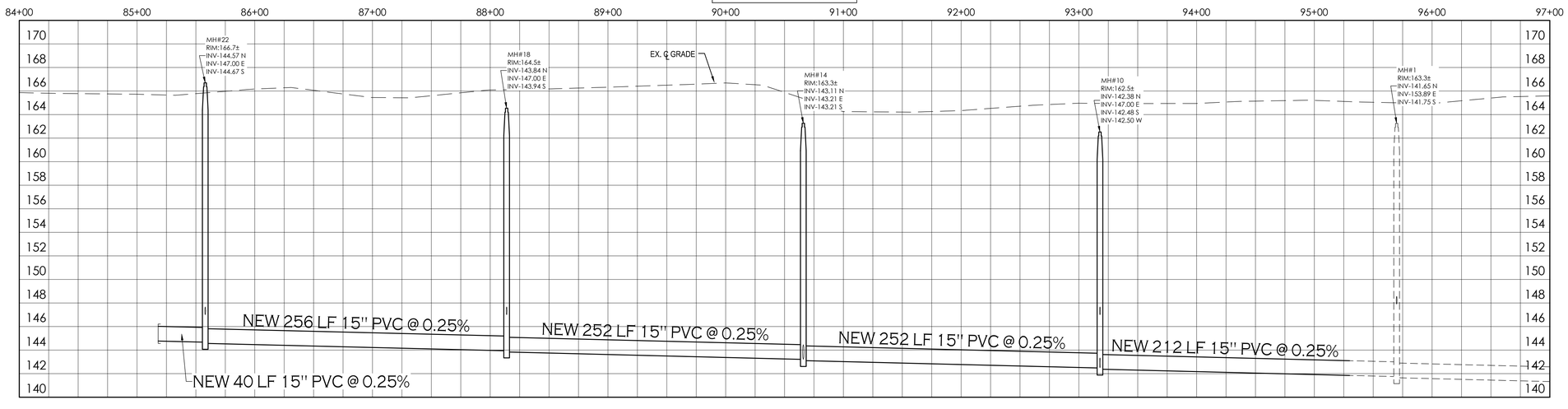
Sheet 5

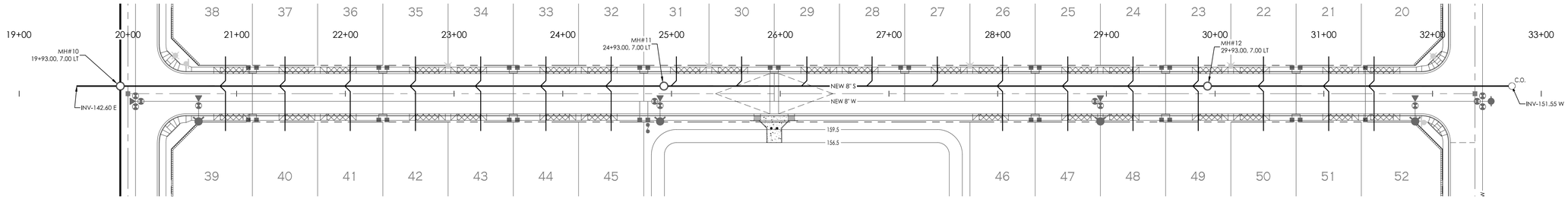


NORTH

SCALE: 1"=50'

24TH AVE PROFILE

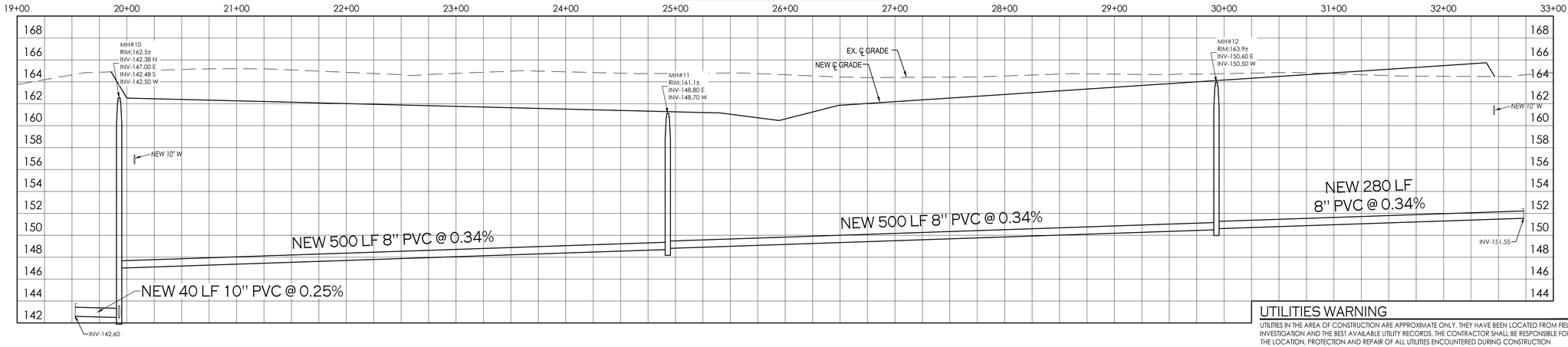




NORTH

SCALE: 1"=50'

SAN ANTONIO STREET PROFILE



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SEWER PLAN & PROFILE
ORCHIDEA PARK
PHASE 1 SUBDIVISION

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Sheet
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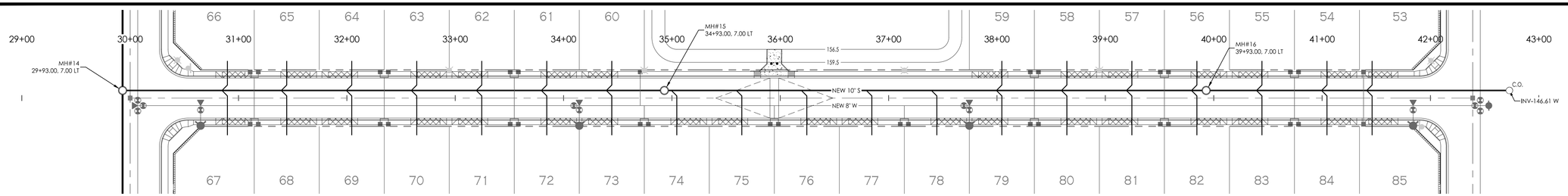
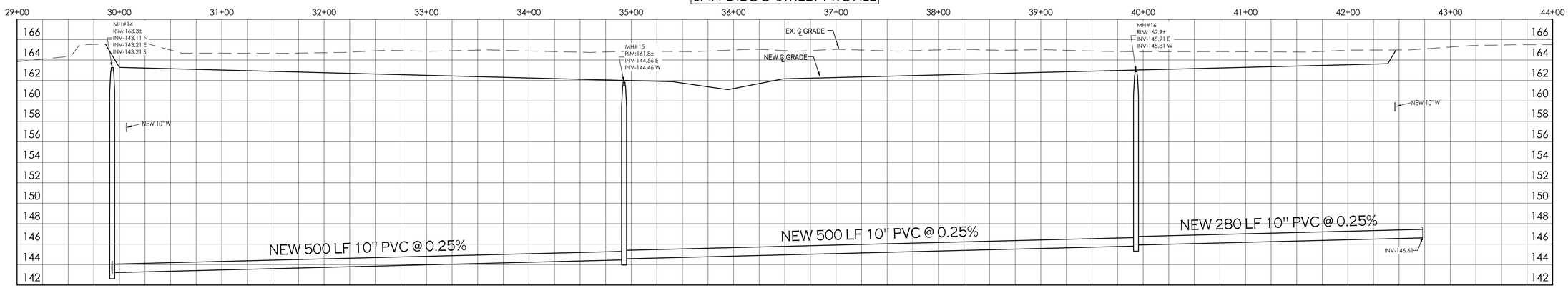
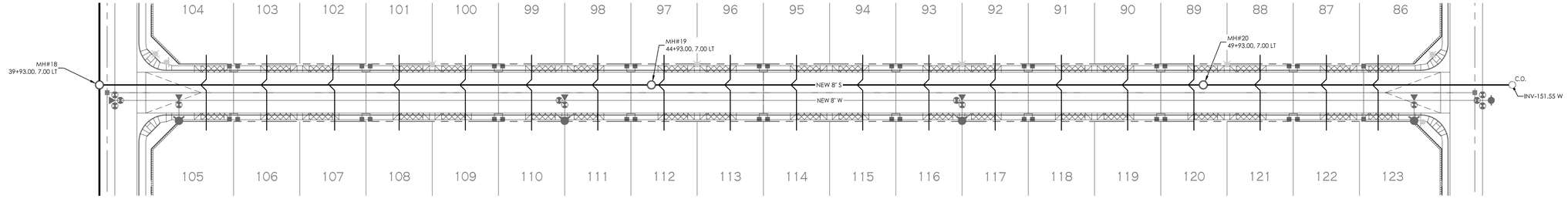


SCALE: 1"=50'

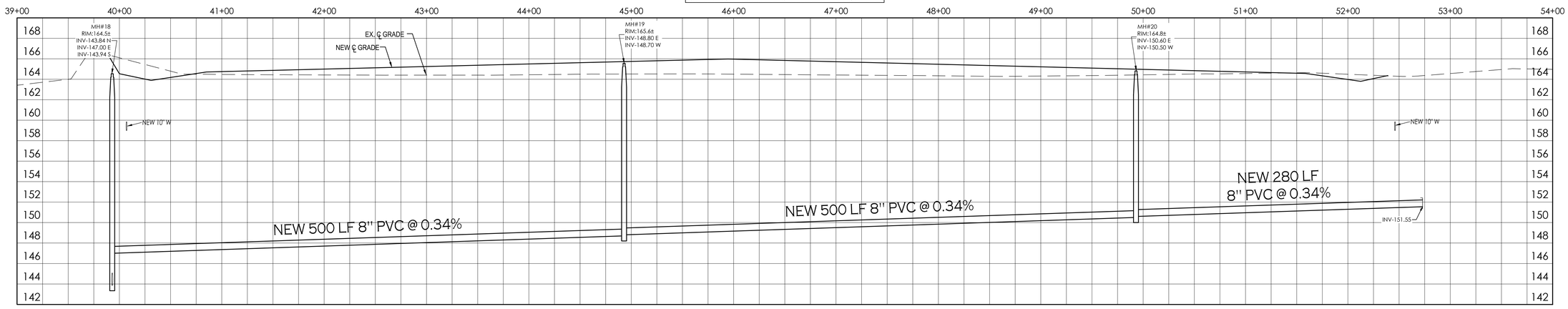
SAN DIEGO STREET PROFILE





SCALE: 1"=50'

