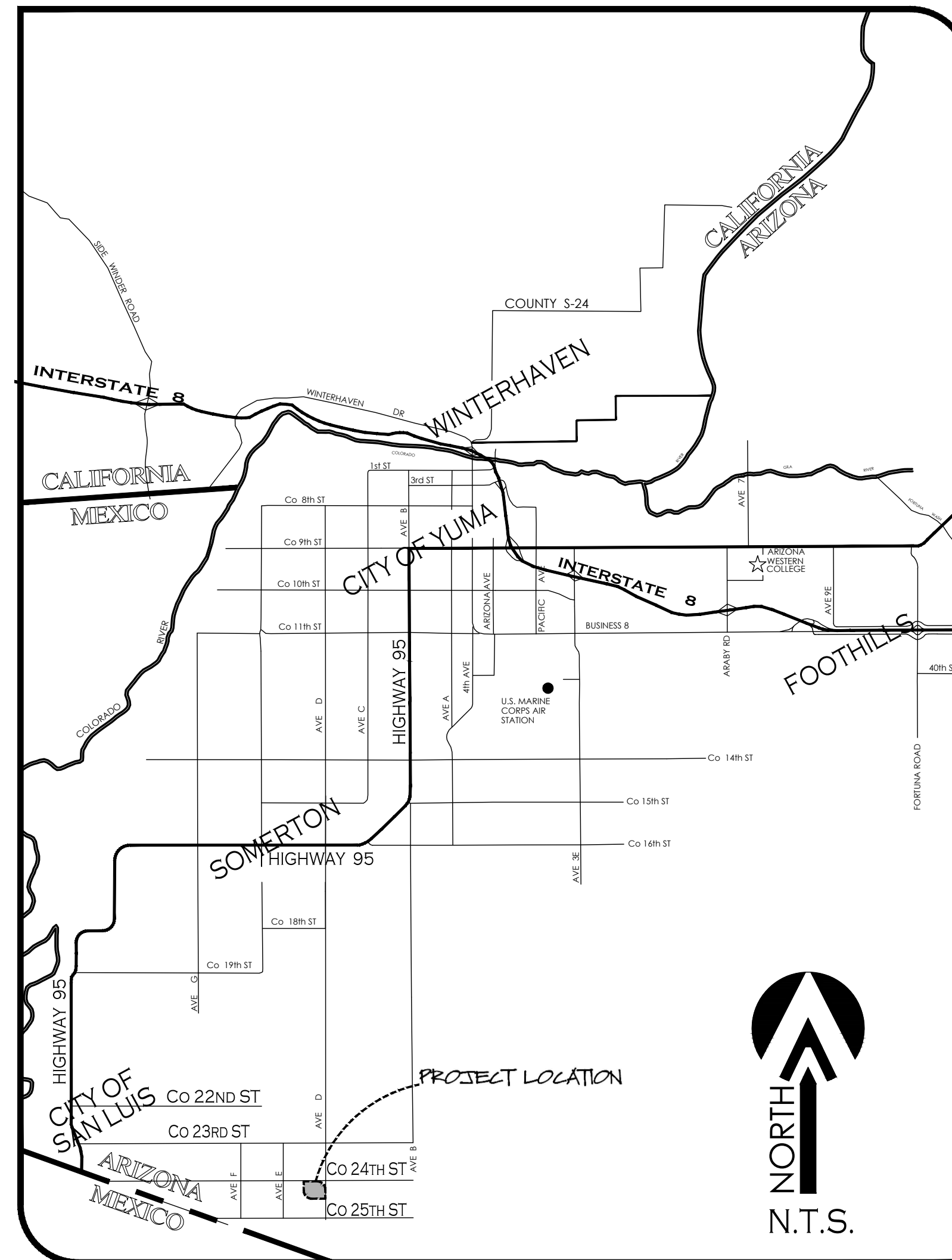


ORCHIDEA PARK PHASE 1

SUBDIVISION

LEGEND

	INDICATES EX. ASPHALT PAVEMENT
	INDICATES EX. CONCRETE
	INDICATES BOUNDARY LINE
	INDICATES CENTERLINE
	INDICATES RIGHT-OF-WAY LINE
	INDICATES EX. CMU WALL
	INDICATES EX. 6" PVC WATER LINE
	INDICATES EX. 8" PVC SEWER LINE
	INDICATES NEW ASPHALT PAVEMENT
	INDICATES NEW CONCRETE
	INDICATES NEW CMU WALL
	INDICATES EX. CONTOURS ELEVATION
	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	NEW 4" PVC SEWER SERVICE
	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
	INDICATES LOT NUMBERS
	NEW YUMA COUNTY STD. DETAIL No. 4-040 SUBD BOUNDARY MONUMENT
	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
	EXISTING MONUMENT (TYPE AS SHOWN)
	INDICATES BRASS CAP
	INDICATES YUMA COUNTY RECORDERS
	INDICATES EXISTING POWER POLE
	INDICATES CALCULATED DATA
	INDICATES MEASURED DATA
	INDICATES EXISTING ELECTRICAL BOX
	INDICATES EXISTING GAS PADDLE
	INDICATES EXISTING MANHOLE
	INDICATES EXISTING FIRE HYDRANT
	INDICATES EXISTING WATER METER
	INDICATES EXISTING WATER VALVE
	INDICATES EX. CURB ELEVATION
	INDICATES EX. SIDEWALK ELEVATION
	INDICATES EX. ASPHALT ELEVATION
	INDICATES EX. NATURAL SOIL ELEVATION
	INDICATES NEW ASPHALT ELEVATION
	INDICATES NEW CURB ELEVATION
	INDICATES NEW GUTTER ELEVATION



VICINITY MAP
N.T.S.

GENERAL CONSTRUCTION NOTES:

- 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.
- ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
- 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.
- 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.
- 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.
- REFER TO SHEETS 2 OF 2 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
- SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
- 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.
- 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.
- 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 DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

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OWNER:

VON VERDE PARTNERS LLC
10802 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.S.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

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.

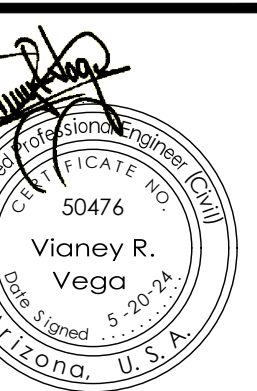
BENCHMARK:

TOP OF 1/2" REBAR W/ IS 22767
LOCATED AT THE INTERSECTION
OF 20th AVENUE AND COUNTY 24TH
STREET

ELEVATION: 159.25 FEET

ENGINEER:

VEGA & VEGA
ENGINEERING & PLANNING, LLC
2619 S. AVE. 2 1/2 E. STE#3 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com



Notes:

Scale: N.T.S. Date: MAY 2024

Drawn: staff Job #: vnv23-600

Checked: vna

Sheet

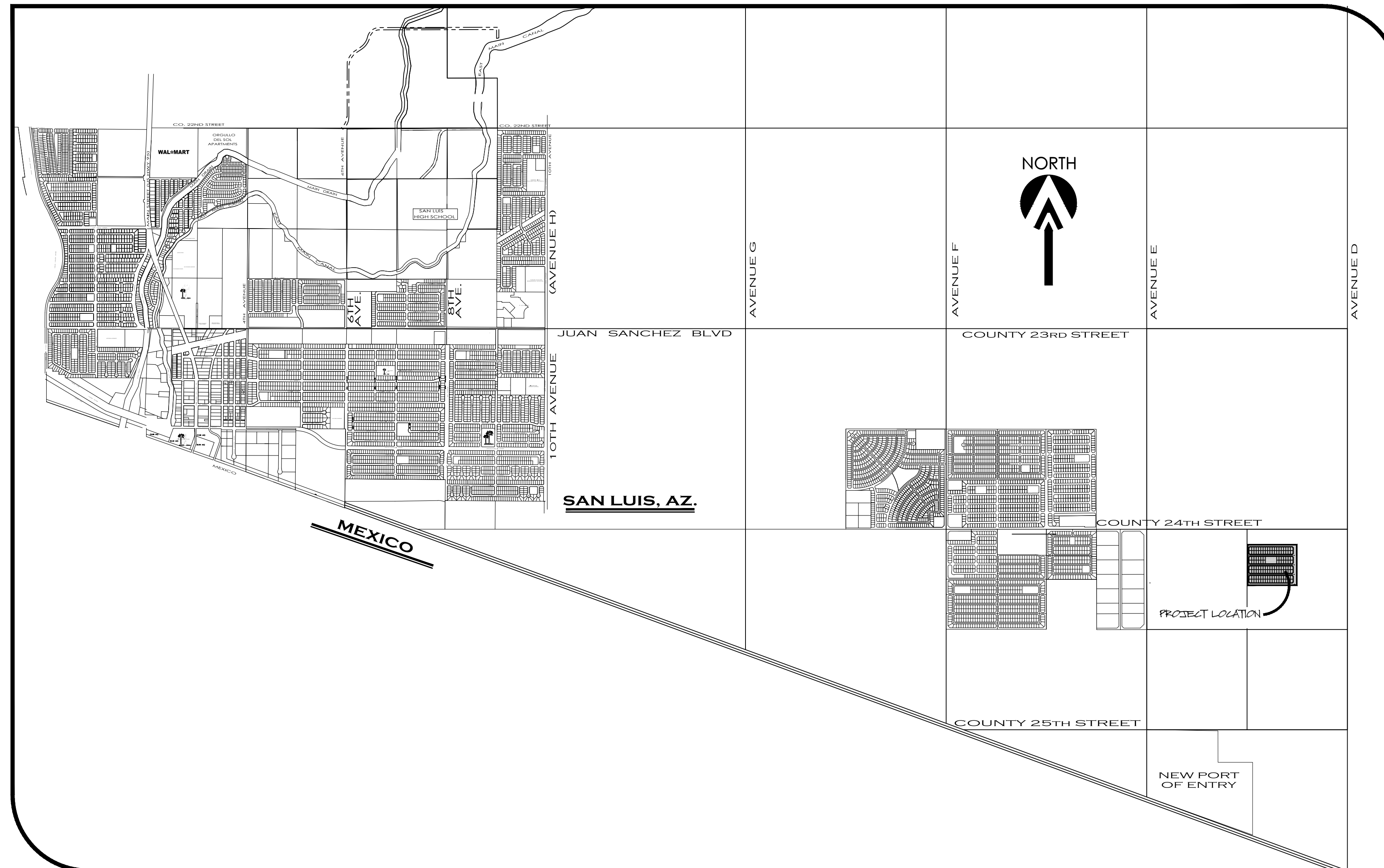
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CALL TWO WORKING DAYS
BEFORE YOU DIG
1-800-STAKE-IT

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 W¹/₂ OF THE NW¹/₄ 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 W¹/₂ OF THE NW¹/₄ 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)
 COUNTY OF YUMA) SS

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

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: *John C. English II* R.L.S. No. 16528



APPROVED

STATE OF ARIZONA)
 COUNTY OF YUMA) SS

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

 MAYOR

 CITY MANAGER

 DIRECTOR OF PLANNING AND ZONING

 CITY PUBLIC WORKS DIRECTOR

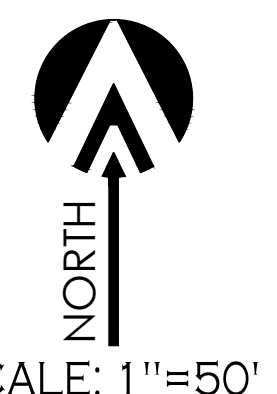
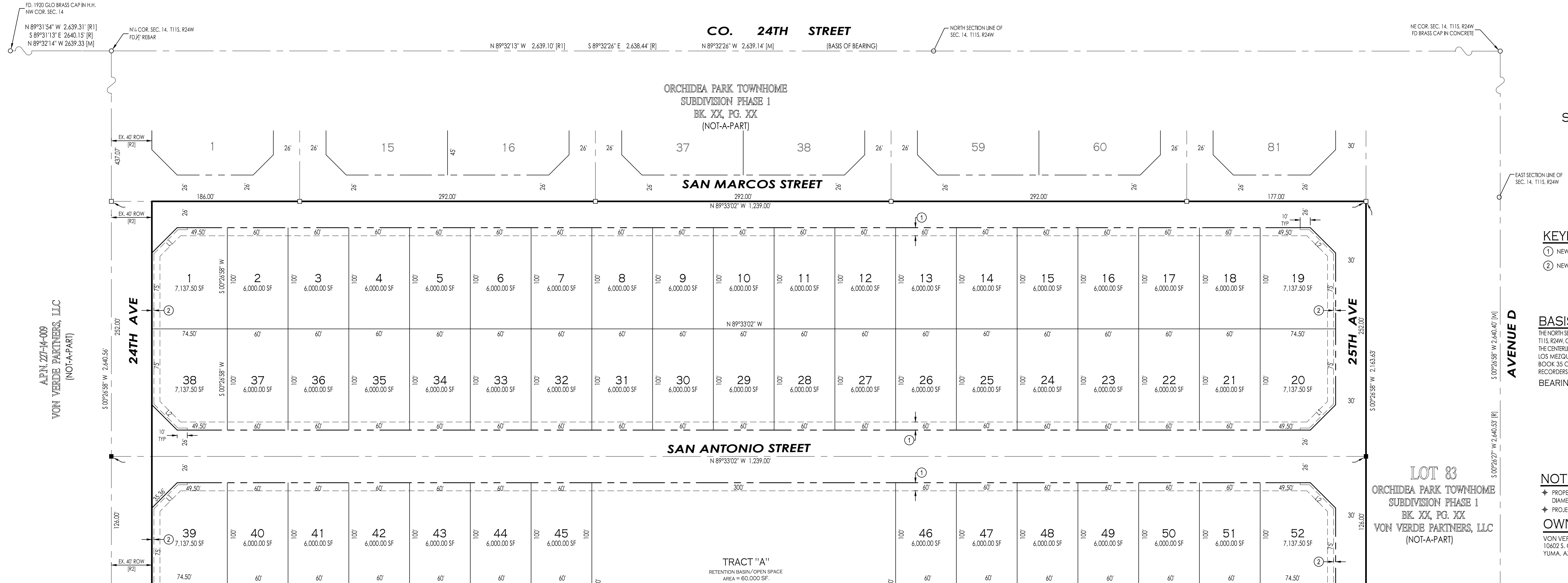
ELABORATED BY:
 Vnv 23-600



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.
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 MAY OF 2024 ACREAGE: 27.86 AC (GROSS)

FINAL PLAT



- KEYNOTES**
- ① NEW 8" UTILITY EASEMENT
 - ② NEW 1' NON-ACCESS EASEMENT

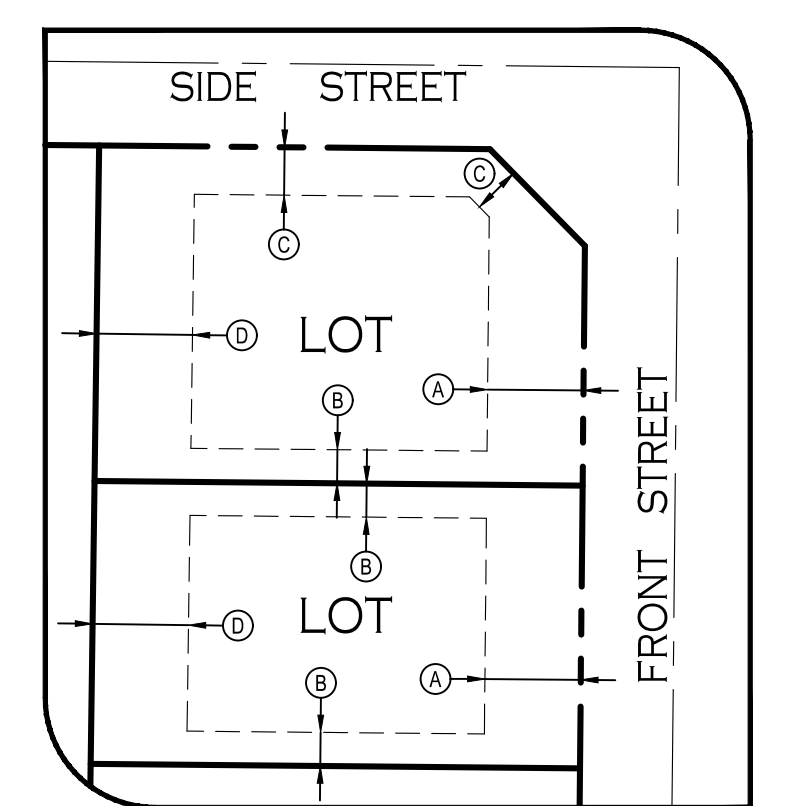
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 BEARING S 89°32'26" E

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

ALPN: 27-16-009
 VON VERDE PARTNERS, LLC
 (NOT-A-PART)

LOT 83
 ORCHIDEA PARK TOWNHOME
 SUBDIVISION PHASE 1
 BK. XX, PG. XX
 VON VERDE PARTNERS, LLC
 (NOT-A-PART)

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	LENGTH (FEET)
L1	S 45°26'58" W	35.38'
L2	N 44°33'02" W	35.38'

- 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 FEES#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