SAN GABRIEL STREET PROFILE



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PHASE I SUBDIVISION

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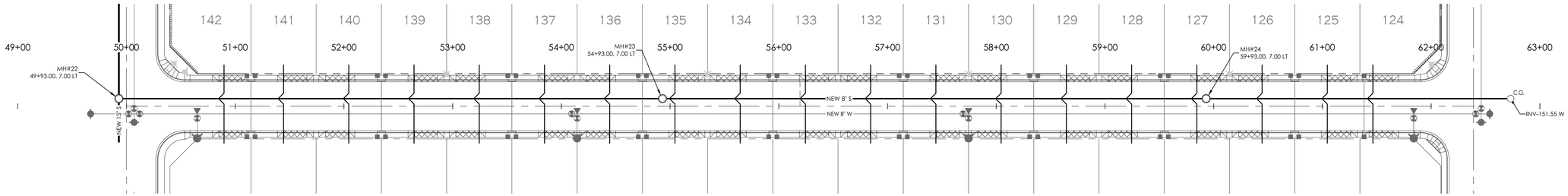
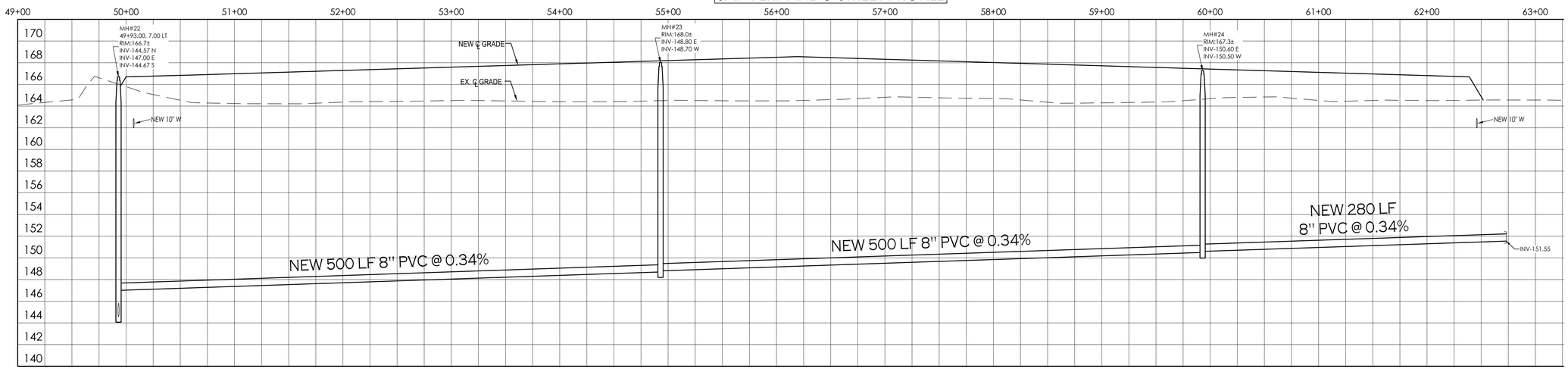
7



NORTH

SCALE: 1"=50'

SAN FERNANDO STREET PROFILE



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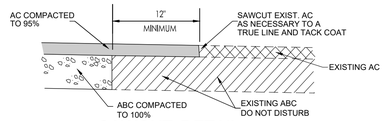
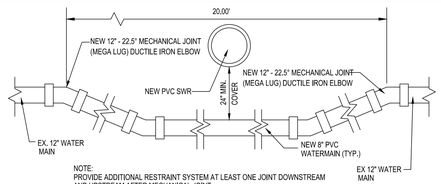


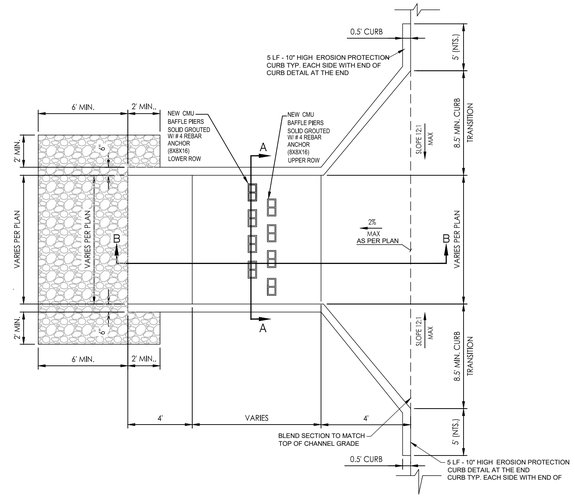
SAWCUT DETAIL

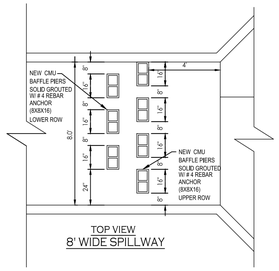
A 9



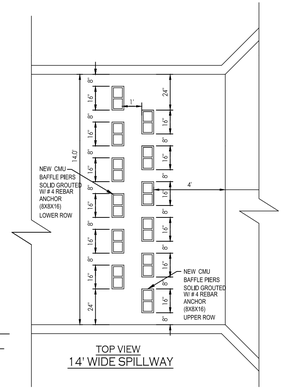
LOWERING DETAIL OF NEW WATER LINE

B 9





TOP VIEW
8' WIDE SPILLWAY



TOP VIEW
14' WIDE SPILLWAY

SECTION B - B

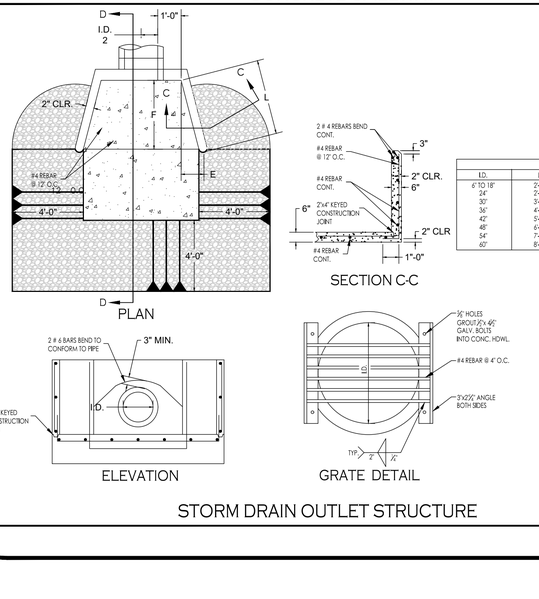
SECTION A - A

NOTES

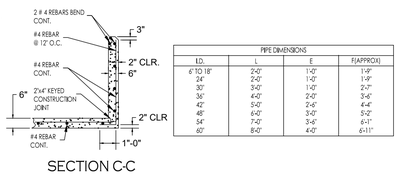
1. CONCRETE SPILLWAY TO BE 28 DAYS, 3000 P.S.I., 4" THICK
2. PLACED SOD AL LEAST 5' AROUND ALL STRUCTURE EDGES ABOVE STANDING WATER

CONCRETE SPILLWAY

C 9

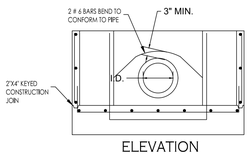


PLAN



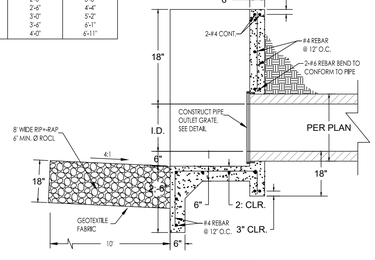
SECTION C-C

PIPE DIMENSIONS			
I.D.		E	F(APPROX)
6" TO 18"	2'-0"	1'-0"	1'-9"
24"	2'-0"	1'-0"	1'-9"
30"	3'-0"	1'-0"	2'-7"
36"	4'-0"	2'-0"	3'-6"
42"	5'-0"	2'-6"	4'-4"
48"	6'-0"	3'-0"	5'-2"
54"	7'-0"	3'-6"	6'-1"
60"	8'-0"	4'-0"	6-11"



ELEVATION

GRATE DETAIL

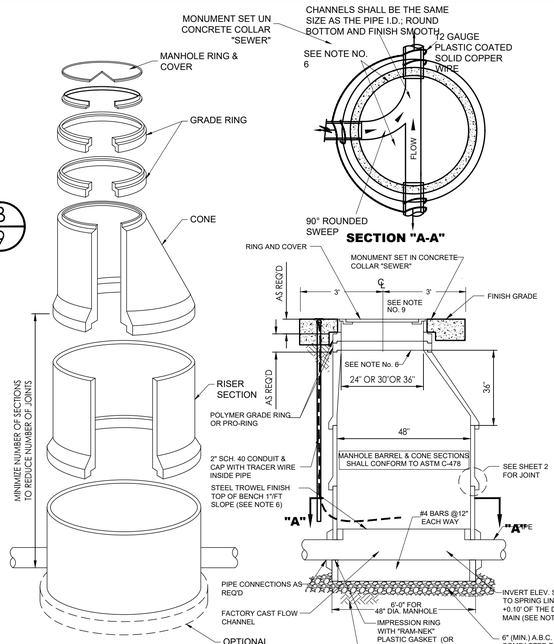


SECTION D-D

STORM DRAIN OUTLET STRUCTURE

NTS

D 9



48" POLYMER MANHOLE SPECIFICATIONS				
WALL THICKNESS	AVAILABLE BASE HEIGHTS	AVAILABLE RISER HEIGHTS	WALL WEIGHT/FT	APPROX. WEIGHT 3'BASE
2"	3',4'	1", 2", 3", 4", 5", 6"	300 LBS/FT	3655 LBS

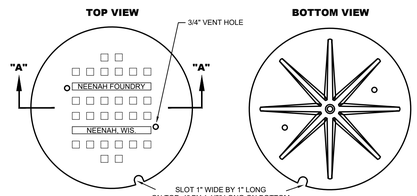
NOTE:
1. ADD 200 LBS TO EACH RISER FOR THE WEIGHT OF BELL.

NOTES

1. Concentric manholes shall be constructed only upon the approval of the City Engineer.
2. Precast concrete cones and sections shall meet A.S.T.M. C-478 specifications (latest revision) except where shown. Concrete shall be Type III with flyash additive. Inside diameter of manhole and elevations as shown on plans.
3. Asphalt caulking shall be used to seal all joints.
4. An asphalt waterproofing seal shall be applied to the exterior surfaces of the manhole that will be exposed to ground water.
5. Not Used
6. Apply "Plasite" surface sealant (or approved equal) on adjustment rings, bench or on any other concrete surface.
7. Base constructed of Class "A" concrete.
8. Base reinforcing steel should be ASTM A615, grade 60.
9. See standard R/10 for adjusting manhole frame and cover to final grade.
10. Precast concrete manholes shall have a PVC T-Lock liner, sealed gas tight, as manufactured by Ameron (or approved equal). Liner and interior surfaces shall be spark tested: (applies only to sanitary sewer manholes see Arizona Administrative Code R18-9-E 301 D.3.e Manholes General Permit; Sewage Collection Systems pertaining to Holiday testing).
11. Backfill used to fill manhole excavation shall be a one sack cement per cubic yard of sand slurry mixture, unless otherwise approved.
12. Grout seal around pipe. Match and apply same protective coating on grout as used on the other exposed concrete surfaces (see Note 6).
13. Special details shall be required for: Manholes greater than 40' in depth,at deflection manholes; for multiple pipe penetrations with at least one pipe greater than 21"; or if sewer main is larger than 48" in diameter. Calculations shall be signed/sealed by a registered professional engineer(AZ license) and submitted to the City Engineer for review & acceptance.
14. The PVC pipe needs to be installed inside the manhole. The top 1/3-1/2 portion of the pipe must be cut off a minimum length of 30" to allow CCT camera access. and to accept flow from lateral piping.