ELABORATED BY:
 Vnv 23-600

 2619 S. Ave. 21/2, Ste 3 Yuma, Az. 85365
 928-329-0000 Tel 928-247-6232 Fax
 www.vegaengineers.com

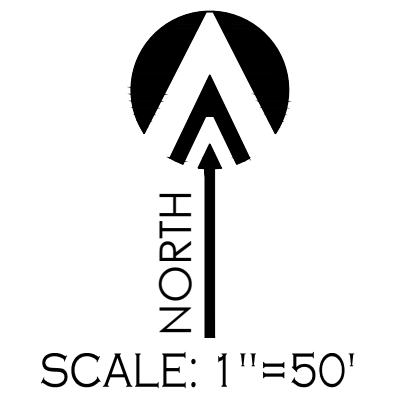
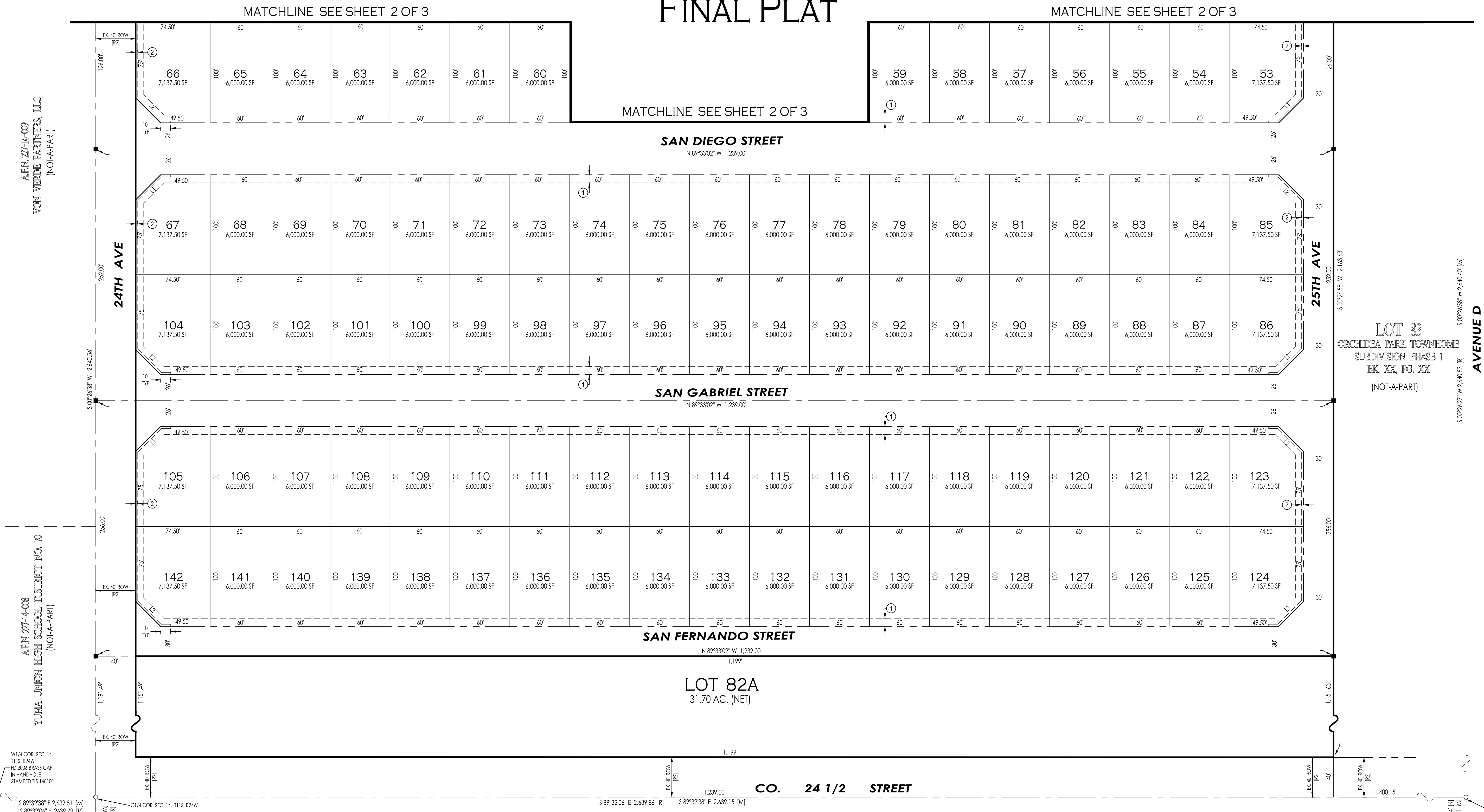
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BY:
 JOHN C. ENGLISH II R.L.S. No. 16528

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 MAY OF 2024 ACREAGE: 27.86 AC (GROSS)

FINAL PLAT



LOT 83
 ORCHIDEA PARK TOWNHOME
 SUBDIVISION PHASE 1
 BK. XX, PG. XX
 (NOT-A-PART)

LOT 82A
 31.70 AC. (NET)

- KEYNOTES**
- ① NEW 8" UTILITY EASEMENT
 - ② NEW 1" NON-ACCESS EASEMENT

ELABORATED BY:
 Viny 23-600

 2619 S. Ave. 2 1/2 E, Ste 3 928-329-0000 Tel
 Yuma, Az. 85365 928-247-6232 Fax
 www.veganvega.com

- LEGEND**
- INDICATES BOUNDARY LINE [M]
 - - - INDICATES CENTERLINE [R]
 - - - INDICATES EASEMENT LINE [R1]
 - 11 NEW LOT NUMBER [R2]
 - 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)
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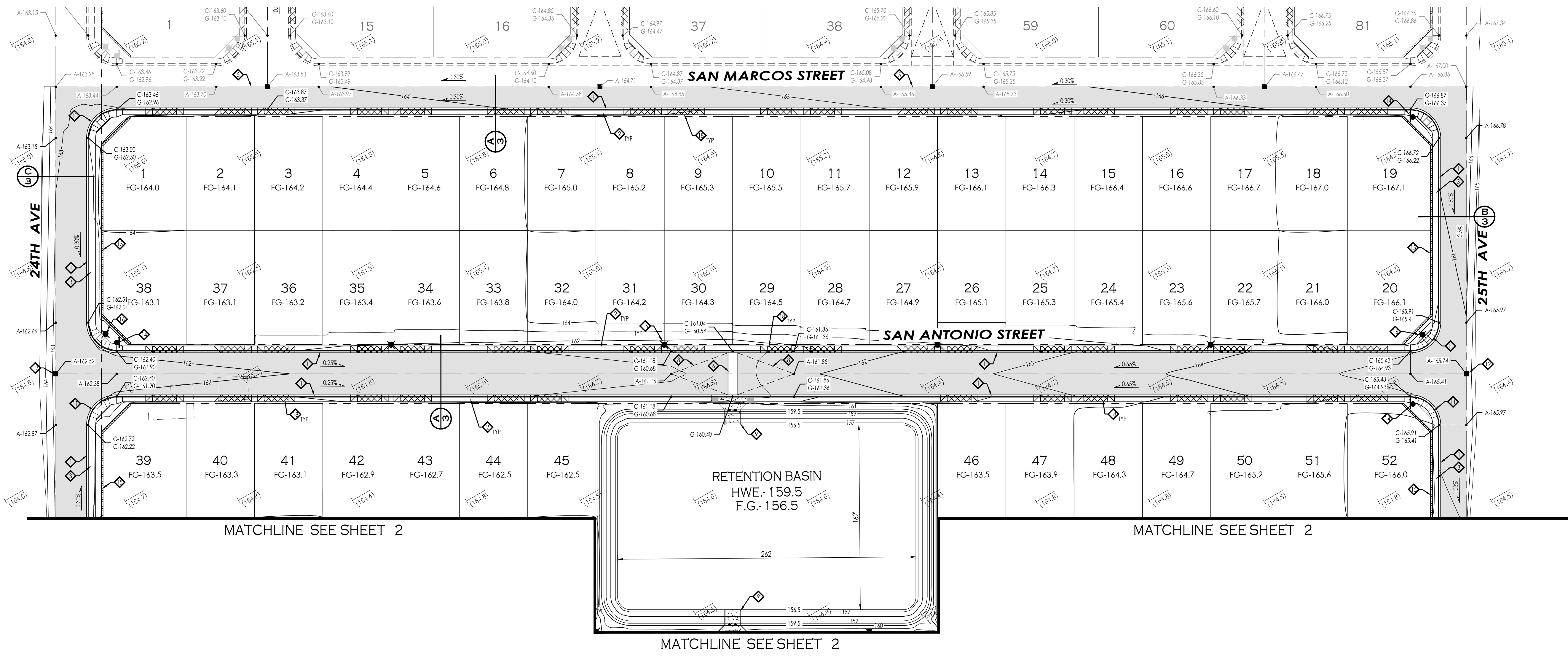
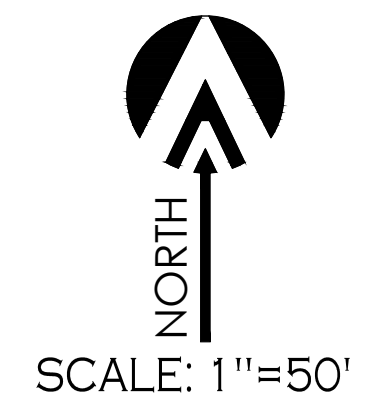
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BY:
 JOHN C. ENGLISH II R.L.S. No. 16528



LEGEND

	INDICATES EX. ASPHALT PAVEMENT		INDICATES EXISTING STREET SIGN
	INDICATES EX. CONCRETE		INDICATES EXISTING MANHOLE
	INDICATES BOUNDARY LINE		INDICATES EXISTING FIRE HYDRANT
	INDICATES CENTERLINE		INDICATES EXISTING WATER METER
	INDICATES RIGHT-OF-WAY LINE		INDICATES EXISTING WATER VALVE
	INDICATES EX. FENCE		INDICATES NEW STREET LIGHT
	INDICATES EX. ELECTRICAL OVERHEAD LINE		INDICATES EX. CURB ELEVATION
	INDICATES EX. WATER LINE		INDICATES EX. SIDEWALK ELEVATION
	INDICATES EX. SEWER LINE		INDICATES EX. ASPHALT ELEVATION
	INDICATES EX. GAS LINE		INDICATES EX. NATURAL SOIL ELEVATION
	NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT		INDICATES NEW ASPHALT PAVEMENT
	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT		INDICATES NEW CONCRETE
	EXISTING MONUMENT (TYPE AS SHOWN)		INDICATES NEW CMU WALL
	INDICATES BRASS CAP		INDICATES EXISTING CMU WALL
	INDICATES YUMA COUNTY RECORDERS		

KEYNOTES:

- NEW VERTICAL CURB & GUTTER - AS PER C.O.Y. STD. 3-060
- NEW 4" CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
- NEW 5" CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
- NOT USED
- SAWCUT 1" OF EXISTING PAVEMENT, REMOVE AND REPLACE WITH NEW PAVEMENT - SEE DETAIL
- NEW 8" CROSS GUTTER - AS PER C.O.Y. STD. 3-090
- NEW 8" CROSS VALLEY GUTTER - AS PER C.O.Y. STD. 3-085
- NEW 50' CROWN TRANSITION
- NEW 13" CONCRETE SPILLWAY - SEE DETAIL
- NOT USED
- NEW CONCRETE SIDEWALK RAMP (25' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
- NEW STREET MONUMENT- AS PER C.O.Y. STD. 4-030
- NOT USED
- NEW DOUBLE FACED STREET SIGN-STOP SIGN - AS PER C.O.Y. STD. 8-020
- 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 36" HIGH MAXIMUM)
- NEW STREET LIGHT - TYPE A (4700 LUMENS) AS PER C.O.Y. STD. 7-010 AND C.O.Y. STD. 7-015
- NOT USED
- 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 = $\frac{142,623}{108,720} = 1.31 > 1.25$ 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

PAVING & GRADING
ORCHIDEA PARK
PHASE I SUBDIVISION



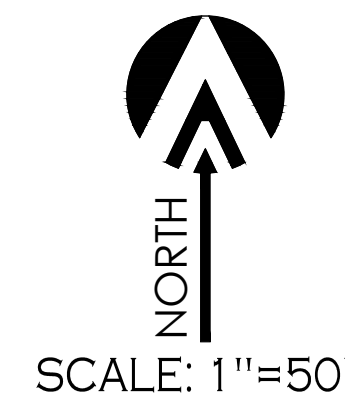
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Scale: N.T.S. Date: MAY 2024
Drawn: Staff Job #: vrv23-600
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CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 1



LEGEND

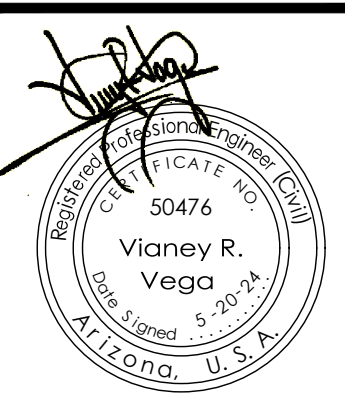
- | | | | |
|--|---|--|--------------------------------------|
| | INDICATES EX. ASPHALT PAVEMENT | | INDICATES EXISTING STREET SIGN |
| | INDICATES EX. CONCRETE | | INDICATES EXISTING MANHOLE |
| | INDICATES BOUNDARY LINE | | INDICATES EXISTING FIRE HYDRANT |
| | INDICATES CENTERLINE | | INDICATES EXISTING WATER METER |
| | INDICATES RIGHT-OF-WAY LINE | | INDICATES EXISTING WATER VALVE |
| | INDICATES EX. FENCE | | INDICATES NEW STREET LIGHT |
| | INDICATES EX. ELECTRICAL OVERHEAD LINE | | INDICATES EX. CURB ELEVATION |
| | INDICATES EX. WATER LINE | | INDICATES EX. SIDEWALK ELEVATION |
| | INDICATES EX. SEWER LINE | | INDICATES EX. ASPHALT ELEVATION |
| | INDICATES EX. GAS LINE | | INDICATES EX. NATURAL SOIL ELEVATION |
| | NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT | | INDICATES NEW ASPHALT PAVEMENT |
| | NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT | | INDICATES NEW CONCRETE |
| | EXISTING MONUMENT (TYPE AS SHOWN) | | INDICATES NEW CMU WALL |
| | INDICATES BRASS CAP | | INDICATES EXISTING CMU WALL |
| | INDICATES YUMA COUNTY RECORDERS | | |

KEYNOTES:

- NEW VERTICAL CURB & GUTTER - AS PER C.O.Y. STD. 3-060
- NEW 4' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
- NEW 5' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
- NOT USED
- SAWCUT 1' OF EXISTING PAVEMENT, REMOVE AND REPLACE WITH NEW PAVEMENT - SEE DETAIL
- NEW 8' CROSS GUTTER - AS PER C.O.Y. STD. 3-090
- NEW 8' CROSS VALLEY GUTTER - AS PER C.O.Y. STD. 3-085
- NEW 50' CROWN TRANSITION
- NEW 13' CONCRETE SPILLWAY - SEE DETAIL
- NOT USED
- NEW CONCRETE SIDEWALK RAMP (25' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
- NEW STREET MONUMENT - AS PER C.O.Y. STD. 4-030
- NOT USED
- NEW DOUBLE FACED STREET SIGN-STOP SIGN - AS PER C.O.Y. STD. 8-020
- 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 3/8" HIGH MAXIMUM)
- NEW STREET LIGHT - TYPE A (4700 LUMENS) AS PER C.O.Y. STD. 7-010 AND C.O.Y. STD. 7-015
- NOT USED
- NEW 21' WIDE DRIVEWAY - AS PER C.O.Y. STD. 3-105

VEGA & VEGA
ENGINEERS & PLANNERS
2619 S. AVE. 2 1/2 E. STE #3
YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
V@vegaengineers.com

**PAVING & GRADING
ORCHIDEA PARK
PHASE I SUBDIVISION**



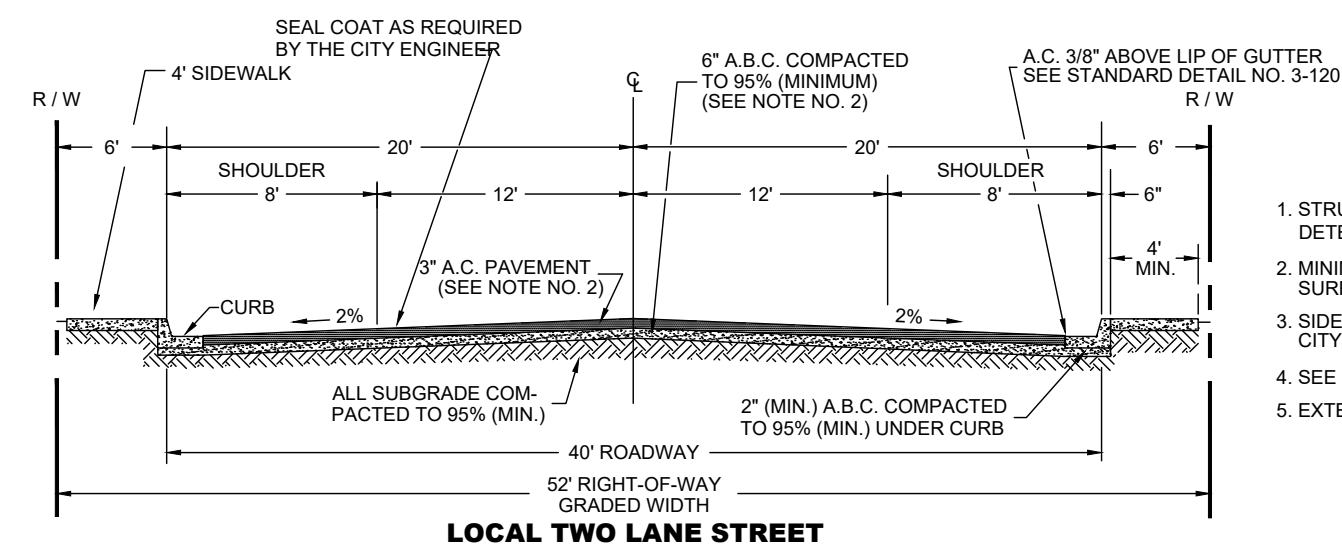
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UTILITIES WARNING