PRE-CAST CONCRETE MANHOLE

E 9



SECTION "A - A"

NOTES

1. The top of the cover and frame shall be flush and there shall be 1/8" horizontal clearance all around the frame and cover.
2. All covers shall have the letter "S" cast into it. The letter shall be raised 5/16" and be no less than 2 1/2" high.
3. Covers shall have a minimum of two 3/4" vent holes. Should a manhole be located within 600 feet of an interceptor sewer the vent holes are to be eliminated.
4. Standard manhole covers are the Neenah R-1595, R-1642 or approved equal.

STANDARD MANHOLE COVER

CITY OF YUMA STANDARD # 5-040

F 9

48" JOINT DETAIL

48" STACK UP

GENERAL NOTES:

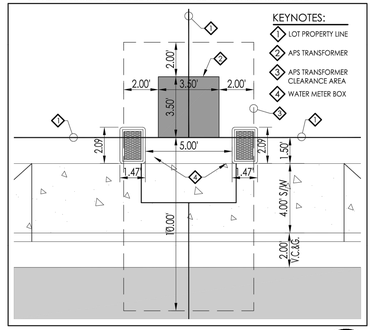
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SITE AND SOIL CONDITION AND SHALL NOTIFY ALL UTILITY AGENCIES PRIOR TO EXCAVATION.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONDITIONS REQUIRING CHANGE TO THE PLANS.
3. CONTRACTOR SHALL NOTIFY THE CITY OF YUMA PRIOR TO START OF CONSTRUCTION.
4. STANDARD SPECIFICATIONS AND ARIZONA STATE HEALTH DEPARTMENT BUL. NO. 11 SHALL APPLY TO THIS PROJECT.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO YEARS AFTER THE FINAL ACCEPTANCE.
6. UNLESS HEREON REVISED, ALL CONSTRUCTION MATERIALS AND WORK MANSHIP WILL BE IN ACCORDANCE WITH CITY OF YUMA SPECIFICATIONS AND RECOMMENDED DETAILS AND SHALL, WHERE APPLICABLE, BE IN ACCORDANCE WITH ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS.
7. NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF YUMA. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF YUMA PUBLIC WORKS DIRECTION.
8. CONTRACTOR WILL PROVIDE THE ENGINEER WITH ALL COUNTY REQUIRED COMPACTION AND CONCRETE TESTS.
9. FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FURNISHING TO THE ENGINEER OF "AS-BUILT" RECORD DRAWINGS, TO INCLUDE COST BREAKDOWN FOR WATER. 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.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BLUE STAKE CENTER TO LOCATE ALL UNDERGROUND EQUIPMENT WITHIN THE CONSTRUCTION AREA TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES. OMISSION FROM, OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF, OR A DEFINITE LOCATION OF, EXISTING UNDERGROUND UTILITIES.
13. 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.
14. INSTALL TRACER WIRE AS PER CITY OF YUMA STANDARDS
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT CONSTRUCTION MATERIAL SUBMITTALS TO CITY OF SAN LUIS FOR REVIEW AND APPROVAL.

WATER AND SEWER NOTES

1. 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.
2. ENGINEERING PERSONNEL SHALL BE PRESENT WHEN WATER MAINS ARE BOTH FLUSHED AND PRESSURE TESTED.
3. ALL TEES, 90 DEGREE ELLS, BENDS, HYDRANTS AND DEAD END PLUGS SHALL BE THRUST BLOCKED WITH CAST-IN-PLACE CONCRETE.
4. WATER LINES 4" OR LARGER SHALL BE PVC C900 DR 18 CLASS 235.
5. ALL WATER LINE INSTALLATION MUST MEET OR EXCEED STANDARDS ESTABLISHED IN ADHS BULLETIN NO. 10.
6. ALL PVC WATER DISTRIBUTION PIPES MUST BE APPROVED BY AND SHALL BEAR THE NSF SEAL FOR POTABLE WATER USE.
7. TYPES OF TAPPING SLEEVE REQUIRED:
   A. FOR SIZE ON SIZE TAP MUELLER TYPE M.J. ENDS REQUIRED.
   B. FOR SMALLER TAP SIZE THAN THE MAIN SIZE, ONE OF THREE TYPES MAY BE USED:
      A. CLOW "O" RING TYPE.
      B. RICH "O" RING TYPE.
      C. MUELLER M.J. TYPE.
   C. MINIMUM TAPPING SLEEVE LENGTH - 18".
8. ACCEPTABLE VALVE LIST.
   ALL VALVES 12" AND UNDER ARE TO BE RESILIENT WEDGE GATE VALVES. THE FOLLOWING VALVES WILL BE ACCEPTED:
   WATEROUS SERIES 500 RESILIENT
   CLOW RESILIENT WEDGE
   AMERICAN DARLING 80 CSR RESILIENT WEDGE.
9. ALL PIPES, FITTINGS, VALVES, COATINGS, ETC. SHALL CONFORM TO NSF STANDARD 61. 17. IF DEAD ENDS ON
10. IF DEAD ENDS ON WATER MAINS CANNOT BE AVOIDED, THEY MUST HAVE BLOW-OFF VALVES (MIN. DIA. 2")
11. DESINFECTION OF WATER LINES IN ACCORDANCE WITH A.D.E.Q. BULLETIN No. 8 OR AWWA C-651-92 OR LATEST VERSION.
12. WATER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
13. ALL MATERIALS THAT COME INTO CONTACT WITH WATER SHALL CONFORM TO ANSI/NSF STANDARD 60 AND 61. PER R18-4-213.A AND B
14. CONSTRUCTION MATERIALS USED IN THE WATER SYSTEM SHALL BE LEAD FREE AS DEFINED IN A.A.C. R18-4-504 AND R18-1-101.
15. WATER LINES SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE W/ AWWA C605-94 FOR PVC PIPE. PER ENGINEERING BULLETIN NO. 10, CHAPTER 7.
16. PRIOR TO PLACING THE INSTALLED WATER LINE IN SERVICE, THE NEW PIPE AND EXPOSED SECTIONS AND APPURTENANCES OF EXISTING PIPELINES SHALL BE CLEANED AND DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651, UNLESS OTHERWISE SPECIFIED. PIPELINES SHALL BE FLUSHED FOLLOWING COMPLETION OF DISINFECTION PROCEDURES. DISPOSAL OR NEUTRALIZATION OF DISINFECTION WATER SHALL COMPLY WITH APPLICABLE REGULATIONS. (REFER TO APPENDIX B OF ANSI/AWWA C651.)
17. WATER AND SEWER LINES AND WATER AND SEWER SERVICE LINES. SEPARATION IN ACCORDANCE WITH A.A.C. R18-5-502.C. AND CITY OF YUMA STD. DETAIL 5-005. CONSTRUCT NEW WATER AND SEWER LINES AS PER CITY OF YUMA STD. DETAIL 5-010
18. VERTICALLY AND 6 FEET HORIZONTALLY UNDER ALL CONDITIONS. WHERE A SEWER FORCE MAIN CROSSES ABOVE OR LESS THAN 6 FEET BELOW A WATER LINE, THE SEWER MAIN SHALL BE ENCASED IN AT LEAST 6 INCHES OF CONCRETE OR CONSTRUCTED USING MECHANICAL JOINT DUCTILE IRON PIPE FOR 10 FEET ON EITHER SIDE OF THE WATER MAIN. AS PER AAC-R18-5-502-C.3
19. WATER CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE BACTERIOLOGICAL TEST RESULTS TAKEN ON THE SYSTEM.
20. ALL WATER LINES (MAINS AND SERVICES) SHALL INCLUDE THE INSTALLATION OF TRACER WIRE IN ACCORDANCE WITH AS PER CITY OF YUMA STD. DETAIL 5-030
21. TYPES OF TAPPING SLEEVE REQUIRED: SMITH-BLAIR MODEL 662-663 STAINLESS STEEL (6" AND SMALLER: 15" LONG MIN.; LARGER THAN 8":20" LONG MIN.)
22. 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.
23. A MINIMUM OF 7' SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SEWER LINES AND WATER AND SEWER MAINS.
24. FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
25. SEWER MAINS AND SERVICES SHALL BE CLASS 50 CEMENT OR EPOXY LINED DUCTILE IRON 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).
26. SEWER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
27. SEWER PIPE SHALL BE PVC SDR 35.HAVE N.S.F. SEAL OF APPROVAL, AND MEET ASTM D-3034,
28. SEWER MAINS SHALL BE PRESSURE AND LEAKAGE TESTED WITH 4 FEET OF HEAD UPSTREAM. ALLOWABLE LEAKAGE NOT TO EXCEED 180 GAL./IN. DIA./MILE OF PIPE/DAY, PER AAC R18-9-E301.D.2.j
29. EXFILTRATION FROM MANHOLES SHALL BE LIMITED TO 0.1 GALS./HR./VERTICAL FOOT.
30. DEFLECTION TEST OF AT LEAST 100% OF PLASTIC SEWER PIPE SHALL BE PERFORMED. SHORT TERM DEFLECTION IN EXCESS OF 5% SHALL BE CONSIDERED UNSERVICEABLE AND SHALL BE REPAIRED AND RETESTED, PER AAC R18-9-E301.D.2.j
31. 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 180 GAL/IN DIA/MILE OF PIPE/DAY. ALLOWABLE INFILTRATION FOR MANHOLES SHALL BE LIMITED TO 0.1 GALS/HR/VERTICAL FOOT.
32. GRAVITY SEWER LINES MUST BE TESTED FOR LEAKAGE AS PER R18-9-E301.D.2.j.
33. MANHOLES TESTING IS REQUIRED FOR 100% OF MANHOLES ACCORDING TO R18-9-E301.D.3.c.e.& f.
34. FOR CONSTRUCTION AND TESTING OF SEWER LINES REFER TO A.A.C.R18-9-E301-(D)(2).
35. FOR CONSTRUCTION AND TESTING OF SEWER FORCE MAIN REFER TO A.A.C.R18-9-E301-4.
36. MANHOLE TESTING & CONSTRUCTION IS REQUIRED ACCORDING TO A.A.C.R18-9-E30I-3.
37. THE PRESSURE TESTING OF WATERLINES SHALL BE UNDERTAKEN AS FOLLOWS AND IN DESCENDING ORDER OF PRECEDENCE:
   a) 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.
   b) INITIAL PRESSURE FOR THE PRESSURE TEST SHALL BE A MINIMUM OF 150 PSI. PRESSURE LOSS DURING TESTING SHALL NOT EXCEED 5 PSI.
   c) A PRESSURE TEST WILL BE DEEMED AS SUCCESSFUL IF IT PASSES THE CRITERIA SET FORTH BY AWWA C-600, SECTION 4 (CURRENT EDITION) AND THAT CRITERIA NOTED ABOVE, EXCEPT NO LEAKAGE TEST WILL BE ALLOWED.