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

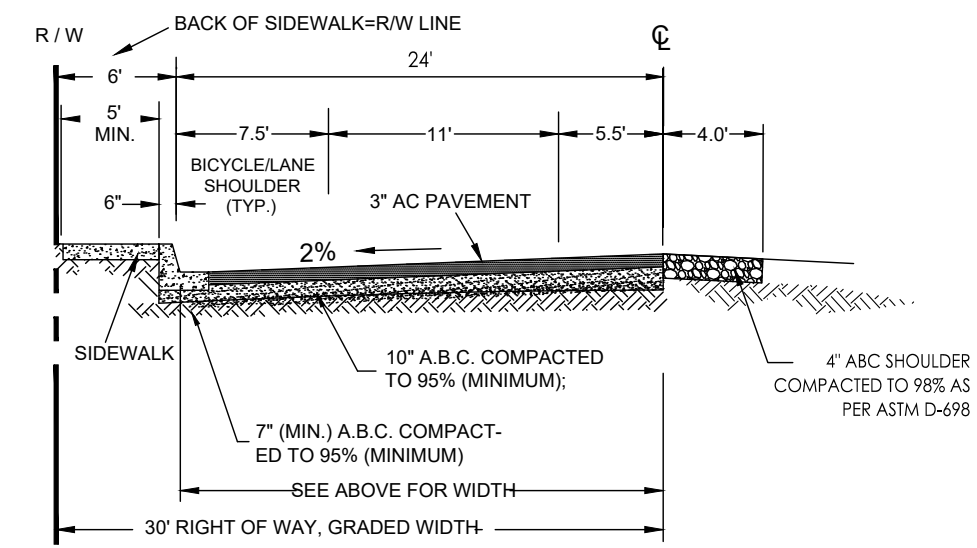


- NOTES**
1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
 2. MINIMUM PAVING THICKNESS SHALL BE 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 6" OF A.B.C. COMPACTED TO 95% (MINIMUM).
 3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
 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. 2-020 (MODIFIED)

A
3

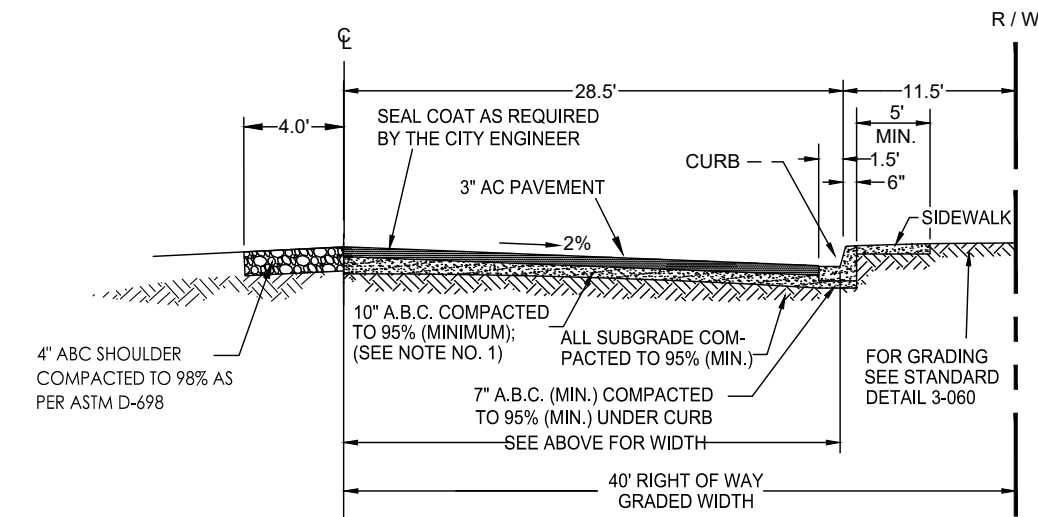


- NOTES**
1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
 2. MINIMUM PAVING THICKNESS - 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
 3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
 4. 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 / SAN FERNANDO STREET

CITY OF YUMA STD. 2-020 (MODIFIED)

B
3

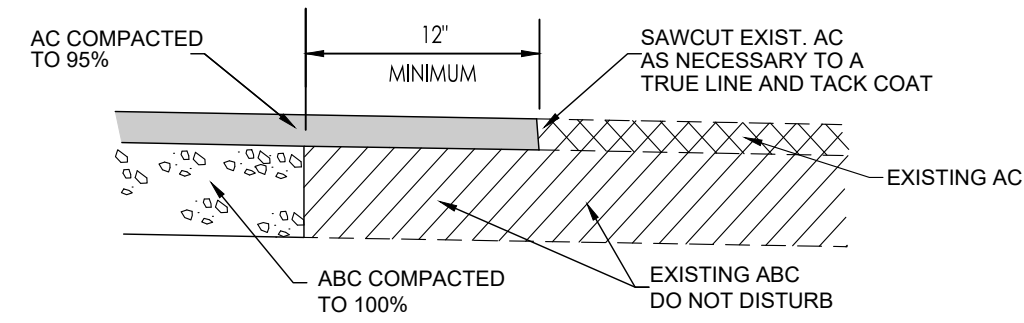


- NOTES**
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 2. MINIMUM PAVING THICKNESS - 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
 3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
 4. ALL PAVEMENT MARKING AND RAISED PAVEMENT MARKER MATERIAL MUST BE IN ACCORDANCE WITH A.D.O.T. MANUAL FOR SIGNING AND MARKING, LATEST EDITION.
 5. 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

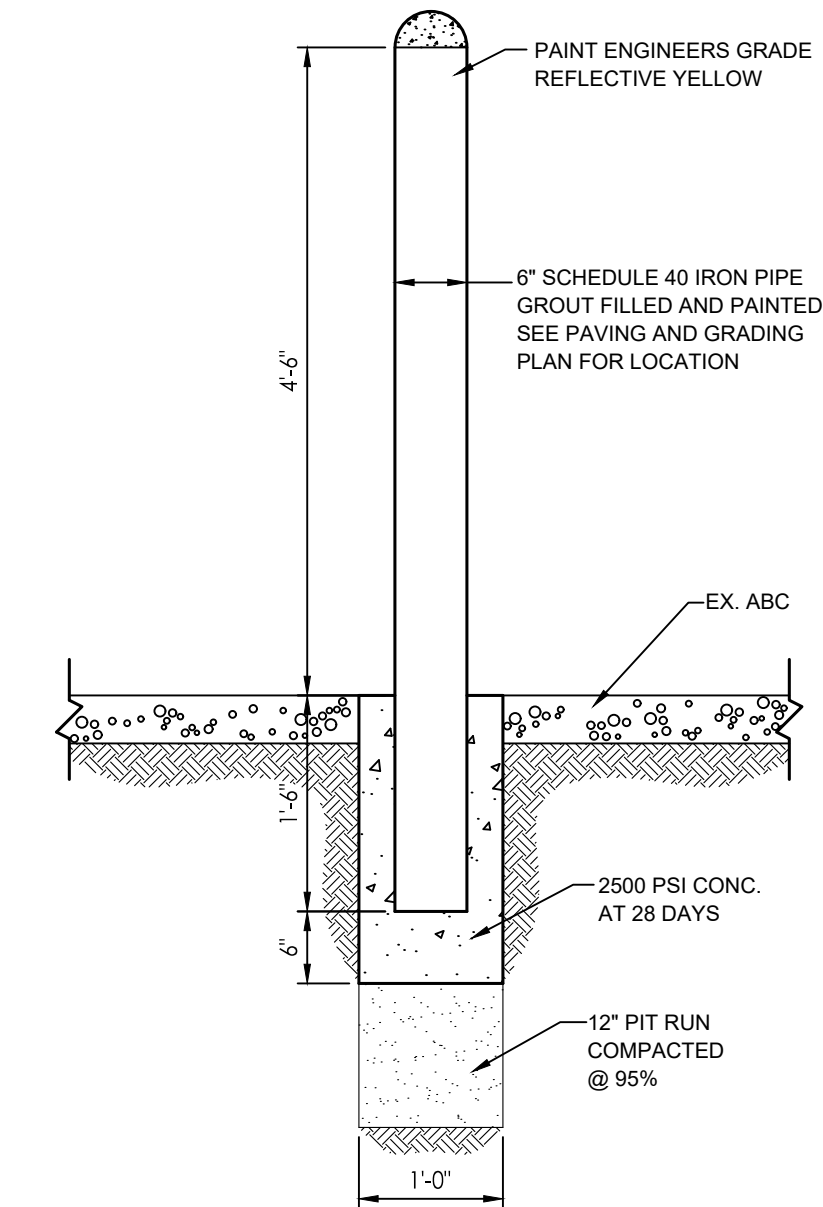
CITY OF YUMA STD. 2-020 (MODIFIED)

C
3



SAWCUT DETAIL

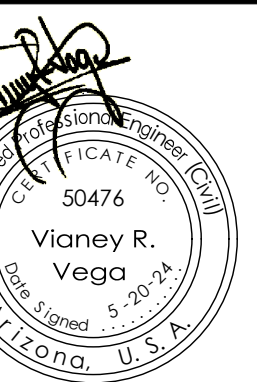
D
3



GUARD POST DETAIL

E
3

Typical Street Sections
ORCHIDEA PARK
PHASE I SUBDIVISION



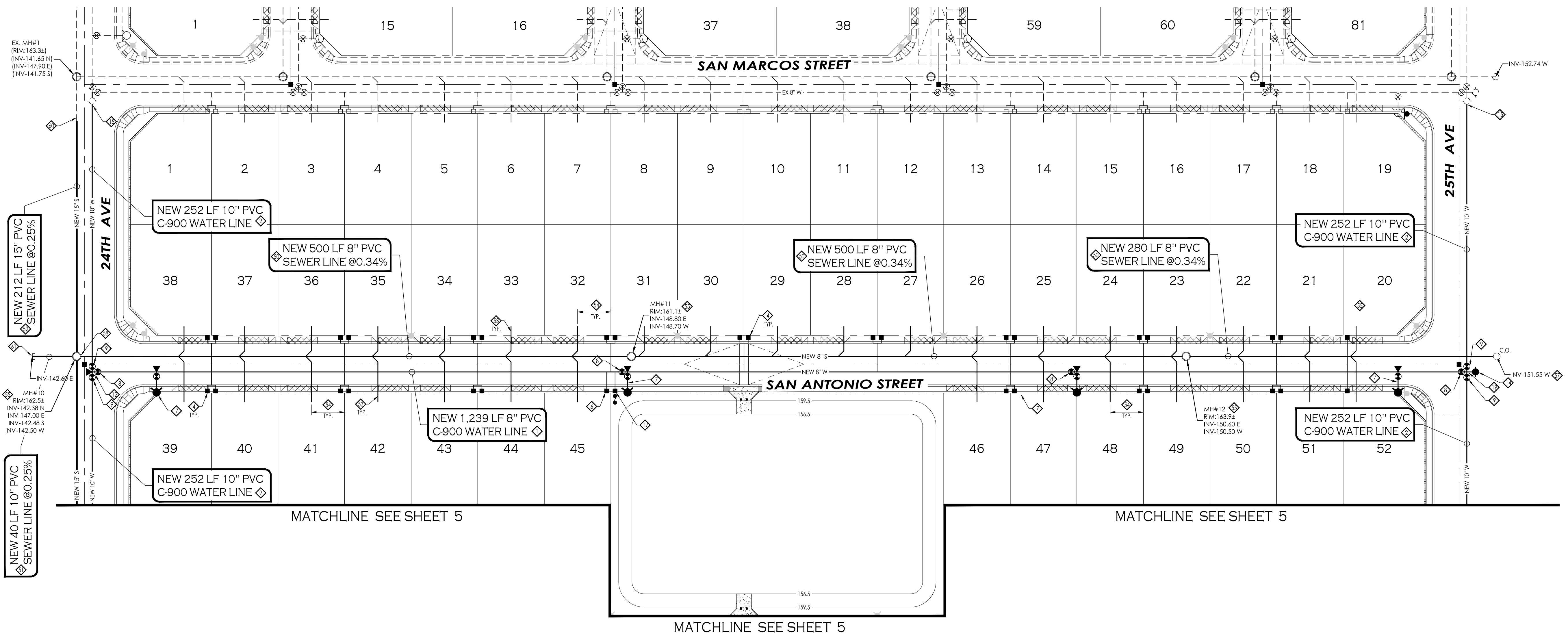
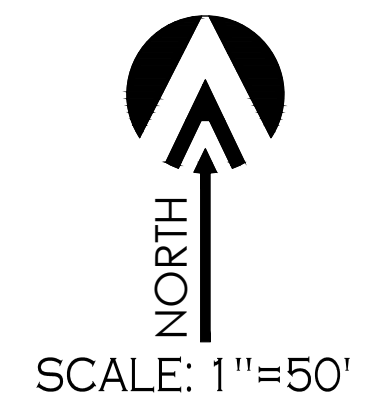
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UTILITIES WARNING

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



LEGEND

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

WATER KEYNOTES:

- ◆ INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ NOT USED
- ◆ INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055
- ◆ NOT USED
- ◆ INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055
- ◆ NEW COMPLETE FIRE HYDRANT - AS PER C.O.Y. STD. 5-155.
- ◆ NEW 8" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
- ◆ NEW 10" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
- ◆ NEW 12" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
- ◆ NEW 12"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◆ NEW 10"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◆ NEW 8"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◆ NEW WATERMAIN BLOWOFF VALVE - AS PER C.O.Y. STD. 5-085.
- ◆ 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.
- ◆ NOT USED
- ◆ INSTALL 2" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060.
- ◆ NOT USED
- ◆ NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025

SEWER KEYNOTES:

- ◆ INSTALL 8" SEWER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ INSTALL 10" SEWER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ INSTALL 15" SEWER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015.
- ◆ CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT, UNLESS NOTED OTHERWISE.
- ◆ NEW SANITARY SEWER MANHOLE - AS PER C.O.Y. STD. 6-020, 6-035 & 6-040.
- ◆ NEW SHALLOW SEWER MANHOLE - AS PER MAG STD. 420 & 422
- ◆ NEW SANITARY SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005
- ◆ NEW TYPE 'A' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-055
- ◆ NEW TYPE 'B' DROP SEWER CONNECTION - AS PER C.O.Y. STD. 6-060
- ◆ 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
- ◆ NEW WATERTIGHT END CAP
- ◆ NOT USED

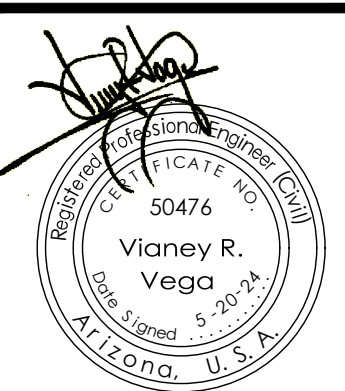
NOTE:
SEE SHEETS 6, 7 AND 8 FOR SEWER PLAN & PROFILE

UTILITIES WARNING

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1-800-STAKE-IT

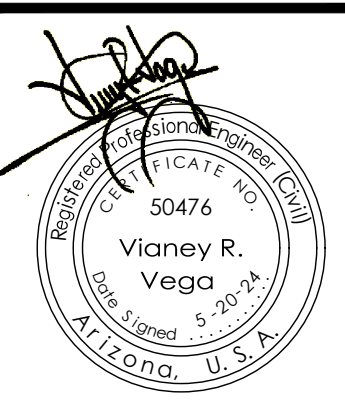
WATER & SEWER
ORCHIDEA PARK
PHASE I SUBDIVISION



Notes:

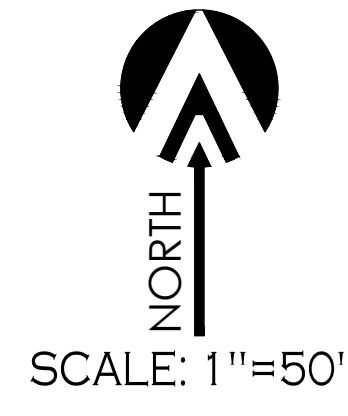
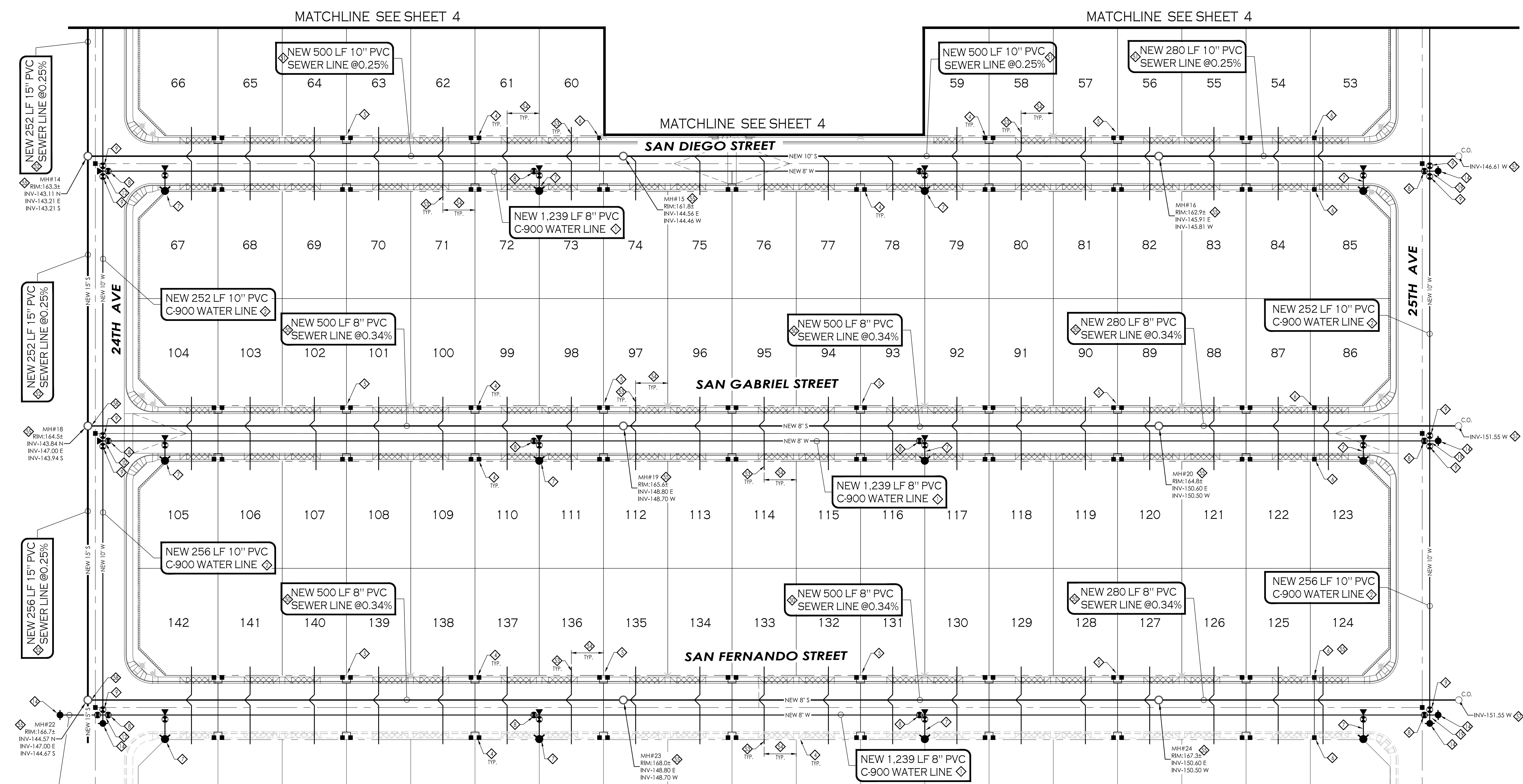
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SEWER PLAN & PROFILE
ORCHIDEA PARK
PHASE I SUBDIVISION



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Sheet



LEGEND

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

WATER KEYNOTES:

- ◆ INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ NOT USED
- ◆ INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055
- ◆ NOT USED
- ◆ INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055
- ◆ NEW COMPLETE FIRE HYDRANT - AS PER C.O.Y. STD. 5-155
- ◆ NEW 8" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080
- ◆ NEW 10" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080
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- ◆ NEW 12"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◆ NEW 10"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◆ NEW 8"x8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◆ NEW WATERMAIN BLOWOFF VALVE - AS PER C.O.Y. STD. 5-085
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- ◆ NOT USED
- ◆ INSTALL 2" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060
- ◆ NOT USED
- ◆ NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025

SEWER KEYNOTES:

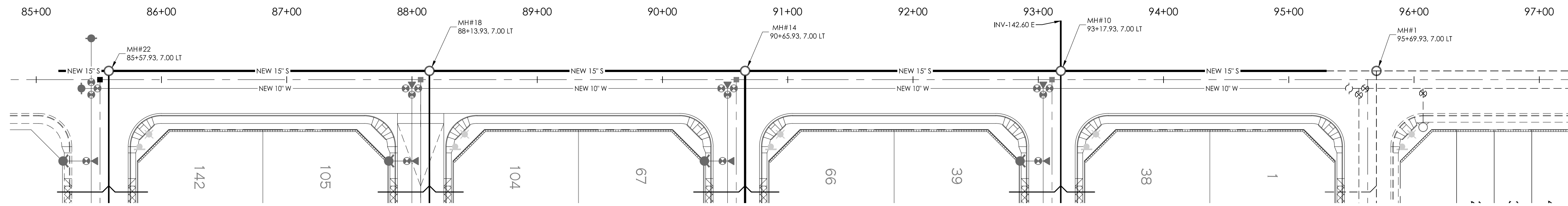
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- ◆ INSTALL 10" SEWER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ INSTALL 15" SEWER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015
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- ◆ NEW WATERRIGHT END CAP

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

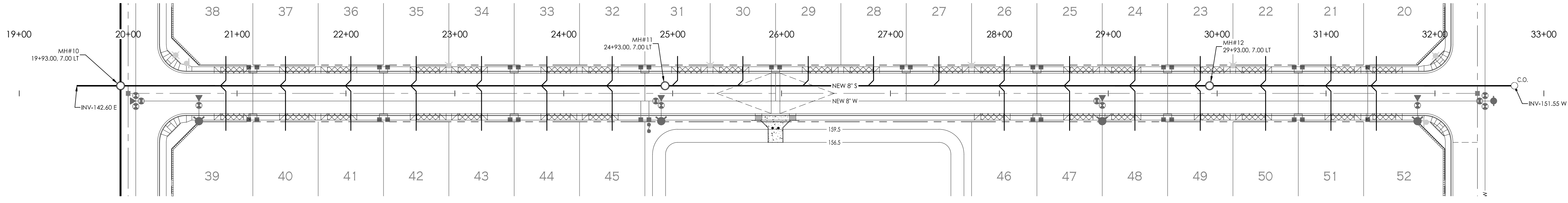
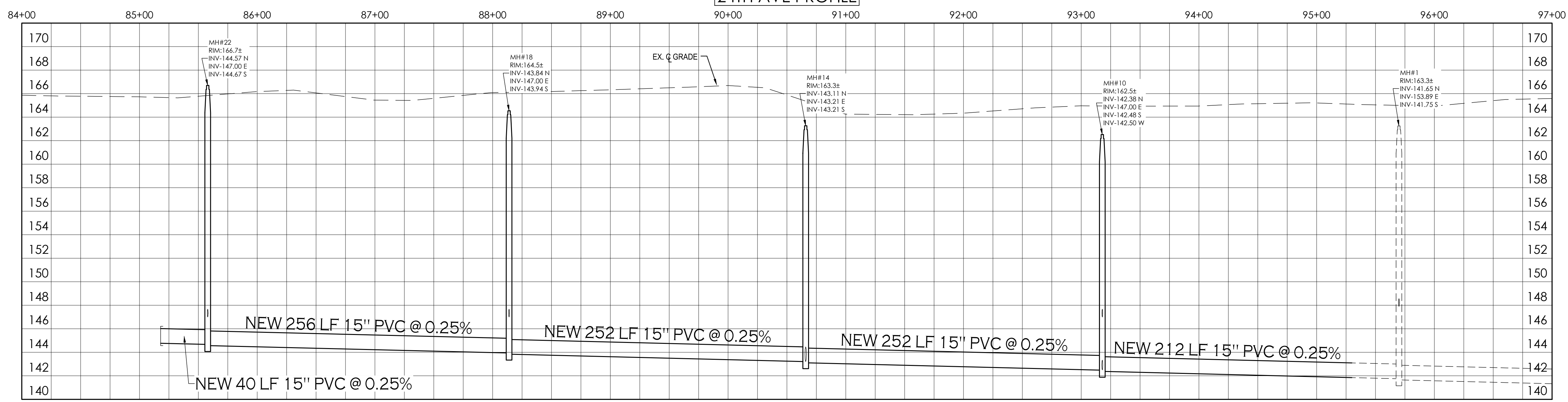
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CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT



NORTH
SCALE: 1"=50'



NORTH
SCALE: 1"=50'



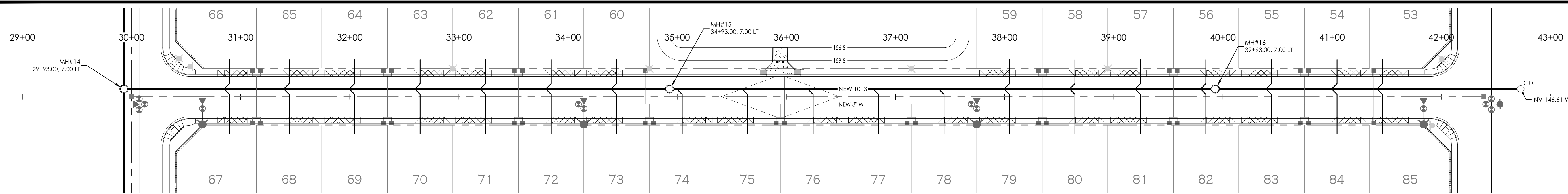
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SEWER PLAN & PROFILE
ORCHIDEA PARK
PHASE I SUBDIVISION

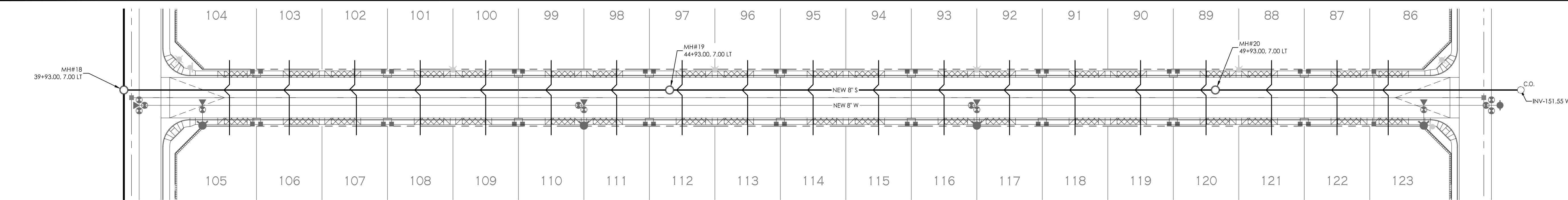
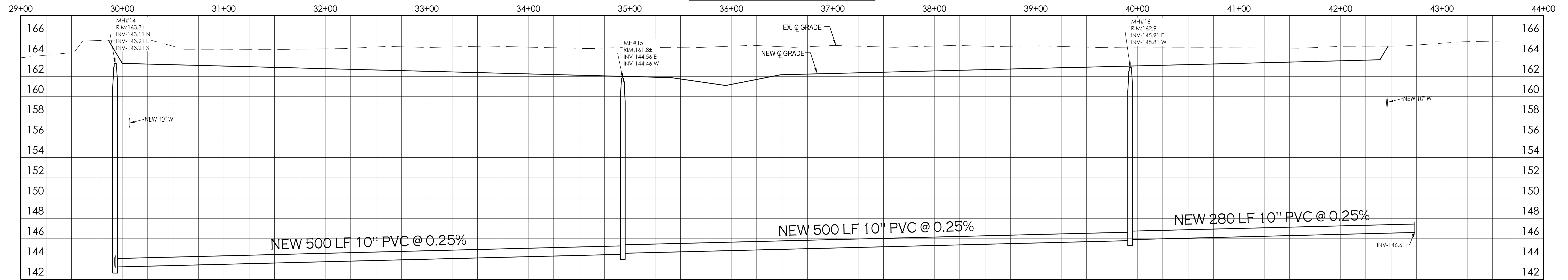


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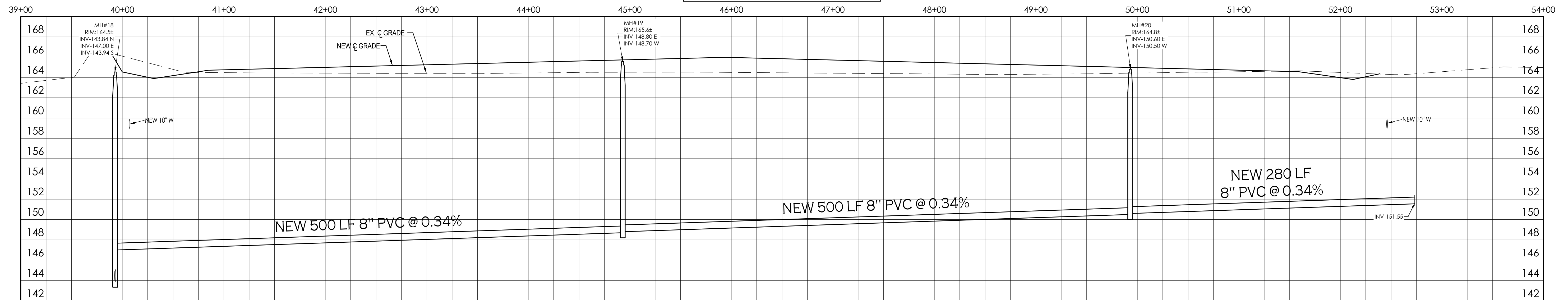
NORTH
SCALE: 1"=50'

SAN DIEGO STREET PROFILE



NORTH
SCALE: 1"=50'

SAN GABRIEL STREET PROFILE

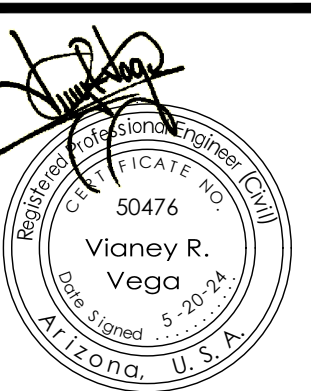


UTILITIES WARNING

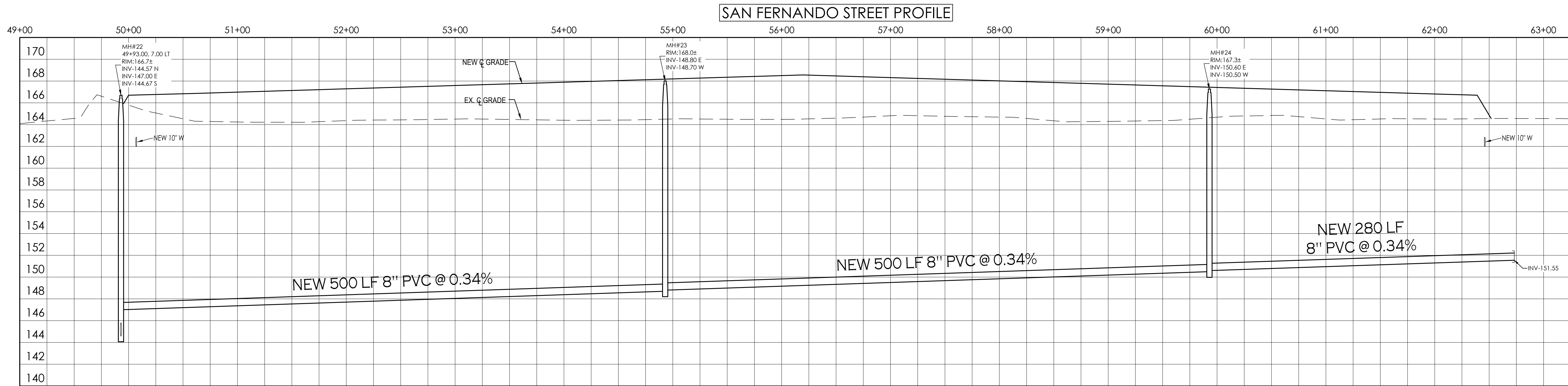
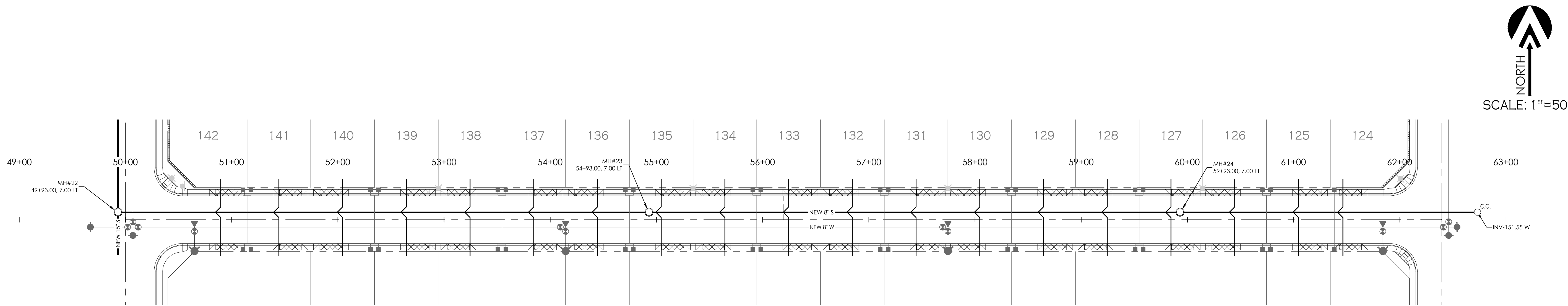
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CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

SEWER PLAN & PROFILE
ORCHIDEA PARK
PHASE I SUBDIVISION



Notes:
Scale: N.T.S. Date: MAY 2024
Drawn: Staff Job #: vrv23-600
Checked: vna
Sheet