   ALL EQUIPMENT AND PRODUCTS THAT COME INTO CONTACT WITH THE PUBLIC WATER SUPPLY SHALL BE CERTIFIED TO MEET THE NATIONAL SANITATION FOUNDATION STANDARD 61 PER A.A.C. SEC. R18-4-213(B).
38. MATERIALS SHALL BE IN ACCORDANCE WITH THE APPROVED WATER SERVICE COMPONENTS LIST.
39. ALL MANHOLES SHALL BE CONSTRUCTED OF POLYMER CONCRETE

POLYMER MANHOLE SPECIFICATIONS			
I.D.	O.D.	WALL THICKNESS	WEIGHT PER FOOT
48"	52"	2"	300 LB



WATER METER DETAIL

G 9

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLLC
2619 S. AVE. 2½ E. STE#3 YUMA, AZ. 85364
928-329-0000 TEL
928-247-0232 FAX
Vn V@vegaNvega.com

Details And Water And Sewer Notes

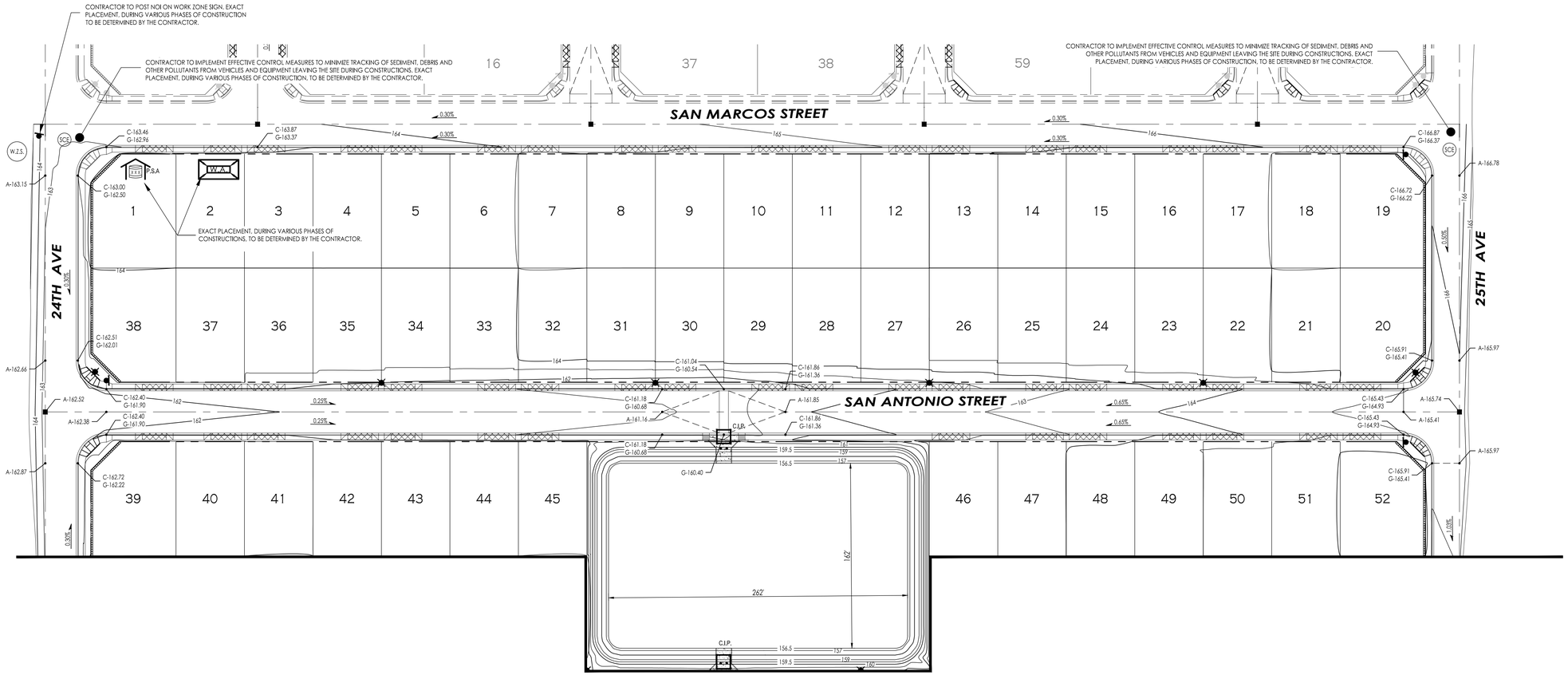
ORCHIDEA PARK PHASE I SUBDIVISION

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 5-10-24 Arizona, U.S.A.

Notes:

Scale: N.T.S. Date: MAY 2024
Drawn: Staff Job #: VnV23-600
Checked: Vna

Sheet 9



MATCHLINE SEE SHEET 11

NORTH

SCALE: 1"=50'

LEGEND

- W.A. — DESIGNATED WASHOUT AREA - (COY STD. 11-120)
- DC — DUST CONTROL
- SCE — STABILIZED CONSTRUCTION ENTRANCE - (COY STD. 11-075)
- P.S.A — PROTECTED STORAGE AREA (ADJUST LOCATION AS REQUIRED)
- SF — SILT FENCE - (COY STD. 11-080)
- C.I.P. — CURB INLET PROTECTION - (COY STD. 11-115) (GRAVEL BAG, FILTER BAG, ROCK SOCK)
- A.I.P. — AREA INLET DRAIN PROTECTION - (COY STD. 11-115) (GRAVEL BAG, FILTER BAG, ROCK SOCK)
- SW — SEDIMENT WATTLE - (COY STD. 11-085)
- W.Z.S. — WORK ZONE IDENTIFICATION SIGN - (COY STD. 8-045)
- DRAINAGE FLOW ARROWS

KEYNOTES:

1. CONSTRUCT NEW WALL PRIOR TO ANY OTHER CONSTRUCTION. NEW WALL WILL PREVENT STORM WATER TO ENTER OR EXIT SITE.
2. IN LIEU OF CONSTRUCTING NEW WALL PRIOR TO ANY OTHER CONSTRUCTION, THE CONTRACTOR HAS THE OPTION TO CONSTRUCT A NEW BERM.

AREA

DISTURBED AREA = 39.21 ACRES

DRAINAGE NOTE

DRAINAGE STORM WATER RUNOFF WILL BE STORED ON NEW RETENTION BASIN LOCATED ON THE WESTERN PART OF THE SITE, AS SHOWN IN THE DRAINAGE REPORT.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE X DESIGNATION (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), COMMUNITY PANEL NUMBER 04027C1545S DATED AUGUST 28, 2008, WHICH IS THE FLOOD INSURANCE RATE MAP (PANEL NOT PRINTED) FOR THE COMMUNITY IN WHICH THE PROJECT IS SITUATED

BENCHMARK

TOP OF ½" REBAR W/ LS 22767 LOCATED AT THE INTERSECTION OF 20th AVENUE AND COUNTY 24TH STREET

ELEVATION: 159.25 FEET

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

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928-329-0000 TEL
928-247-6232 FAX
VnV@vegaNvega.com

SWPPP Plan
ORCHIDEA PARK
PHASE 1 SUBDIVISION

Registered Civil Engineer
CERTIFICATE NO.
50476
Vianey R.
Vega
Date Signed 5-10-24
Arizona, U.S.A.

Notes:

Scale: N.T.S.	Date: MAY 2024
Drawn: Staff	Job #: VnV23-600
Checked: Vna	

Sheet
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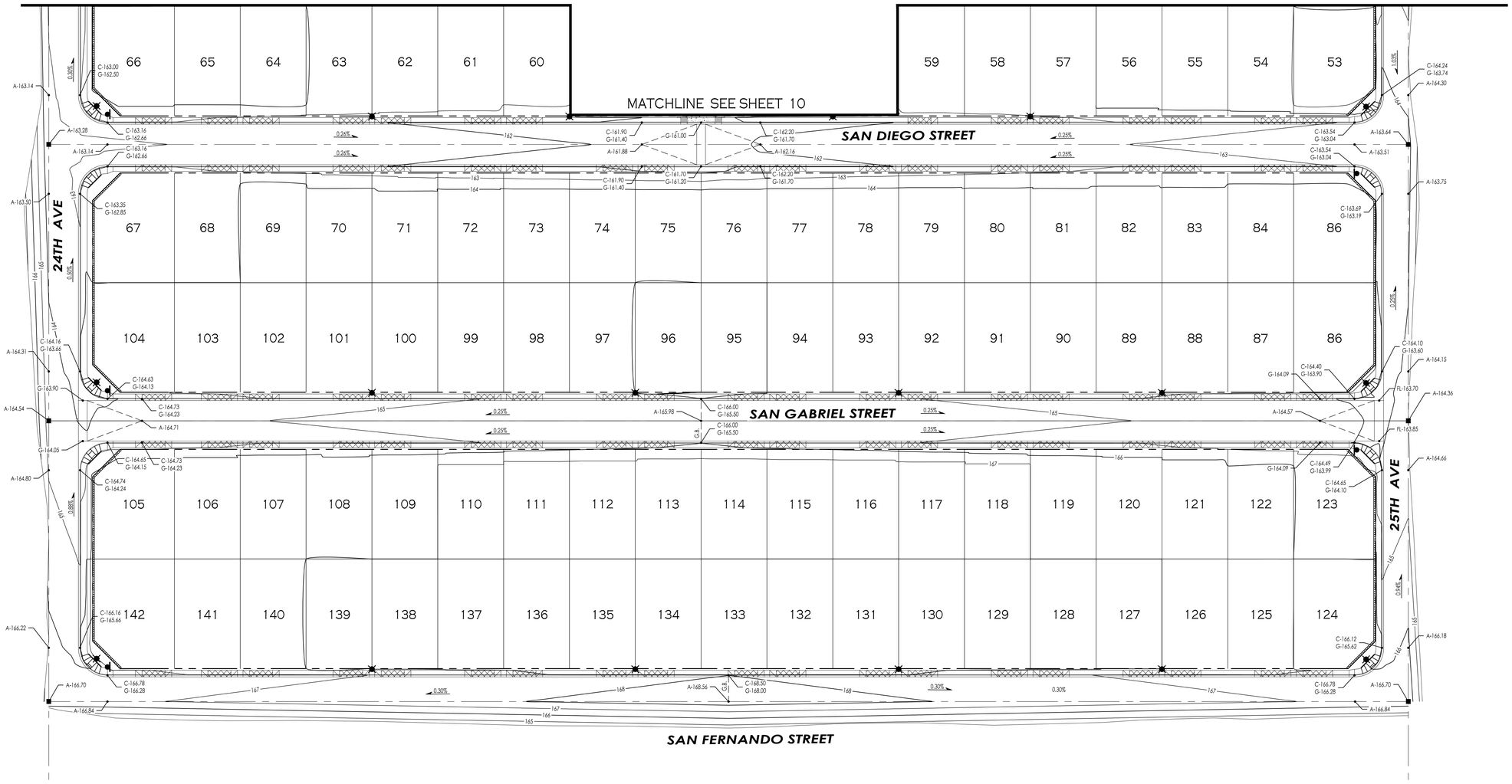

NORTH

SCALE: 1"=50'

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ELEVATION: 159.25 FEET

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SWPPP Plan
ORCHIDEA PARK
PHASE 1 SUBDIVISION

Professional Engineer Civil
CERTIFICATE NO.
50476
Vianey R. Vega
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Sheet
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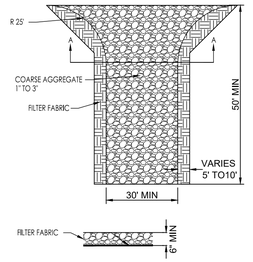
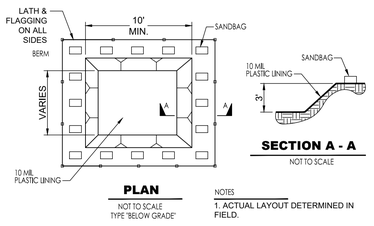


SECTION A - A

STABILIZED CONSTRUCTION EXIT/ENTRANCE (SCE)

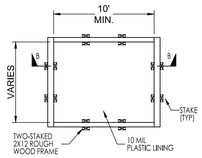


PLAN
NOT TO SCALE
TYPE "BELOW GRADE"

SECTION A - A
NOT TO SCALE

NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.