SEWER PLAN & PROFILE
ORCHIDEA PARK
PHASE I SUBDIVISION

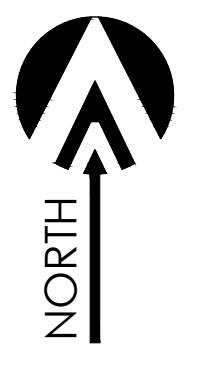


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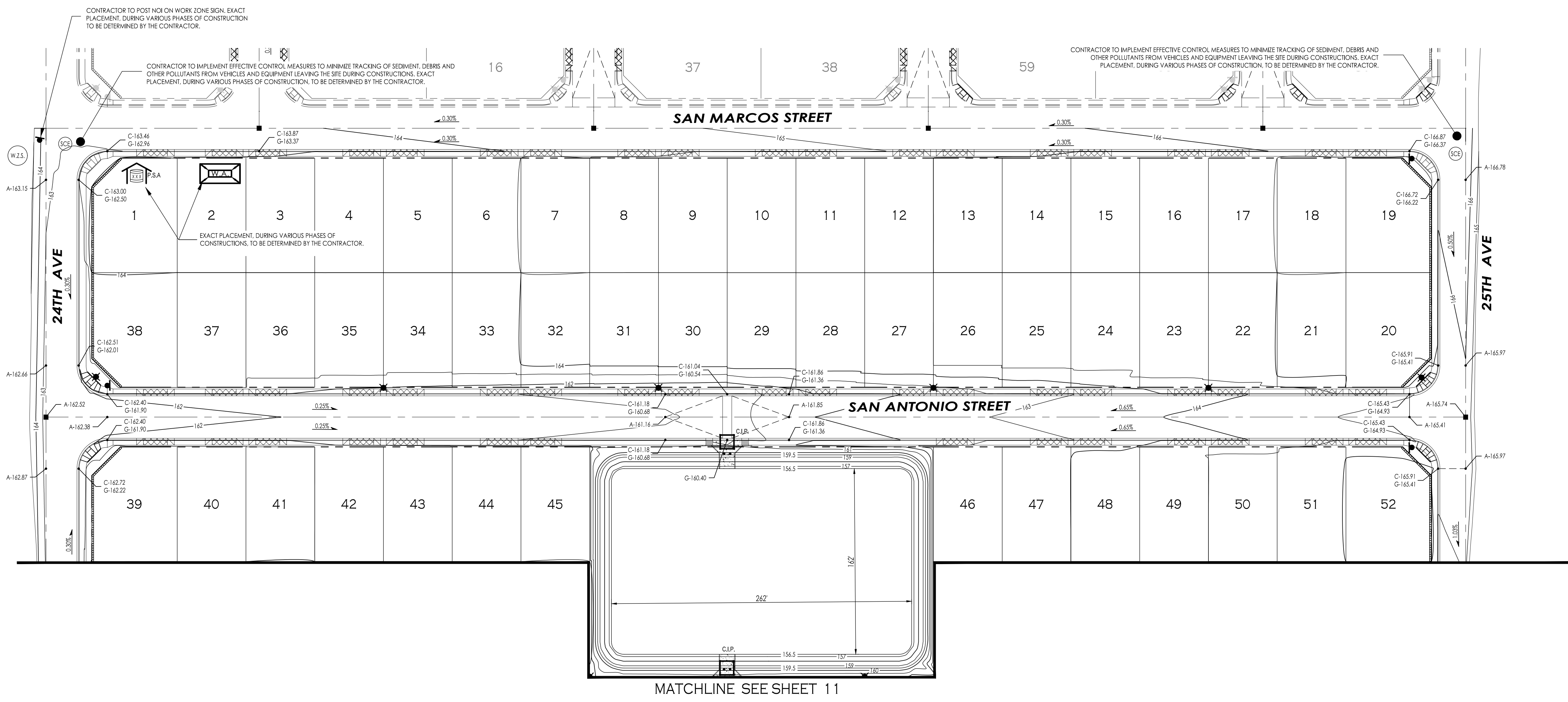
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UTILITIES WARNING
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CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT



SCALE: 1"=50'



LEGEND

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

KEYNOTES:

- CONSTRUCT NEW WALL PRIOR TO ANY OTHER CONSTRUCTION. NEW WALL WILL PREVENT STORM WATER TO ENTER OR EXIT SITE.
- 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 THE ANNUAL CHANCE FLOOD). COMMUNITY PANEL NUMBER 04207C15465 DATED AUGUST 28, 2008, WHICH IS THE FLOOD INSURANCE RATE MAP (FIRM) NOT PRINTED FOR THE COMMUNITY IN WHICH THE PROJECT IS SITUATED.

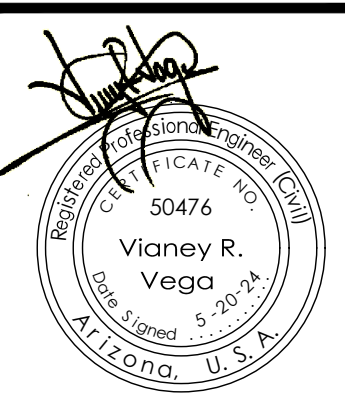
BENCHMARK

TOP OF 1/2" REBAR W/ 15 22767 LOCATED AT THE INTERSECTION OF 20TH AVENUE AND COUNTY 24TH STREET
ELEVATION: 159.25 FEET

UTILITIES WARNING

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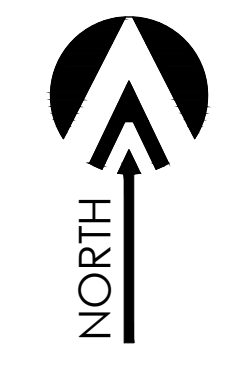
CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT



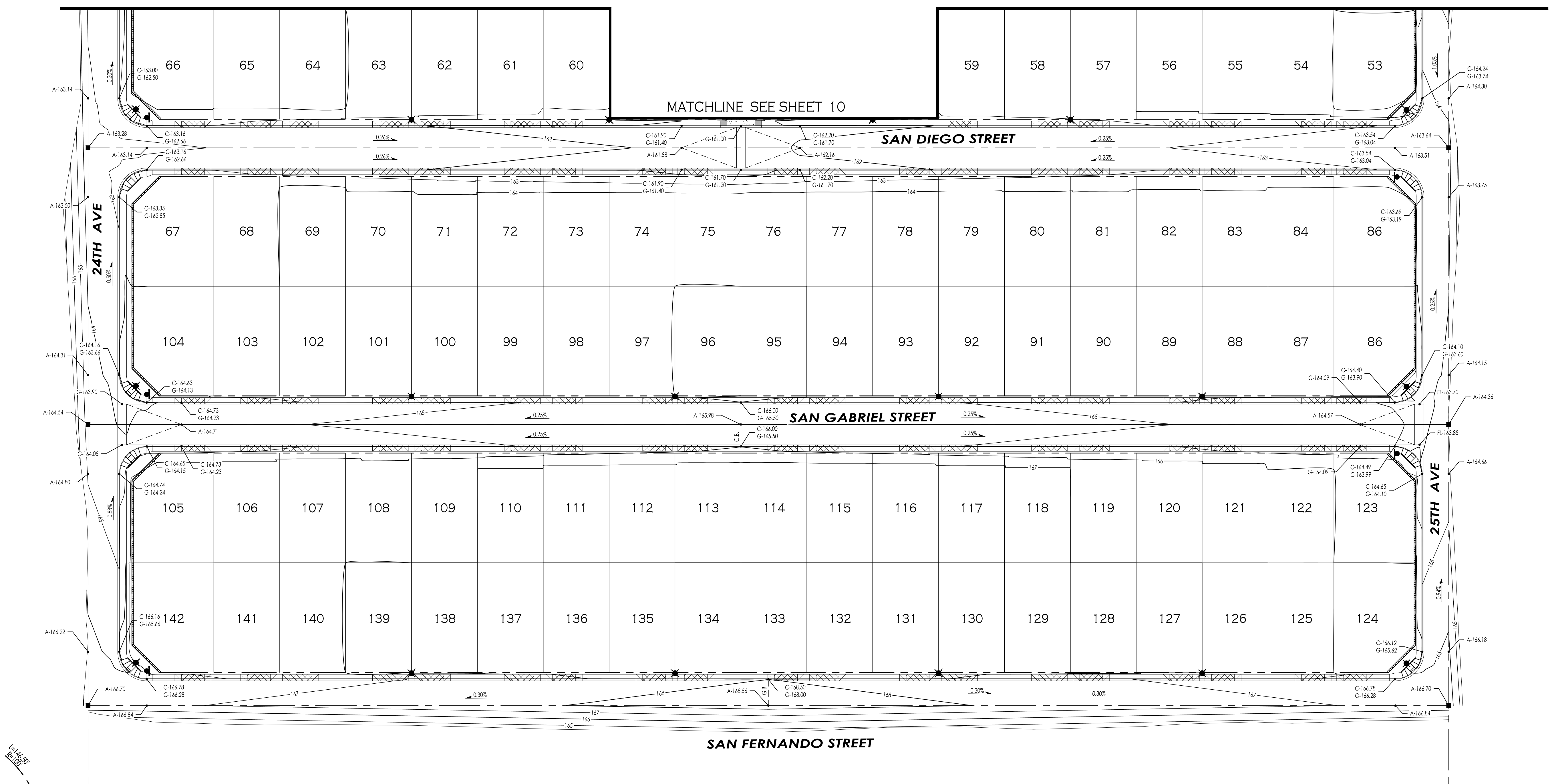
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Scale: N.T.S. Date: MAY 2024
Drawn: staff Job #: vrv23-600
Checked: vna

Sheet



SCALE: 1"=50'



LEGEND

- DESIGNATED WASHOUT AREA - (COY STD. 11-120)
- DUST CONTROL
- STABILIZED CONSTRUCTION ENTRANCE - (COY STD. 11-075)
- PROTECTED STORAGE AREA (ADJUST LOCATION AS REQUIRED)
- SILT FENCE - (COY STD. 11-080)
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(GRAVEL BAG, FILTER BAG, ROCK SOCK)
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BENCHMARK

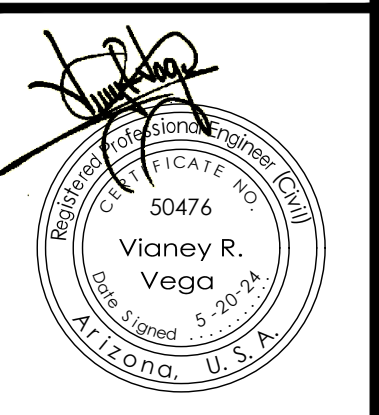
TOP OF 1" REBAR W/LS 22747 LOCATED AT THE INTERSECTION OF 20th AVENUE AND COUNTY 24TH STREET
ELEVATION: 159.25 FEET

UTILITIES WARNING

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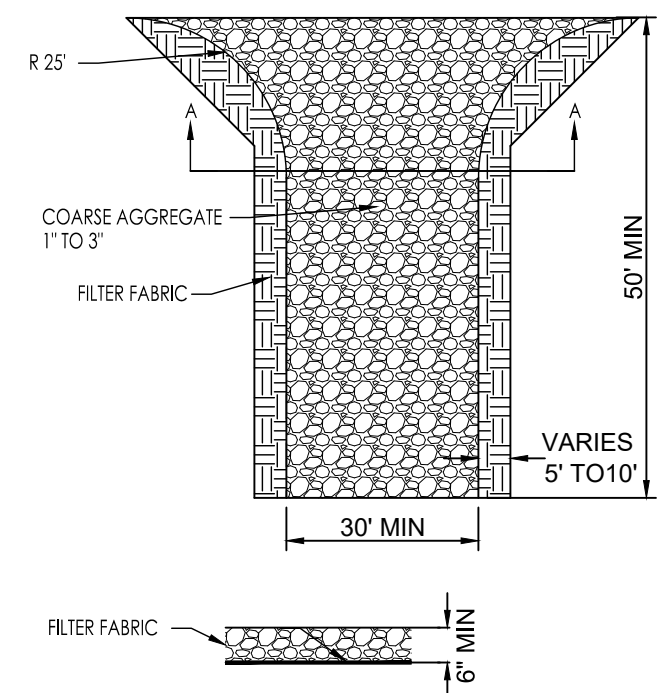
CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

SWPPP Plan
 ORCHIDEA PARK
 PHASE I SUBDIVISION

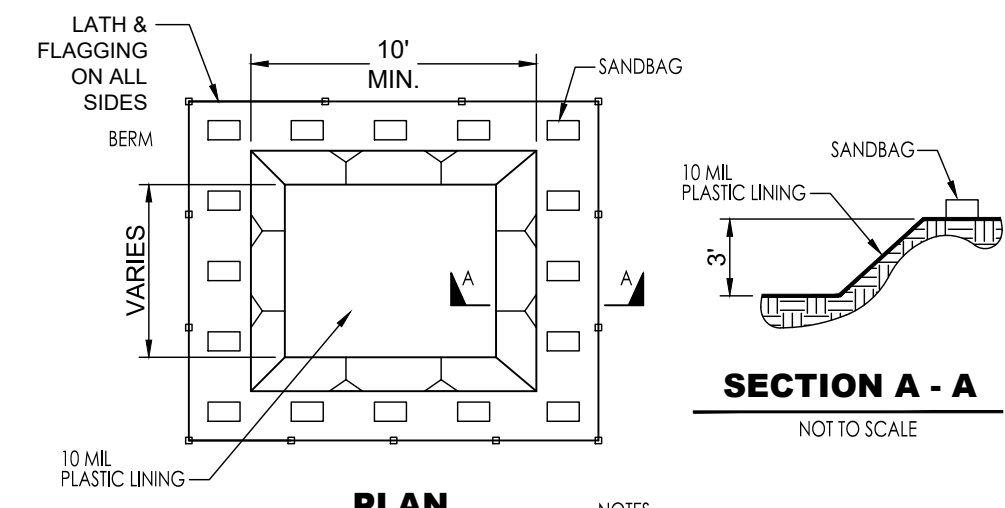


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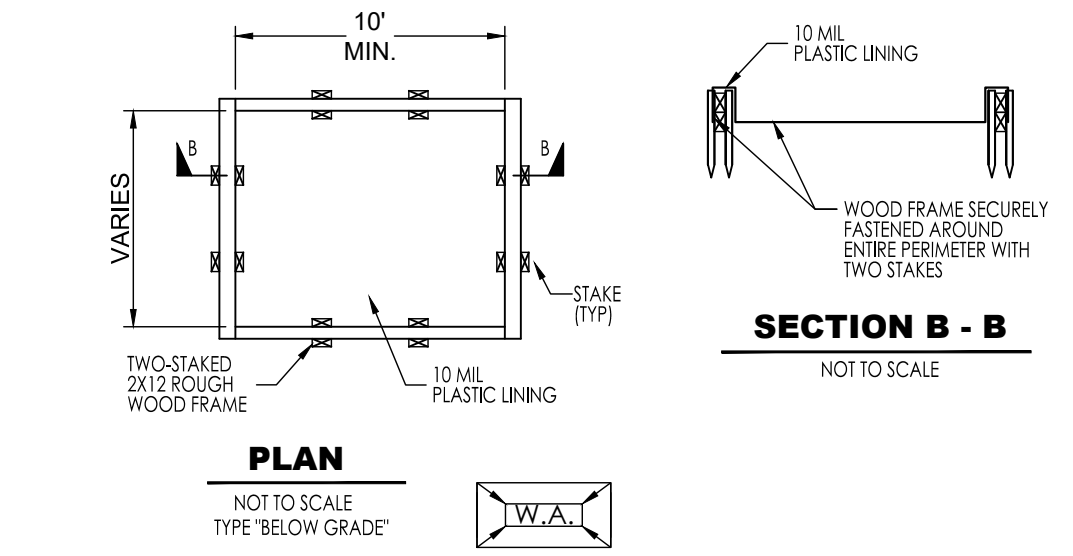
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Drawn: staff Job #: vnv23-600
Checked: vna