2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



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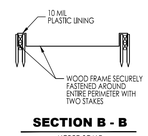
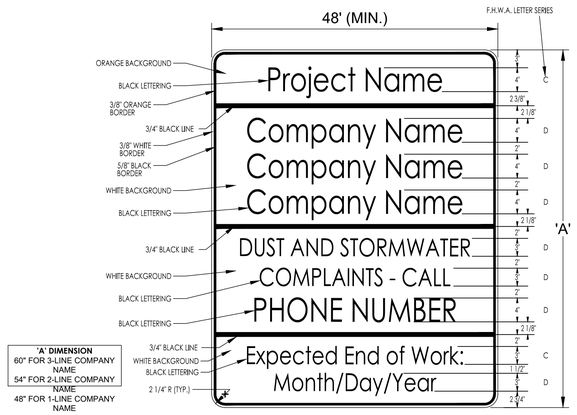


SECTION B - B
NOT TO SCALE

W.A.

CONCRETE WASH AREA (WA)

SIGN WZIS-1



'A' DIMENSION
60" FOR 3-LINE COMPANY NAME
54" FOR 2-LINE COMPANY NAME
48" FOR 1-LINE COMPANY NAME

WORK ZONE IDENTIFICATION SIGN (WZS)

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 YUMA 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.

UTILITIES WARNING

UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ENGINEER OF RECORD PRIOR TO PROCEEDING.

CALL TWO WORKING DAYS BEFORE YOU DIG
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928-247-0232 FAX
VnV@vegaNvega.com

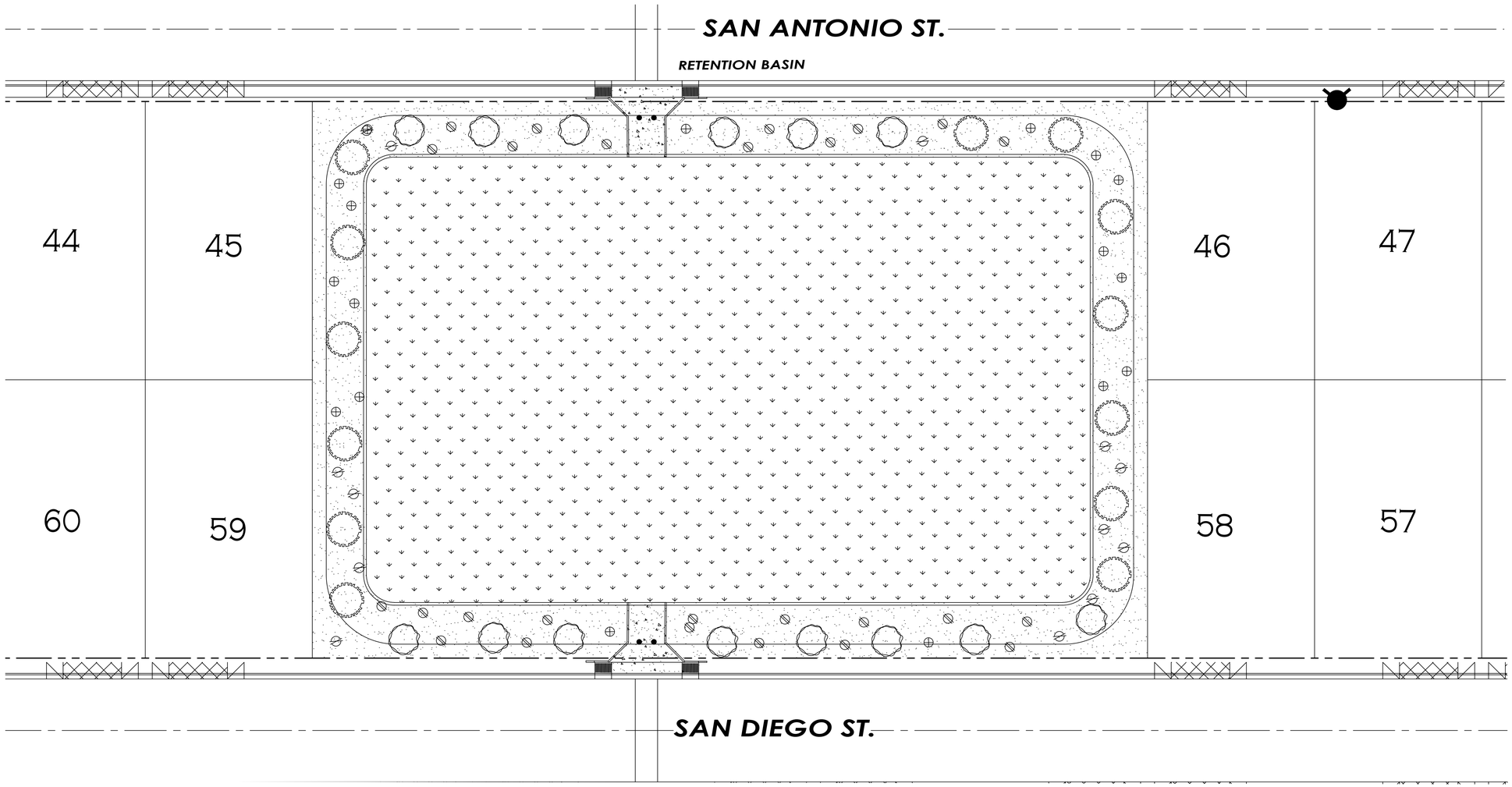
SWPPP Details
ORCHIDEA PARK
PHASE 1 SUBDIVISION

Registered Professional Engineer (Civil) CERTIFICATE NO. 50476 Vianey R. Vega Date Signed 5-20-24 Arizona, U.S.A.

Notes:

Scale: N.T.S. | Date: MAY 2024
Drawn: Staff | Job #: VnV23-600
Checked: Vna

Sheet 12



PLANT LEGEND

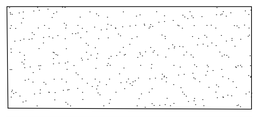
TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Red Pistach	Pistacia Chnensis	24" box
	Elm	Ulmus Parviflora	24" box
	Live Oak	Cuercus Virginiana	24" box
	Mulga	Acacia Aneura	24" box
	Shoestring Acacia	Acacia Syenophyllia	24" box

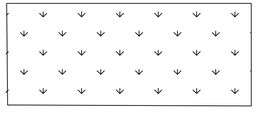
SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	Arizona Yellow Bells	Techoma Stans	5 gallon
	Bird of paradise	Caesalpinia Gilliesii	5 gallon
	Red yucca	Hesperaloe Parviflora	5 gallon
	Lagmans Sage	Leucophyllum Lagmaniae	5 gallon
	Yellow Mound Lantana	Lantana Camara	5 gallon
	Choral Fountain	Russelia Equoiseformis	5 gallon
	Rosemary	RosmarInus Tuscon Blue	5 gallon

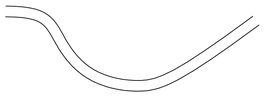
GROUND COVER/HARDSCAPES



3/4" Yuma White d.g.



Seeded Turf



6" X 6" Concrete Curb

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VnV@vegaNvega.com

RETENTION LANDSCAPING PLAN
ORCHIDEA PARK
PHASE I SUBDIVISION

Landscaping

Notes:

Scale: N.T.S. | Date: APR 2024
Drawn: Staff | Job #: VnV23-600
Checked:

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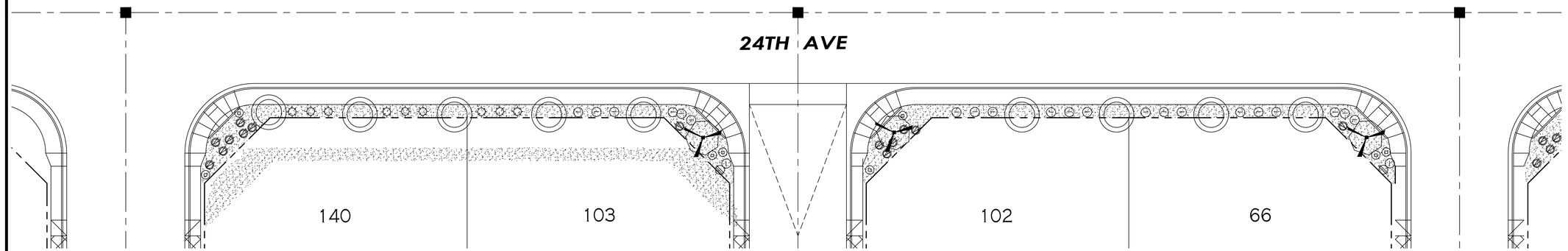

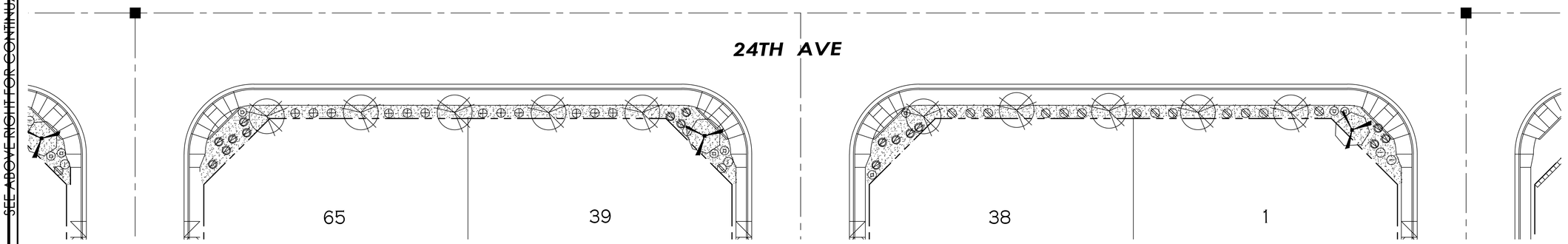

PLANT LEGEND

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	Rosemary	RosmarInus Tuscon Blue	5 gallon

GROUND COVER/HARDSCAPES

3/4" Yuma White d.g.