SECTION A - A
STABILIZED CONSTRUCTION EXIT/ENTRANCE SCE

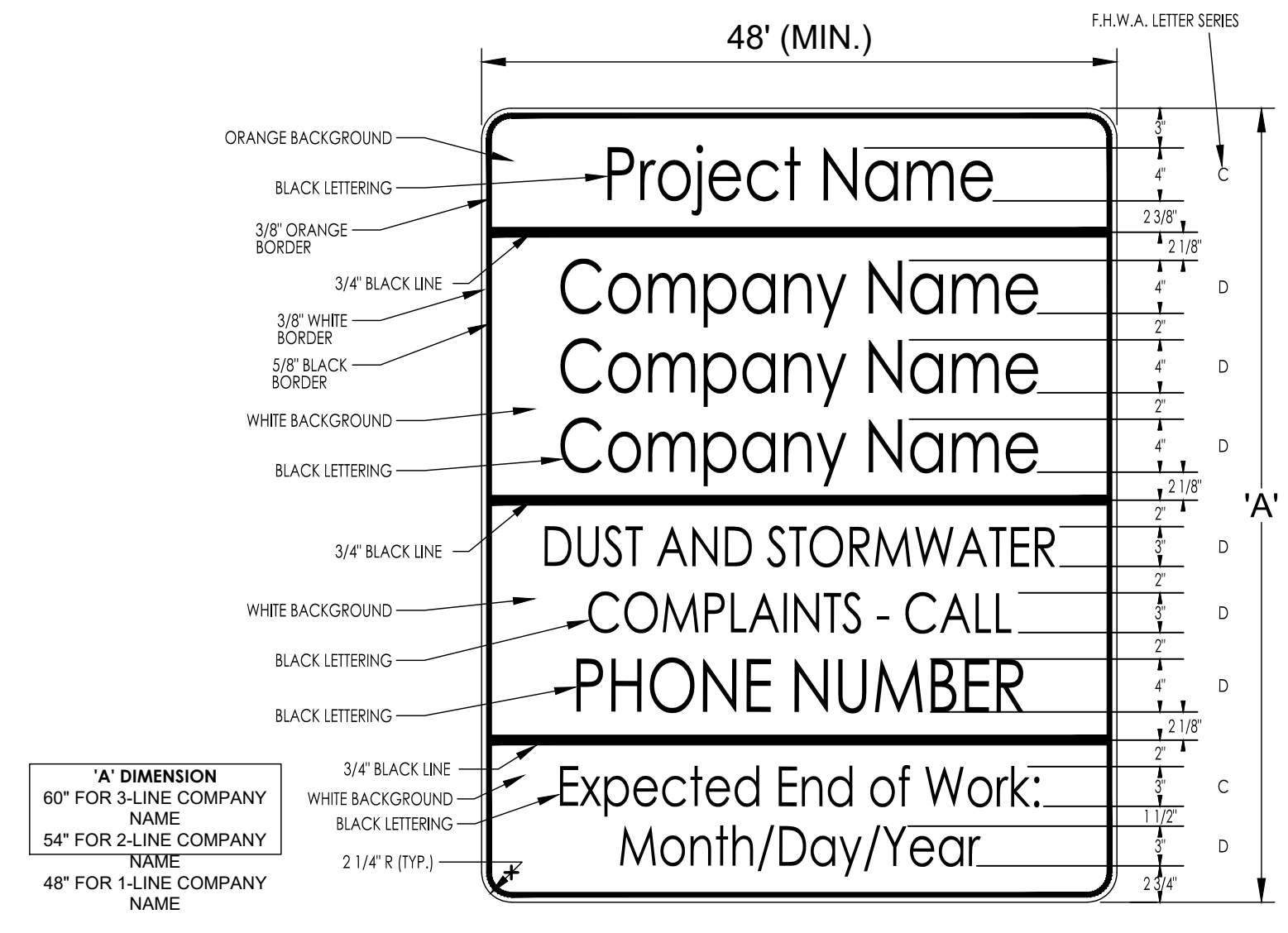


NOTES
 1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



SECTION B - B
CONCRETE WASH AREA WA

SIGN WZIS-1



WORK ZONE IDENTIFICATION SIGN WZS

CONSTRUCTION NOTES

- AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL ROUGH GRADE SITE.
- 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.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES ESPECIALLY BEFORE ANY PREDICTABLE RAIN.
- 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".
- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- CONTRACTOR TO IDENTIFY ON PLAN AREAS THAT HAVE REACHED FINAL STABILIZATION.

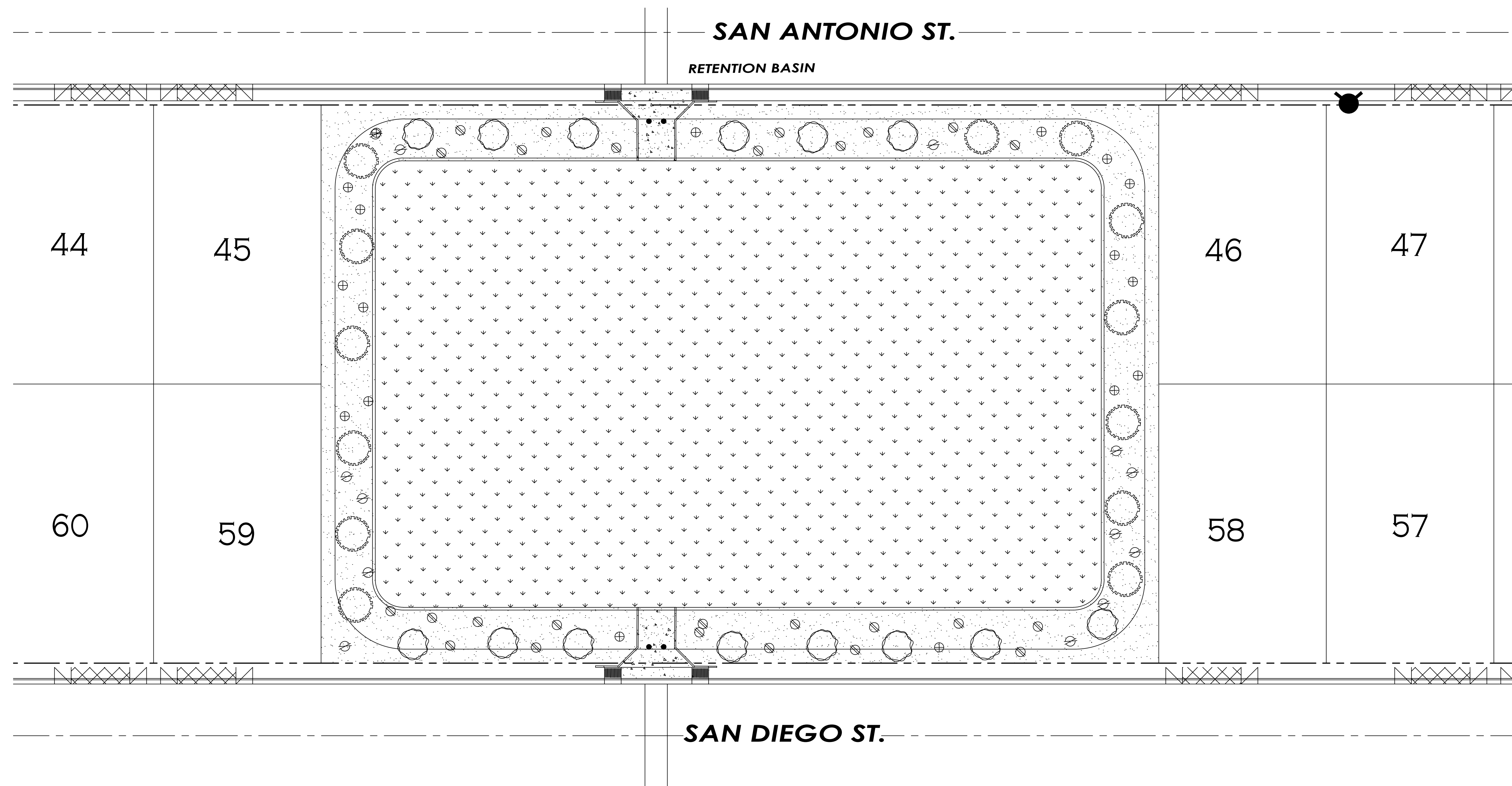
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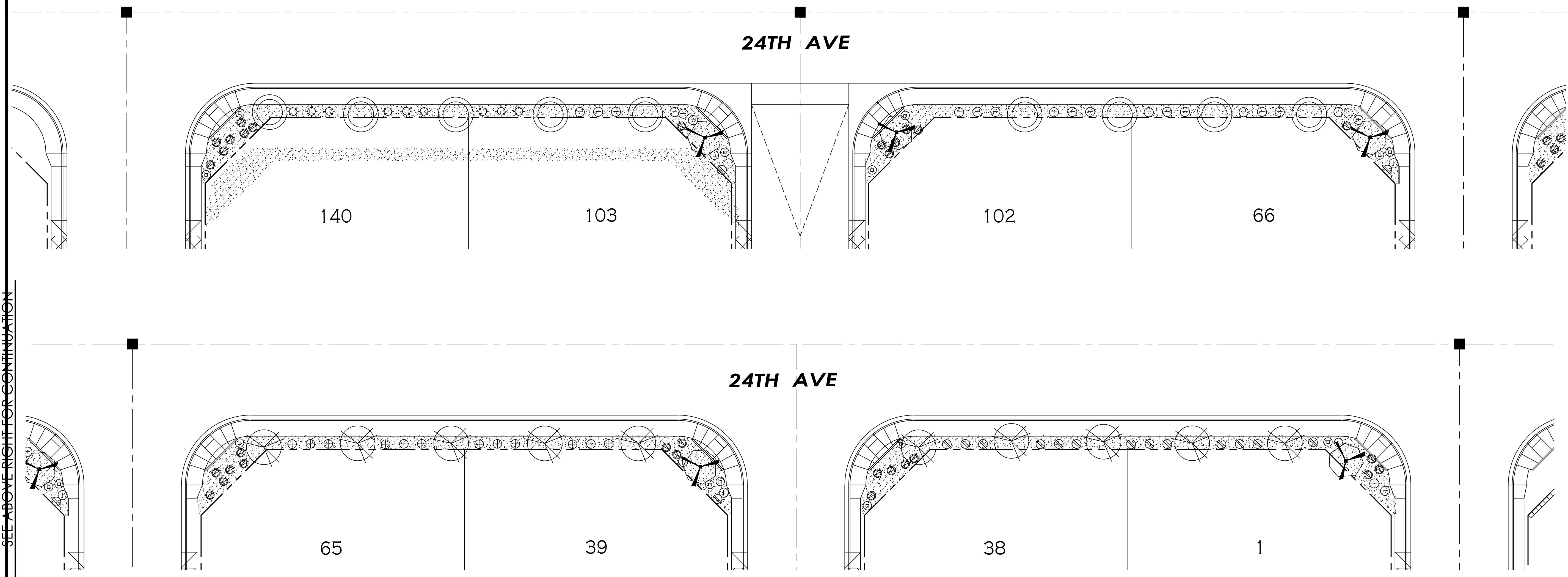
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PLANT LEGEND

TREES				SHRUBS			GROUND COVER/HARDSCAPES	
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	
	Red Pistach	Pistacia Chnensis	24" box		Arizona Yellow Bells	Techoma Stans	5 gallon	
	Elm	Ulmus Parviflora	24" box		Bird of paradise	Caesalpinia Gilliesii	5 gallon	
	Live Oak	Cuercus Virginiana	24" box		Red yucca	Hesperaloe Parviflora	5 gallon	
	Mulga	Acacia Aneura	24" box		Lagmans Sage	Leucophyllum Lagmaniae	5 gallon	
	Shoestring Acacia	Acacia Syenophyllia	24" box		Yellow Mound Lantana	Lantana Camara	5 gallon	
					Choral Fountain	Russelia Equiseiformis	5 gallon	
					Rosemary	Rosmarlnus Tuscon Blue	5 gallon	

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



SEE BELOW LEFT FOR CONTINUATION

SEE ABOVE RIGHT FOR CONTINUATION

PLANT LEGEND

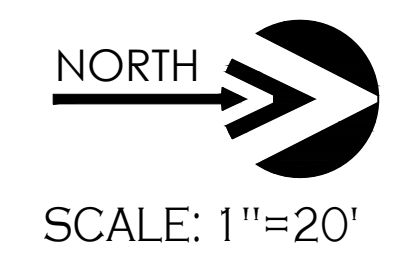
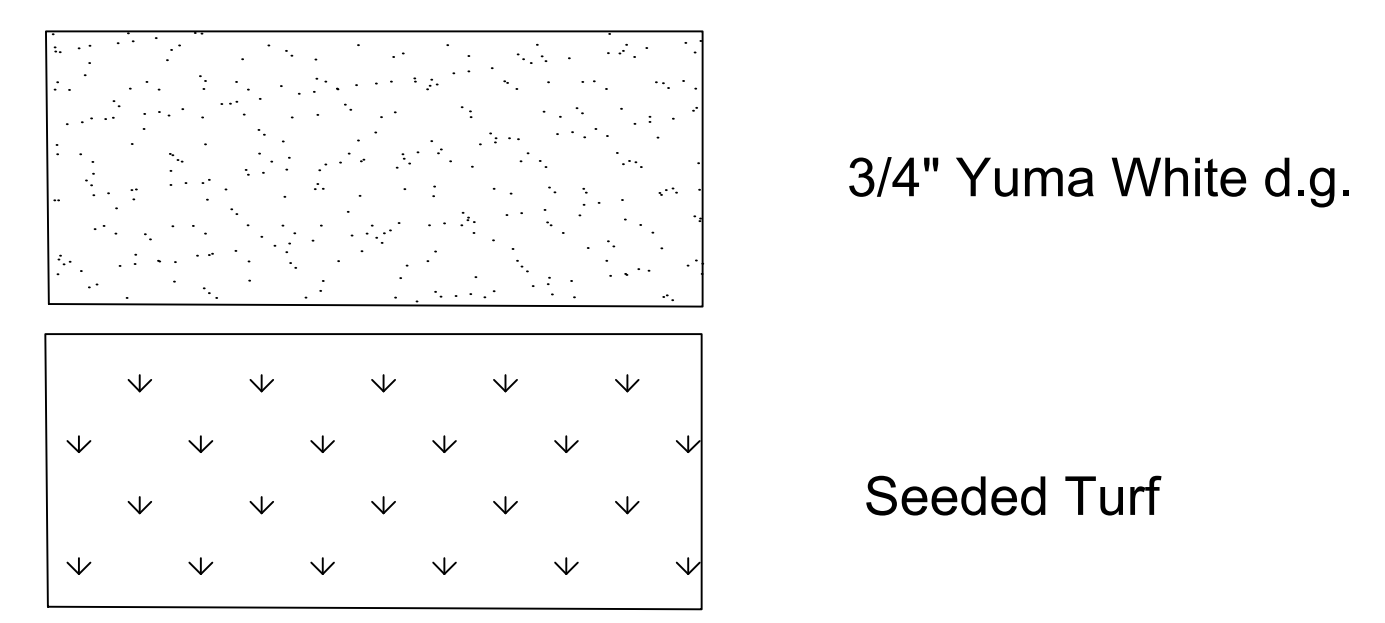
TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
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	Mulga	Acacia Aneura	24" box
	Shoestring Acacia	Acacia Syenophyllia	24" box

SHRUBS

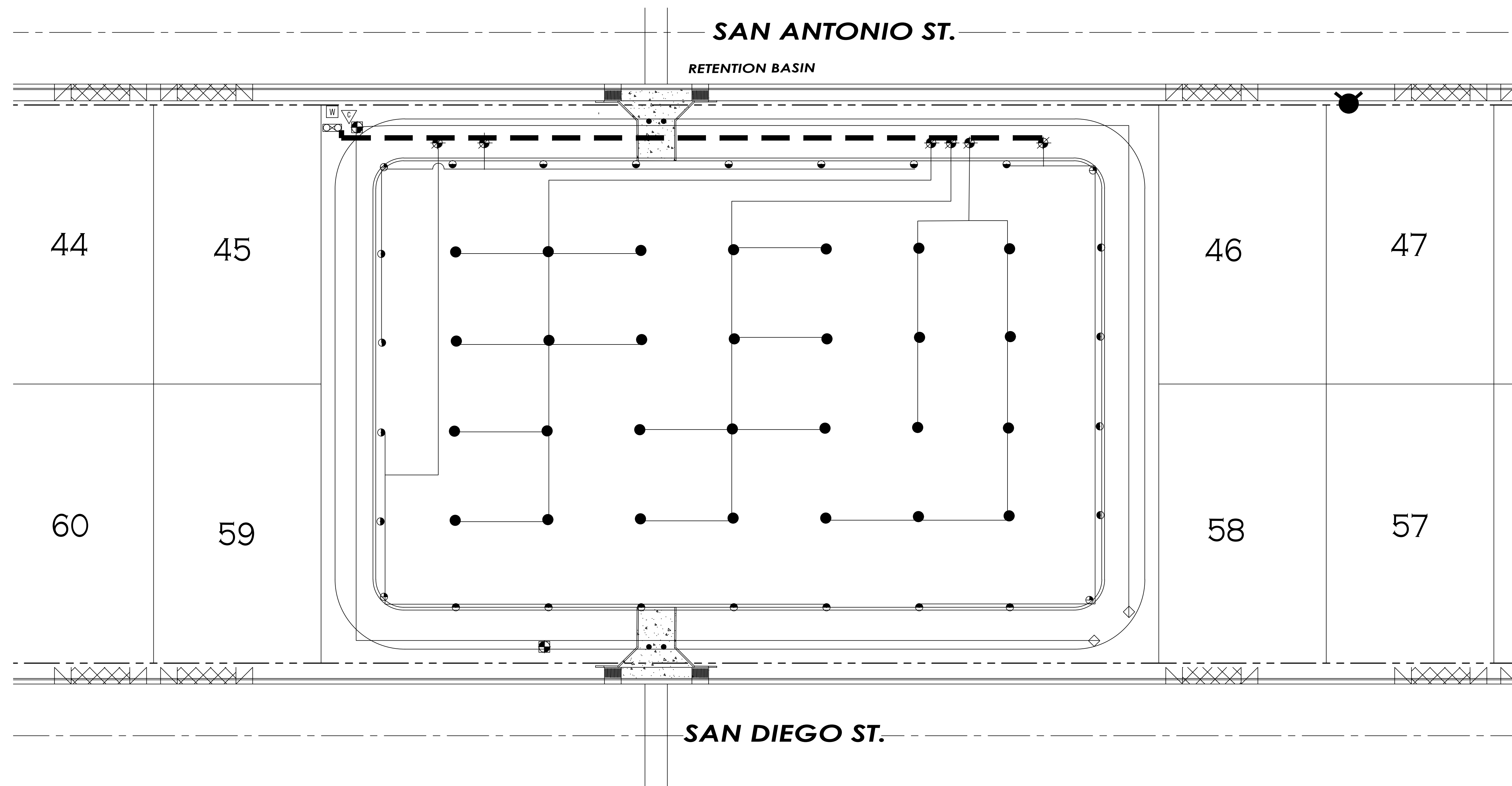
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
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	Bird of paradise	Caesalpinia Gilliesii	5 gallon
	Red yucca	Hesperaloe Parviflora	5 gallon
	Lagmans Sage	Leucophyllum Lagmaniae	5 gallon
	Yellow Mound Lantana	Lantana Camara	5 gallon
	Choral Fountain	Russelia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