Seeded Turf

NORTH

SCALE: 1"=20'

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24TH. AVE. LANDSCAPING PLAN
ORCHIDEA PARK
PHASE 1 SUBDIVISION

Landscaping

Notes:

Scale: N.T.S. | Date: APR 2024
Drawn: Staff | Job #: VnV23-600
Checked:

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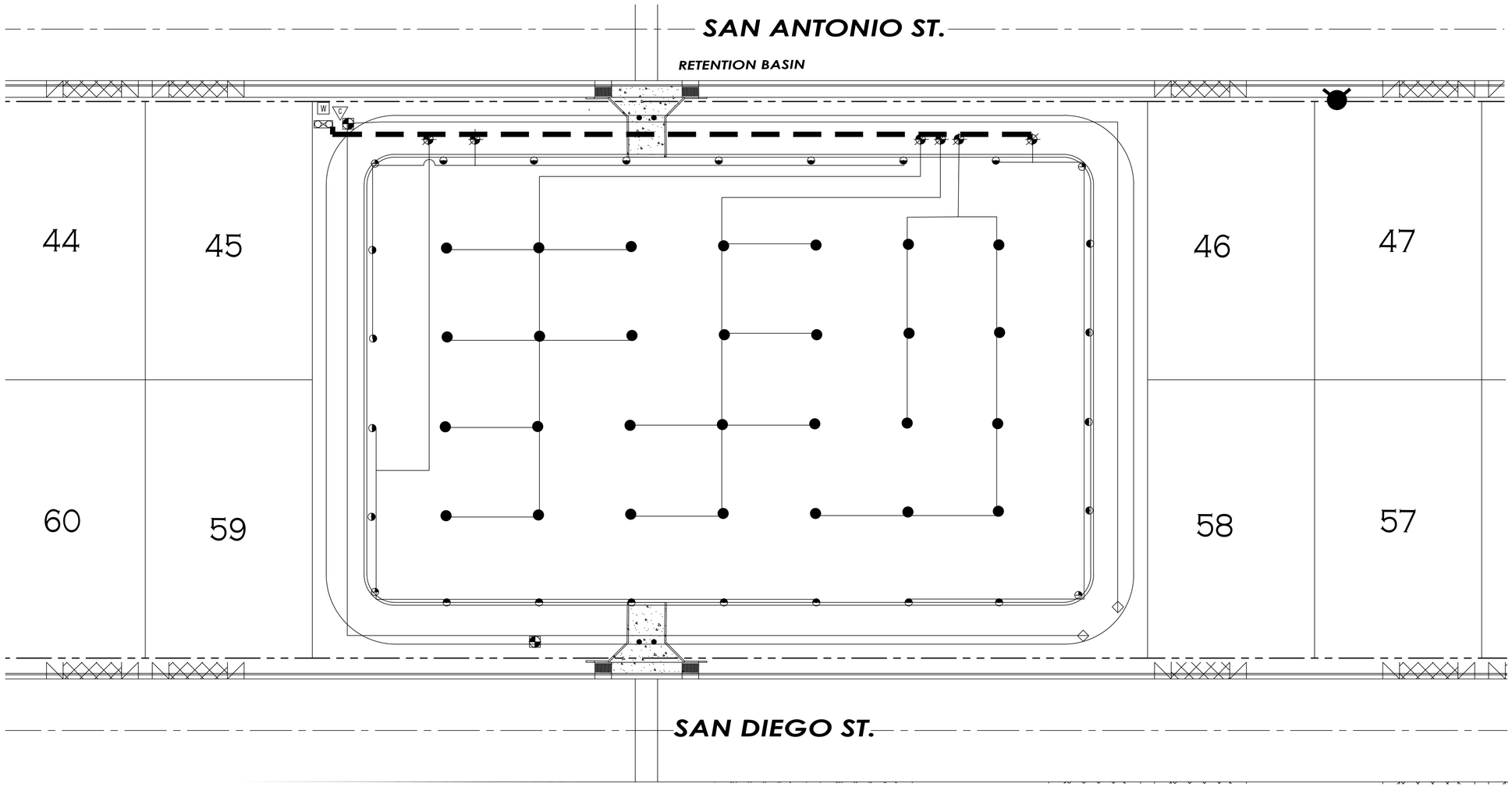

NORTH

SCALE: 1"=20'

IRRIGATION

	DESCRIPTION	MANUFACTURER	MODEL
W	WATER METER(FIELD VERIFY LOCATION)	BY OTHERS (SEE CIVIL)	2" LANDSCAPE
	BACK FLOW PREVENTER WITH ENCLOSURE	FEBCO	PVB 2" WITH SLAB
C	CONTROLLER	GAURDSHACK	XC HIBRID 18 STA
	MAIN LINE GATE VALVE,	HUNTER (solar)	2"
	ELECTRIC CONTROL VALVE	NIBCO	ICV-2"
	DRIP VALVE ASSEMBLY	HUNTER	PVC
	PVC BALL VALVE	HUNTER	SCH 40
	ELECTRIC VALVE	SPEARS	ICV-1"
	VALVE BOX	HUNTER	STANDARD
	FILTER	CARSON	PRB100-200
	REGULATOR	RAINBIRD	30 PSI
	FLUSH VALVE END OF 3/4' LATERAL	RAINBIRD	MHT-3/4"
	2" PVC MAINLINE	SPEARS OR EQUAL	SCH 40
	PVC SLEEVE		2 X PIPE SIZE
	PVC DRIP LATERAL		3/4" 200
	PVC SPRINKLER LATERAL		3/4" THROUGH 11/2" CL 200

- HUNTER PGP FULL SPRINKLER HEAD BLUE # 3 NOZ 38' @ 3 GPM WITH .4 PRECIP
- HUNTER PGP ADJ(180-HALF) SPRINKLER HEAD BLUE # 3 NOZ 38' @ 3 GPM WITH .4 PRECIP
- HUNTER PGP ADJ (90-QUARTER) SPRINKLER HEAD BLUE # 1.5 NOZ 38' @ 1.5 GPM WITH .25 PRECIP

IRRIGATION NOTES

IRRIGATION NOTES

1. CONTRACTOR RESPONSIBLE FOR FULL AND EFFICIENT COVERAGE
2. VERIFY PRESSURE BEFORE LAY OUT
3. MINIMUM PRESSURE 60 PSI AT MAIN LINE
4. VALVE LOCATIONS ARE ONLY APPROXIMATE
5. DRIP VALVES NOT TO EXCEED 5 GPM LAWN VALVES NOT TO EXCEED 30 GPM
6. DRAWN FOR CLARITY ALL IRRIGATION TO BE INSTALLED IN LANDSCAPE AREA
7. ALL SLEEVES ARE SCH 40
8. ALL SLEEVES TO HAVE 18" COVER MINIMUM
9. IF BACKFILL MATERIAL HAS DEBRIS LARGER THAN 1" SHADE WITH MORTAR SAND 6" ABOVE 6" BELOW PIPE SEE PIPE AND SLEEVING DETAILS D-10
10. IF PROPER PRESSURE IS NOT AVAILABLE NOTIFY OWNERS REPRESENTATIVE BEFORE ANY WORK IS STARTED
11. HEAD AND VALVE PLACEMENT ARE ONLY DIAGRMATIC FIELD VERIFY ALL LOCATIONS ON PLANS
12. FULL AND HALF HEADS TO BE VALVED SEPARATELY FIELD VERIFY ALL LOCATIONS. DO NOT EXCEED 25 GPM PER VALVE

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RETENTION LANDSCAPING PLAN
ORCHIDEA PARK
PHASE 1 SUBDIVISION

Irrigation

Notes:

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Drawn: Staff | Job #: VnV23-600
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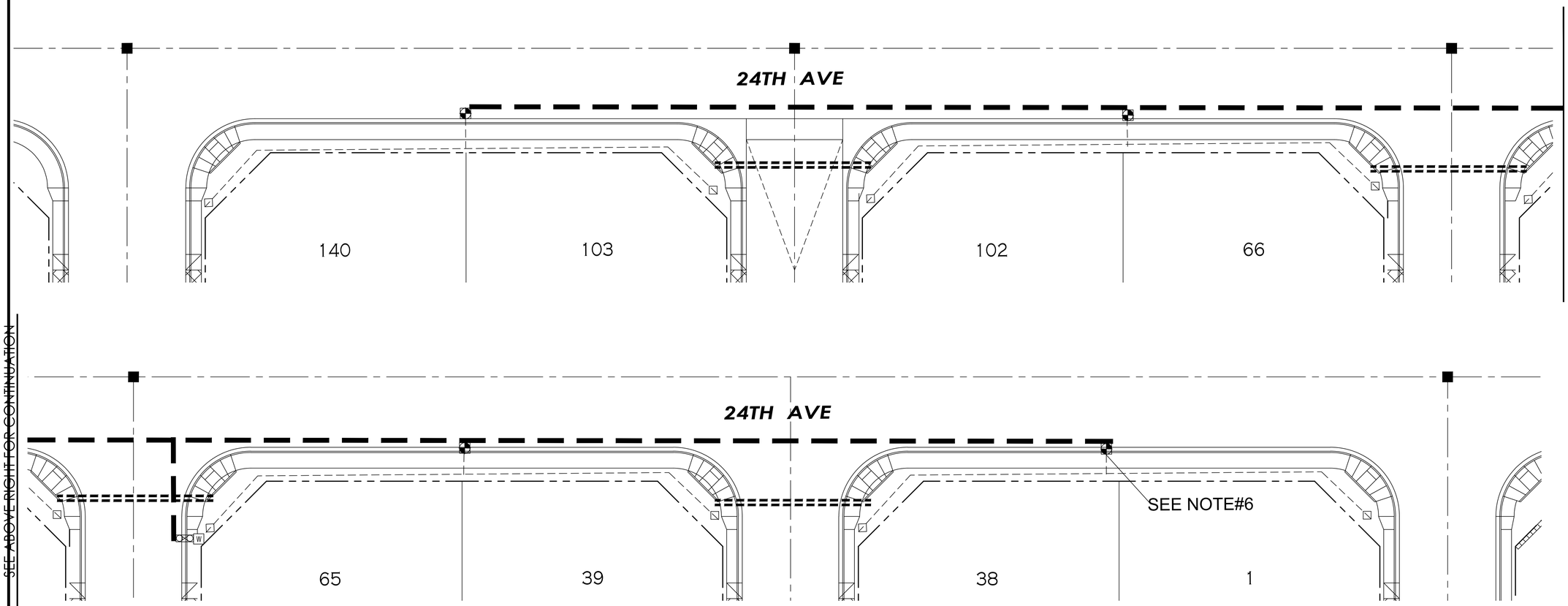

IRRIGATION

	DESCRIPTION	MANUFACTURER	MODEL
W	WATER METER(FIELD VERIFY LOCATION)	BY OTHERS	1" LANDSCAPE
	BACK FLOW PREVENTER	FEBCO	PVB 1"
	WITH ENCLOSURE	GAURDSHACK	WITH SLAB
	CONTROLLER	HUNTER (solar)	XC HIBRID 9 STA
	MAIN LINE GATE VALVE,	NIBCO	1"
	DRIP VALVE ASSEMBLY	HUNTER	1"PVC
	PVC BALL VALVE	SPEARS	SCH 40
	ELECTRIC VALVE	HUNTER	ICV-1"
	VALVE BOX	CARSON	STANDARD
	FILTER	RAINBIRD	PRB100-200
	REGULATOR	RAINBIRD	30 PSI
	FLUSH VALVE END OF 3/4' LATERAL	SPEARS OR EQUAL	MHT-3/4"
	1" PVC MAINLINE	SCH 40	
	PVC SLEEVE	2 X PIPE SIZE	
	PVC DRIP LATERAL	1" 200	

IRRIGATION NOTES

IRRIGATION NOTES

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24TH. AVE. LANDSCAPING PLAN
ORCHIDEA PARK PHASE 1 SUBDIVISION

Irrigation

Notes:

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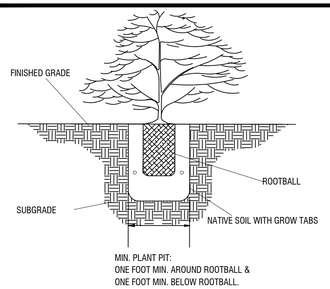
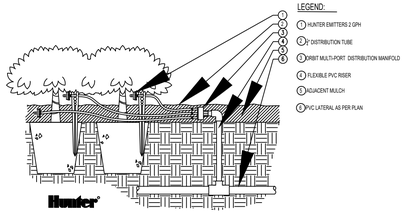
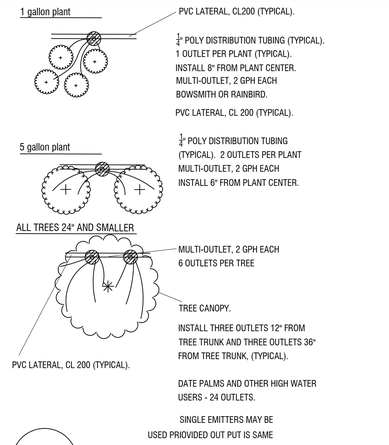


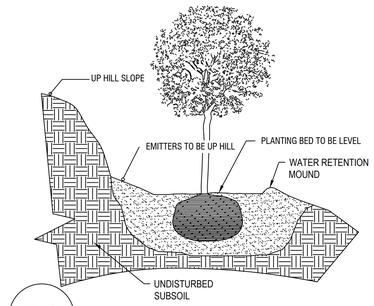
D1 SHRUB PLANTING



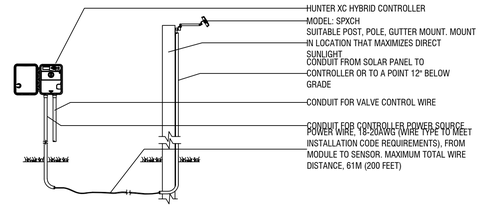
D2 MULIT-PORT MANIFOLD



D3 EMITTER PLACEMENT

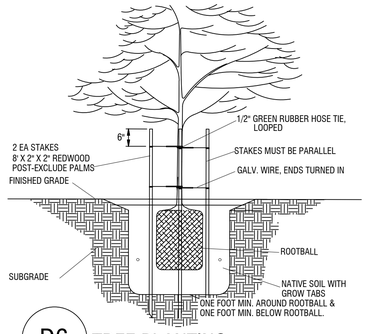


D4 PLANTED ON SLOPE



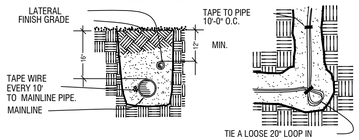
D5 SOLAR PANEL FOR XC HYBRID

Hunter IRRIGATION DETAIL



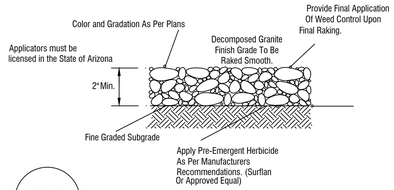
D6 TREE PLANTING

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"

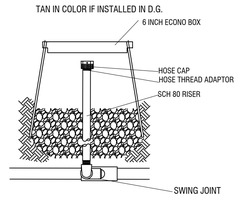


WHEN ROCKY SOILS ARE ENCOUNTERED, CONTRACTOR SHALL REMOVE ALL ROCK OR DEBRIS GREATER THAN 1" DIA. FROM TRENCHES AND BED PIPE IN SCREENED MATERIAL, ¼" MINUS DECOMOSED GRANITE OR SAND TO PROTECT PIPE AND WIRING (8" MINIMUM DEPTH).

D7 PIPE AND WIRE TRENCHING



D8 DECOMPOSED GRANITE



D9 FLUSH OUT

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.

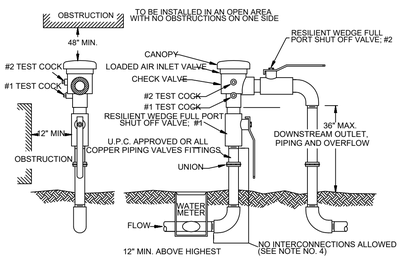
ALL MAINLINE INTERSECTIONS (45 , 90 , ECT.) SHALL HAVE THRUST BLOCKS PER MANUFACTURER'S RECOMMENDATIONS. USE MECHANICAL FITTINGS ON TEES, FOR 3" AND LARGER MAINLINE.

SLEEVE SIZE IS FOR SINGLE PIPE RUNS.

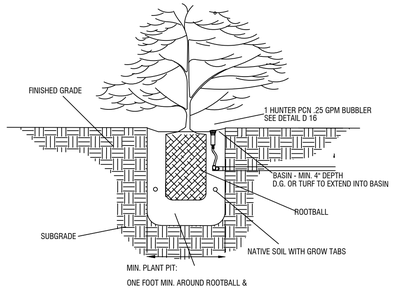
SLEEVE ALL WIRE SEPERATE FROM WATER LINES, UNDER PAVING.

ALL SOLVENT WELD MAINLINE FITTINGS SHALL BE SCHEDULE 40.

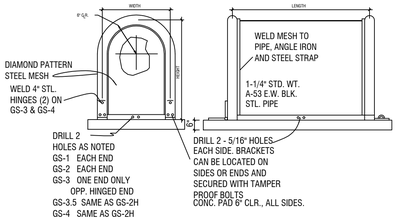
D10 PIPE AND SLEEVE SIZING



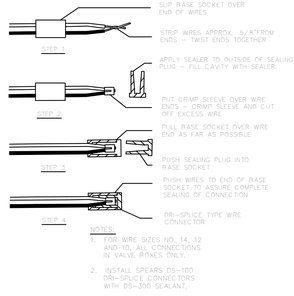
D11 TREE IRRIGATION DETAIL

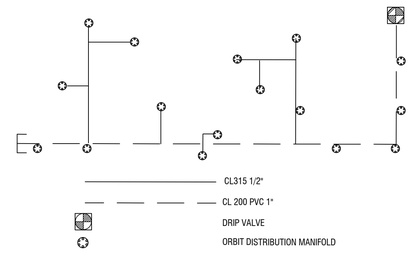


D12 GARDSHACK ENCLOSURE



D13 IRRIGATION WIRE CONNECTIONS



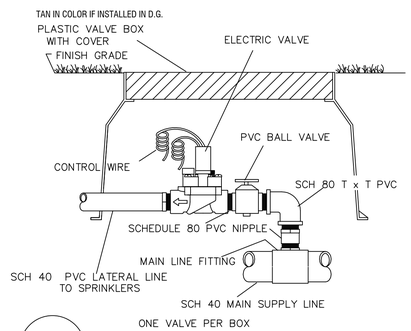


D14 EMITTER PVC PIPE LAY OUT

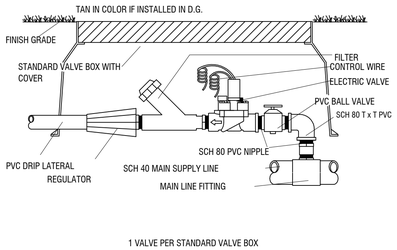
NOTES

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.

D15 PRESSURE VACUME BREAKER



D16 TURF VALVE



1 VALVE PER STANDARD VALVE BOX

D17 DRIP VALVE

CALL TWO WORKING DAYS

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24TH. AVE. LANDSCAPING PLAN
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INSTILLATION DETAILS

Notes:

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IRRIGATION NOTES

1. CONTRACTOR TO FIELD VERIFY DRAWINGS PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIALS AND NOTIFY SOUTHWEST DREAMWORKS OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE. IF CONTRACTOR FAILS TO NOTIFY SOUTHWEST DREAMWORKS, 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 CONSULT SOUTHWEST DREAMWORKS OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.

5. CONTRACTOM WILL NOTIFY SOUTHWEST DREAMWORKS IF BOOSTER PUMP IS NEEDED

6. 120 VOLT SERVICE BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR RESPONSIBLE FOR POWER CONNECTION TO CONTROLLER.

7. ALL CONTROL WIRES TO BE RED, ALL COMMON WIRES TO BE WHITE UNLESS NOTED ON PLANS. ONE SET OF CONTROLLER KEYS TO BE GIVEN TO OWNER.

8. ALL 24 VOLT WIRE SHALL BE #14 UFL, DIRECT BURIAL, SOLID COPPER.

9. 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.

10. ALL HARDSCAPE 5'-0" OR WIDER TO BE SLEEVED.

11. CONTRACTOR SHALL INSTALL ALL PIPING AND WIRING UNDER PAVED AREAS IN SLEEVES AS SHOWN ON PLANS. ALL WIRE SHALL BE SLEEVED SEPARATELY FROM PIPING.

12. IRRIGATION CONTRACTOR TO VERIFY EXISTING SLEEVES (SHOWN ON IRRIGATION PLAN) INSTALLED BY OTHER CONTRACTORS. COORDINATE INSTALLATION OF ADDITIONAL SLEEVES WITH GENERAL CONTRACTOR.

13. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPED AREAS (SOME LINES AND EQUIPMENT ARE SCHEMATIC ONLY).

14. LOCATE VALVE BOXES IN DECOMPOSED GRANITE NOT IN TURF, ADJACENT TO WALKWAYS AND CURBS WHENEVER POSSIBLE.

15. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND EDGE OF ROOTBALL, WITHIN PLANT BASIN. UNLESS NOTED ON PLANS

16. EMITTERS TO BE PLACED ON UP HILL SIDE OF PLANTS ON SLOPED PLANTING AREAS.

17. PRIOR TO OWNER APPROVAL, CONTRACTOR SHALL COMPLETE THE FOLLOWING: ALL IRRIGATION HEADS TO BE ADJUSTED TO THE PROPER HEIGHT. ALL SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE PROPER COVERAGE. AVOID SPRAY ON ALL HARDSCAPE AND STRUCTURES.

18. 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.

19. CONTRACTOR SHALL ADJUST THE PERFORMANCE OF THE IRRIGATION SYSTEM FOR OPTIMUM 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.

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 20. 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".

24. ALL SUBMITTALS MUST BE APPROVED BE FOR CONSTRUCTION BEGINS

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 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.

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. 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)

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

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 60 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 7 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) WARRANTY FOR THE IRRIGATION SYSTEM.

CALL TWO WORKING DAYS
1-800-STAKE-IT

VEGA & VEGA ENGINEERING PLC
2619 S. AVE. 2½ E. STE#3 YUMA, AZ. 85364
928-329-0000 TEL 928-247-6232 FAX
VnV@vegaNvega.com

24TH. AVE. LANDSCAPING PLAN
ORCHIDEA PARK
PHASE 1 SUBDIVISION

INSTRUCTIONS & NOTES

Notes:

Scale: N.T.S. Date: APR 2024
Drawn: Staff Job #: VnV23-600
Checked:

Sheet
L1.6

City of San Luis
Development Services Department
Planning · Zoning · GIS · Building Safety · Code Enforcement

August 6, 2024

Vianey Vega
Vega & Vega Engineering, P.L.C.
2619 S Ave. 2½ E, Ste #3
Yuma, AZ 85364

Re: Subdivision Case No. 2024-0577P & 2024-0578F

City staff has reviewed the 1st Submittal of preliminary and final plat of Orchidea Park Subdivision Phase 1 and have the following comments:

Planning and Zoning Department

Final Plat

1. Provide CCR's and Title Report.
2. On Approved Section revise "Director of Planning and Zoning" to "*Director of Development Services*".
3. Add 1' NAE to lots that abut retention basin.
4. Legend - Reference survey monuments to COY standards.
5. As per current Subdivision Regulations subdivider will take such actions as may be necessary to form, establish and include the subdivision in an improvement district.

Paving and grading

1. Submit complete drainage report and engineer design report.
2. Show existing elevation contours.
3. Provide guard post location and spacing on 13' spillways.
4. Keynotes No. 5 and 9 reference detail accordingly (revise all sheets).
5. Legend - Reference survey monuments to COY standards.
6. Provide slopes and dimensioning on retention basin.
7. Provide CMU wall on lots abutting retention basin.
8. Include barricade at the end of San Marcos Street, San Antonio Street, San Diego Street, San Gabriel Street, San Fernando Street, 25th Avenue and 24th Avenue.
9. Lot 124 seems to be shallow in comparison to curb elevation, verify or clarify accordingly.
10. For 24th Avenue section to match northern developments with a centerline to curb dimensions of 26.0' and 5' sidewalk.
11. General Notes: Update notes to reference City of San Luis.
12. Provide walking pathway on retention basing (east and west side) to connect San Antonio Street and San Diego Street.
13. Provide additional lighting on retention basin for common area recreational amenities.

14. The City is looking into requiring amenities on retention basin areas for the benefit of the residents on all residential subdivision projects. Staff is finalizing the requirement through the City of San Luis Subdivision Regulations update. This requirement will be recommended to City Council prior to the adoption of the updated City of San Luis Subdivision Regulations. Sush amenities should include but are not limited to playgrounds, ramada with picnic tables and barbeque grill, etc.

Water and sewer plans

1. Provide ADEQ permits.
2. Add dimension from centerline to water and sewer mains.
3. Sanitary sewer manholes need to be polymer manholes as per City of San Luis Supplement to the MAG Uniform Standard Specifications.
4. Provide fire hydrant street markers as per COY Std. No. 5-160.

Public Works

General

1. Assure design meets City of San Luis Standards. Any deviations from City Standards need City of San Luis approval prior to incorporating into the design. Update General Note No. 1 to reflect this.
2. Provide traffic study for this development and how it incorporates to proposed improvements from Mezquites and Von Verde traffic study by Nicklaus Engineering for this area.
3. As a recommendation – provide a pedestrian path be connecting the two street at the retention basin.

Paving and grading

1. Add perimeter wall might be missing around the retention basin.
2. Include all necessary end of street barricades.
3. Suggest that CMU wall callout be modified so that the 6 foot height requirement is on the side of highest elevation.
4. The City uses dual mast arm street lights next to retention basins. Final street light design will be coordinated with APS.

Details

1. Outlet headwall detail doesn't apply.

Please be advised that the comments made here are tentative in nature. Until all documentation, information, and drawings are submitted and approved in final form, and all permits for construction are approved and issued, the City of San Luis reserves the right to make further comments or require further information or submissions. Any construction which occurs prior to issuance of proper permits is occurring in contravention of the ordinances of the City and is occurring at the risk of the Developer.

If you have any questions on these comments, please contact the Development Services Department at 928-341-8563 extension 2064.

Thank you,

Juan Tejeda
Associate Planner

AGENDA ITEM REVIEW FORM

Work Session **2. C.**

Meeting Date: 12/04/2024

Department Head: Jose A. Guzman, Director of Development Services, Development Services

Submitted By: Jose A. Guzman, Director of Development Services, Development Services

Action Requested: Discussion Item - No Action to be Taken

ITEM:

Discussion and possible directions to staff on any and all matters regarding the resolutions for creation and order of work for the required improvement districts for Belleza Del Desierto Unit III and Bienestar Estates Phase 2 Subdivisions. **(Jose A. Guzman, Director of Development Services)**

SUMMARY:

The City of San Luis does not collect property taxes, so Improvement Districts are necessary to manage and fund the maintenance of certain infrastructure and services that are part of residential subdivisions. These districts ensure that the costs for maintaining services like streetlights, landscaping, and retention basins are distributed among property owners who directly benefit from them, rather than being absorbed by the City's general fund.

BACKGROUND:

The City of San Luis established its first Improvement District in 1999. Of the city's 63 residential subdivisions (with each phase counted as a separate subdivision), 34 are currently covered by Improvement Districts, while 29 are not. Subdivisions without Improvement Districts place the burden of maintenance costs on the City's general fund. This reliance on limited general funds makes it critical for new subdivisions to establish Improvement Districts as part of their development process.

Three types of districts are required for new developments: the Street Lighting Improvement District, the Enhanced Municipal Improvement District, and the Landscape Improvement District.

- *Street Lighting Improvement Districts* are created pursuant to A.R.S. §§ 48-572(A)(7), 48-616, and 48-617. These districts handle the maintenance and electricity costs of streetlights within subdivisions. Developers install the streetlights, and homeowners in the district pay a portion of the electricity costs. Property owners will pay a special assessment through their property tax bills.
- *Enhanced Municipal Improvement Districts*, created under A.R.S. §§ 48-575 and 48-576, cover the maintenance of retention basins that collect rainwater. Property owners will pay a special assessment through their property tax bills.
- *Landscape Improvement Districts*, established under A.R.S. § 48-574, ensure that subdivision landscaping is maintained, with costs shared among property owners. Property owners will pay a special assessment through their property tax bills.

IMPROVEMENT DISTRICT FORMATION PROCESS:

The creation of an Improvement District begins with a signed petition from the developer requesting its establishment. Two resolutions are then required for each district: one to create the district (resolution of Intention) and another to activate it (Resolution of Order).

For a typical subdivision with three required districts, a total of six resolutions must be approved by the City Council:

- *Resolution of Intention to Create Street Lighting Improvement District.* This resolution Declares the City's intention to create a district for street lighting, based on a developer's petition. This district ensures the installation and maintenance of street lighting infrastructure.

- *Resolution of Order for a Street Lighting Improvement District.* This resolution authorizes the activation of the district and approves its implementation and operation.

- *Resolution of Intention to Create a Municipal Improvement District.* This resolution declares the City's intention to create a district to manage and maintain infrastructure such as retention basins or other specified municipal improvements within a subdivision.

- *Resolution of Order for a Municipal Improvement District.* This Resolution activates the district, authorizing its implementation and associated operations.

- *Resolution of Intention to Create a Landscaping Improvement District.* This resolution declares the City's intention to create a district to manage and maintain landscaping within the subdivision, including landscaping along arterial and collector streets, retention basins, and other open spaces.

- *Resolution of Order for a Landscaping Improvement District.* This resolution authorizes the activation and operation of the district to fund and manage landscape maintenance and improvements.

Since this process is now customary, these resolutions are generally placed on the Consent Agenda for Council approval.

REGULAR COUNCIL MEETING OF DECEMBER 11, 2024:
During the Regular Council Meeting on December 11, 2024, the following resolutions related to the creation and activation of new improvement districts for the Belleza del Desierto Unit III Subdivision and the Bienestar Estates Phase 2 Subdivision will be placed on the agenda:

<u>Belleza del Desierto Unit III Subdivision</u>

- Resolution No. 2338 - Intention to Create Belleza del Desierto Unit III Street Light Improvement District.
- Resolution No. 2339 - Order of Work for Belleza del Desierto Unit III Street Light Improvement District.
- Resolution No. 2340 - Intention to Create Belleza del Desierto Unit III Municipal Improvement District.
- Resolution No. 2341 - Order of Work for Belleza del Desierto Unit III Municipal Improvement District.
- Resolution No. 2342 - Intention to Create Belleza del Desierto Unit III Landscaping Improvement District.
- Resolution No. 2343 - Order of Work for Belleza del Desierto Unit III Landscaping Improvement District.

<u>Bienestar Estates Phase 2 Subdivision</u>

- Resolution No. 2344 - Intention to Create Bienestar Estates Phase 2 Street Light Improvement District.
- Resolution No. 2345 - Order of Work for Bienestar Estates Phase 2 Street Light Improvement District.
- Resolution No. 2346 - Intention to Create Bienestar Estates Phase 2 Municipal Improvement District.
- Resolution No. 2347 - Order of Work for Bienestar Estates Phase 2 Municipal Improvement

District.
- Resolution No. 2348 - Intention to Create Bienestar Estates Phase 2 Landscaping Improvement District.
- Resolution No. 2349 - Order of Work for Bienestar Estates Phase 2 Landscaping Improvement District

These resolutions will be listed individually as 12 separate items on the Consent Agenda for the Regular Council Meeting on December 11, 2024. Council may request further discussion during the meeting if necessary.

STAFF RECOMMENDATION:
Improvement districts are essential for ensuring the long-term maintenance of subdivision infrastructure without placing an undue burden on the City's general fund. These districts equitably distribute financial responsibility among property owners within their boundaries.

Staff recommends that the Council approve the resolutions as outlined. If additional discussion is required, staff will provide further details during the work session.

RECOMMENDATION / SUGGESTED MOTION:
Discussion and possible directions to staff only, no action item.

Fiscal Impact

IS THERE FISCAL IMPACT ASSOCIATED WITH THIS ITEM:	N/A
CITY/STATE/FEDERAL FUNDS:	N/A
TOTAL:	N/A
BUDGETED AMOUNT:	N/A
AVAILABLE AMOUNT TO TRANSFER:	N/A
ACCT NAME & GL#/REMAINING BALANCE BEFORE PURCHASE:	N/A

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