GROUND COVER/HARDSCAPES



CALL TWO WORKING DAYS
BEFORE YOU DIG
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Notes:



IRRIGATION

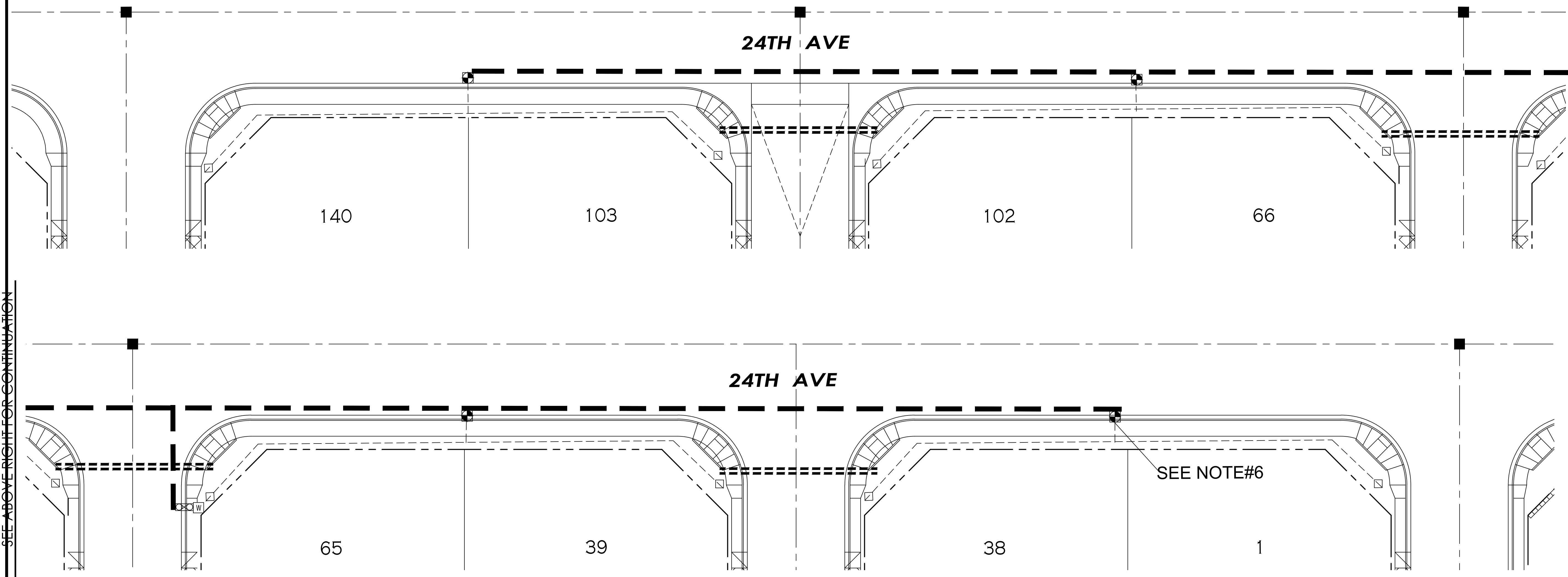
DESCRIPTION	MANUFACTURER	MODEL
WATER METER(FIELD VERIFY LOCATION) BACK FLOW PREVENTER WITH ENCLOSURE CONTROLLER	BY OTHERS (SEE CIVIL) FEBCO GAURDSHACK HUNTER (solar)	2" LANDSCAPE PVB 2" WITH SLAB XC HIBRID 18 STA 2"
MAIN LINE GATE VALVE, ELECTRIC CONTROL VALVE DRIP VALVE ASSEMBLY PVC BALL VALVE ELECTRIC VALVE VALVE BOX FILTER REGULATOR	NIBCO HUNTER HUNTER SPEARS HUNTER CARSON RAINBIRD RAINBIRD	ICV-2" PVC SCH 40 ICV-1" STANDARD PRB100-200 30 PSI
FLUSH VALVE END OF 3/4" LATERAL	SPEARS OR EQUAL	MHT-3/4"
2" PVC MAINLINE	SCH 40	
PVC SLEEVE	2 X PIPE SIZE	
PVC DRIP LATERAL	3/4" 200	
PVC SPRINKLER LATERAL	3/4" THROUGH 1 1/2" 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

- CONTRACTOR RESPONSIBLE FOR FULL AND EFFICIENT COVERAGE
- VERIFY PRESSURE BEFORE LAY OUT
- MINIMUM PRESSURE 60 PSI AT MAIN LINE
- VALVE LOCATIONS ARE ONLY APPROXIMATE
- DRIP VALVES NOT TO EXCEED 5 GPM
LAWN VALVES NOT TO EXCEED 30 GPM
- DRAWN FOR CLARITY ALL IRRIGATION TO BE INSTALLED IN LANDSCAPE AREA
- ALL SLEEVES ARE SCH 40
- ALL SLEEVES TO HAVE 18" COVER MINIMUM
- IF BACKFILL MATERIAL HAS DEBRIS LARGER THAN 1" SHADE WITH MORTAR SAND 6" ABOVE 6" BELOW PIPE
SEE PIPE AND SLEEVING DETAILS D-10
- IF PROPER PRESSURE IS NOT AVAILABLE NOTIFY OWNERS REPRESENTATIVE BEFORE ANY WORK IS STARTED
- HEAD AND VALVE PLACEMENT ARE ONLY DIAGRMATIC
FIELD VERIFY ALL LOCATIONS ON PLANS
- FULL AND HALF HEADS TO BE VALVED SEPARATELY
FIELD VERIFY ALL LOCATIONS. DO NOT EXCEED 25 GPM PER VALVE



SEE ABOVE RIGHT FOR CONTINUATION



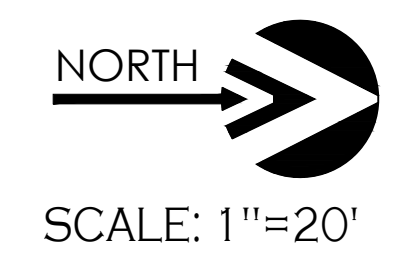
SEE BELOW LEFT FOR CONTINUATION

IRRIGATION

DESCRIPTION	MANUFACTURER	MODEL
WATER METER(FIELD VERIFY LOCATION)	BY OTHERS	1" LANDSCAPE
BACK FLOW PREVENTER WITH ENCLOSURE	FEBCO	PVB 1"
CONTROLLER	GAURDSHACK	WITH SLAB
MAIN LINE GATE VALVE,	HUNTER (solar)	XC HIBRID 9 STA
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

- CONTRACTOR RESPONSIBLE FOR FULL AND EFFICIENT COVERAGE
- VERIFY PRESSURE BEFORE LAY OUT
- MINIMUM PRESSURE 60 PSI AT MAIN LINE
- VALVE LOCATIONS ARE ONLY APPROXIMATE
- DRIP VALVES NOT TO EXCEED 5 GPM
LAWN VALVES NOT TO EXCEED 30 GPM
- DRAWN FOR CLARITY ALL IRRIGATION TO BE INSTALLED IN LANDSCAPE AREA
- ALL SLEEVES ARE SCH 40
- ALL SLEEVES TO HAVE 18" COVER MINIMUM
- IF BACKFILL MATERIAL HAS DEBRIS LARGER THAN 1" SHADE WITH MORTAR SAND 6" ABOVE 6" BELOW PIPE
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24TH. AVE. LANDSCAPING PLAN
ORCHIDEA PARK
PHASE I SUBDIVISION

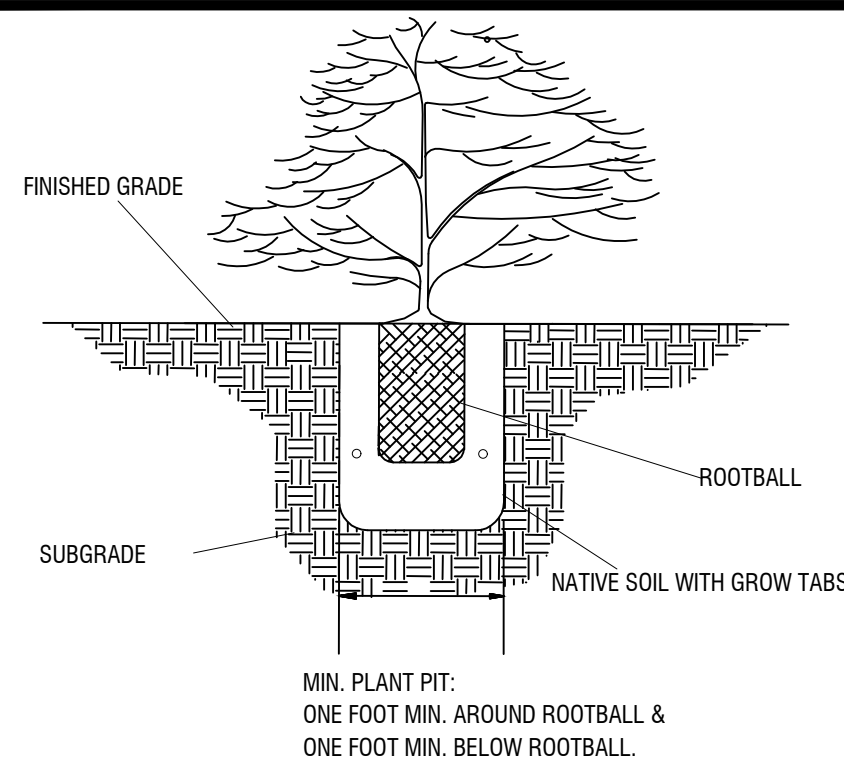
Irrigation

Notes:
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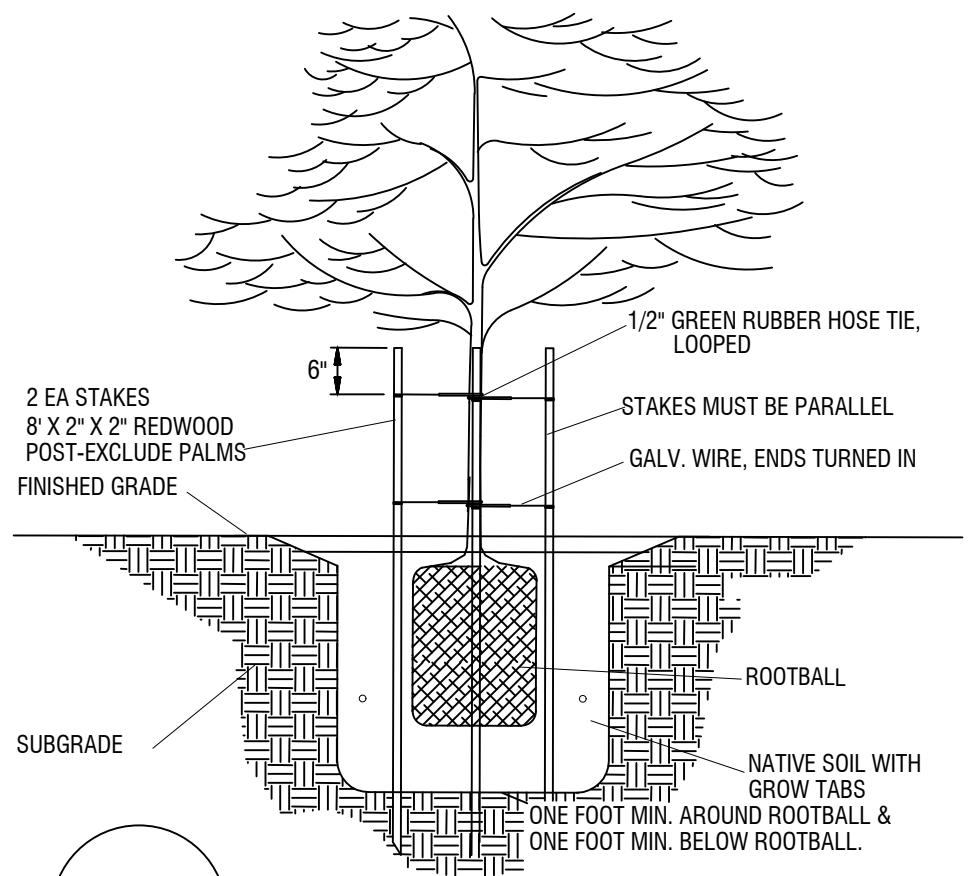
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L1.4

VEGA & VEGA ENGINEERS, PLLC
2619 S. AVE. 2 1/2 E. STE#3
YUMA, AZ. 85364
TEL: 928-329-0000
FAX: 928-247-6232
VnV@veganvega.com

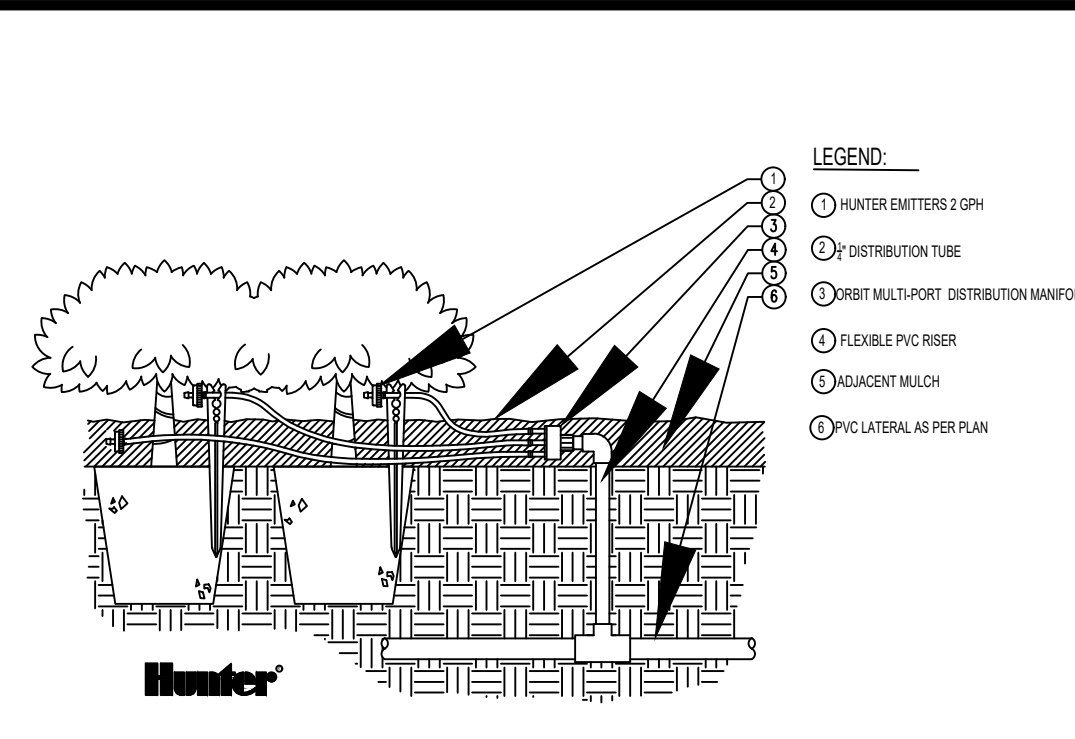
CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT



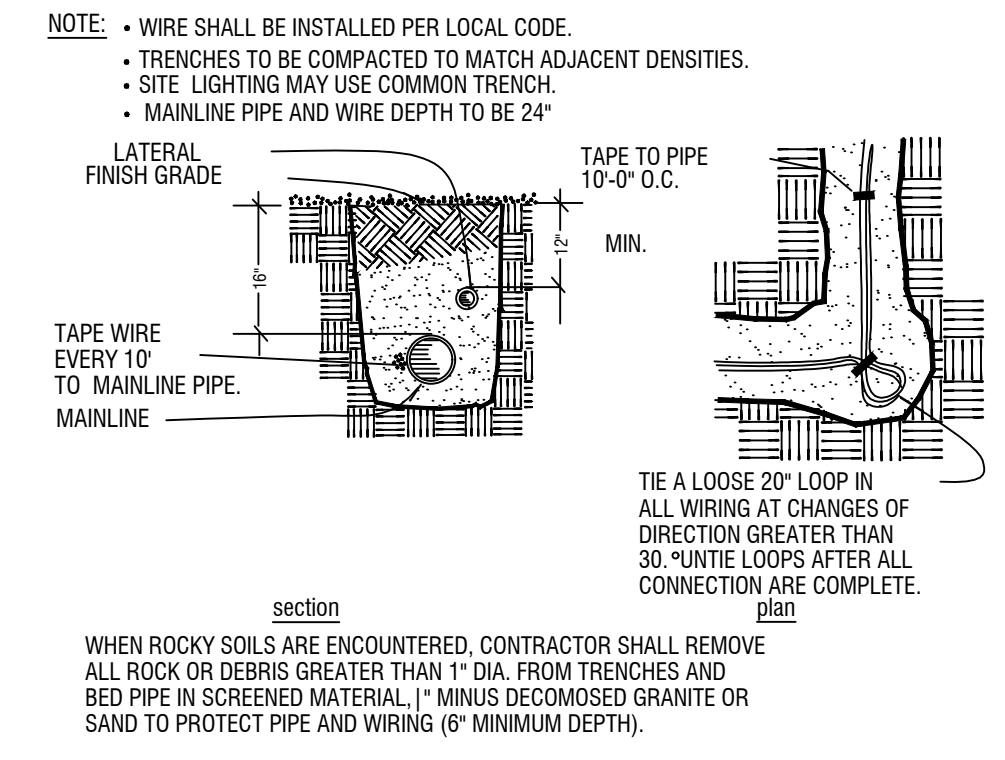
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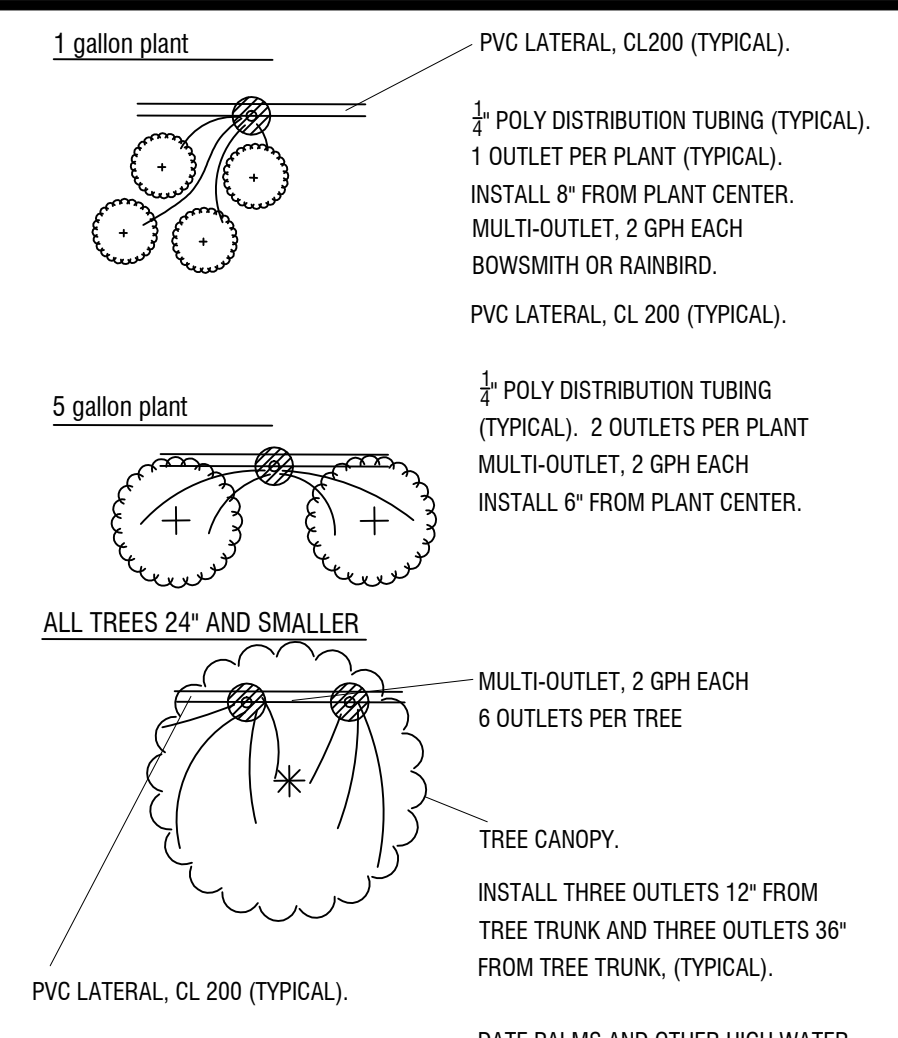
D6 TREE PLANTING



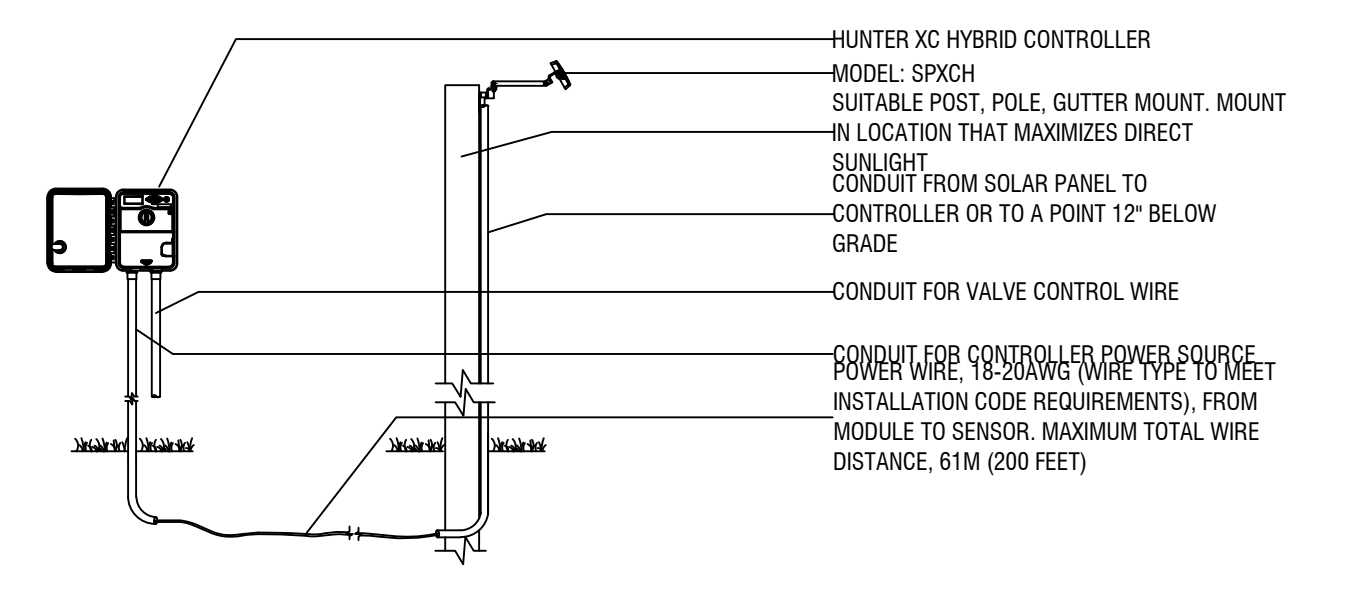
D2 MULIT-PORT MANIFOLD



D3 EMITTER PLACEMENT



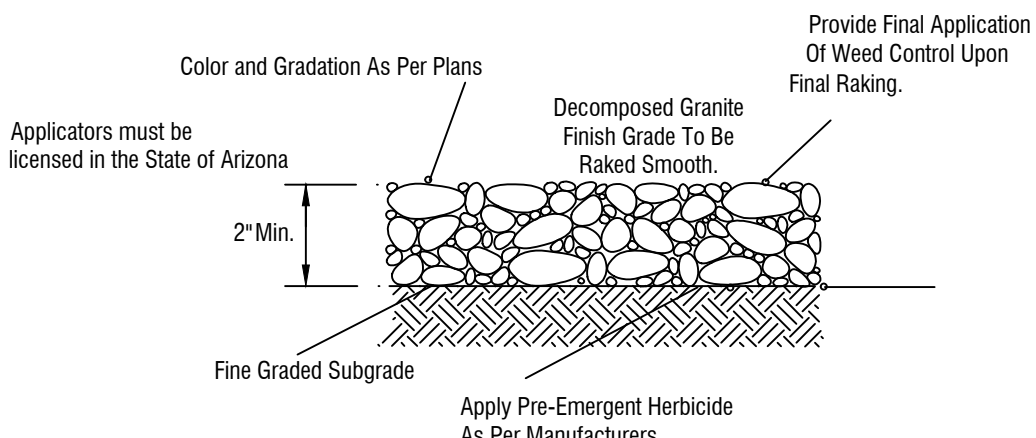
D4 PLANTED ON SLOPE



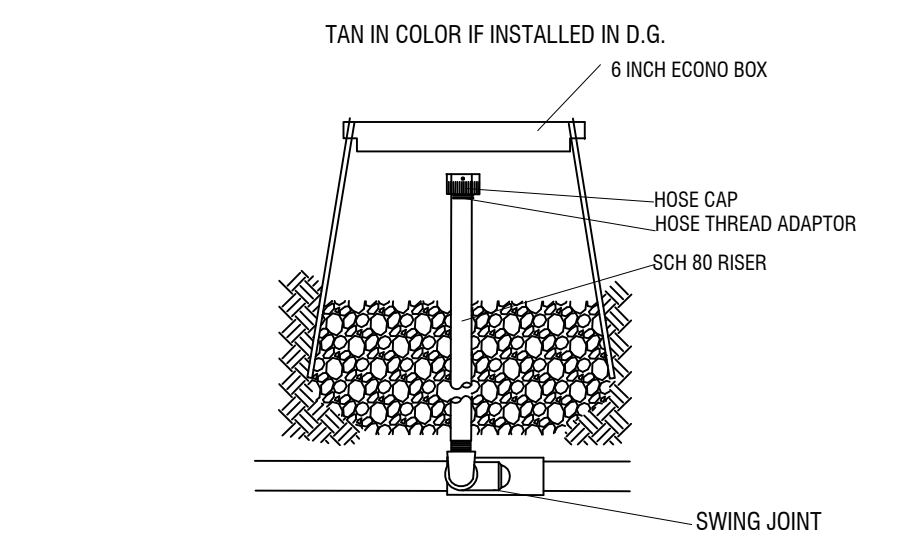
D5 SOLAR PANEL FOR XC HYBRID

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	4"
2"	SCH 40	36-50	4"
2-1/2"	CL160	51-75	6"
3"	CL160	76-100	6"
4"	CL160	101-190	10"
WRING	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.

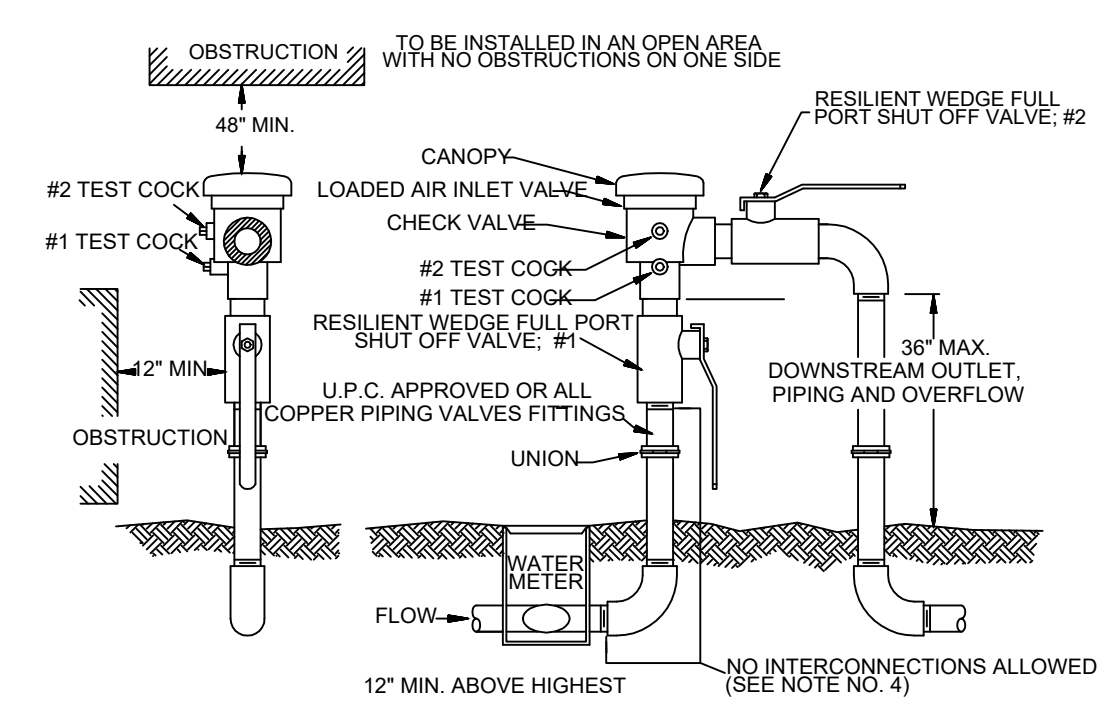
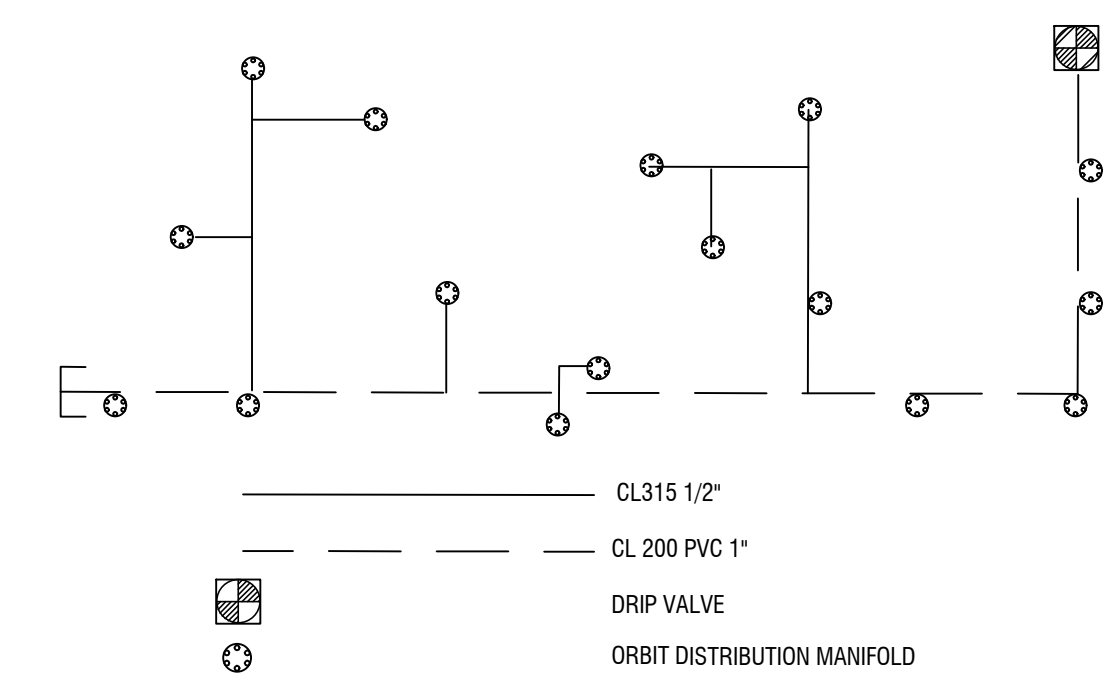


D8 DECOMPOSED GRANITE

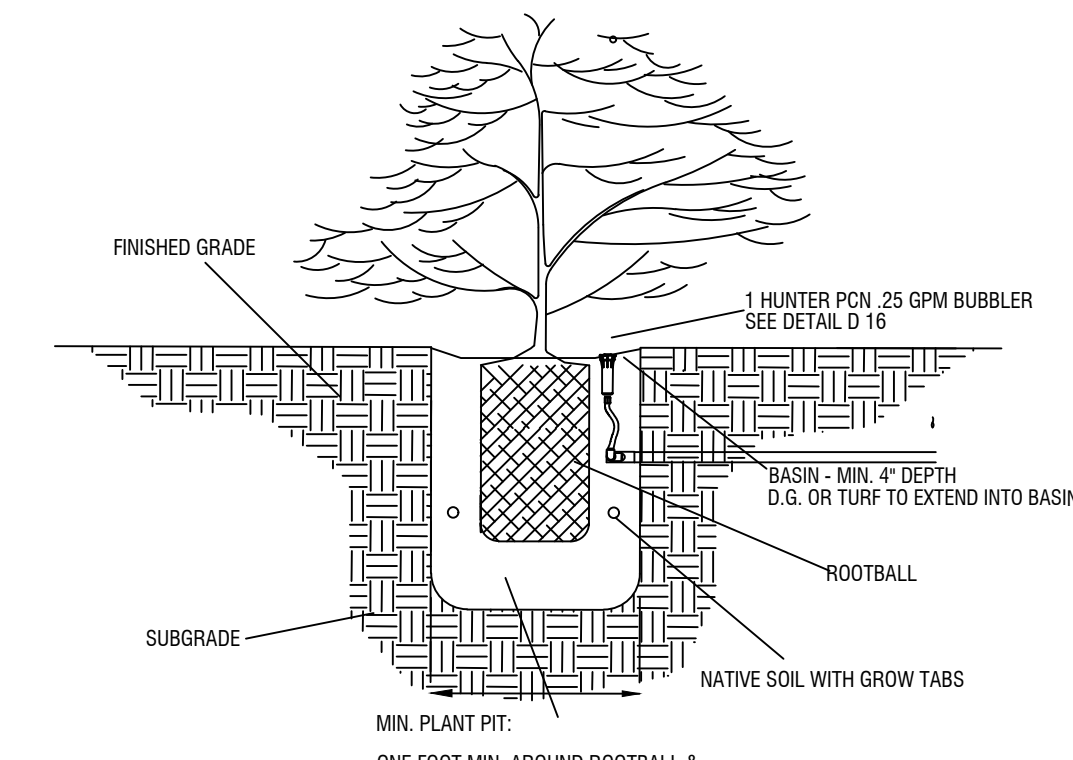


D9 FLUSH OUT

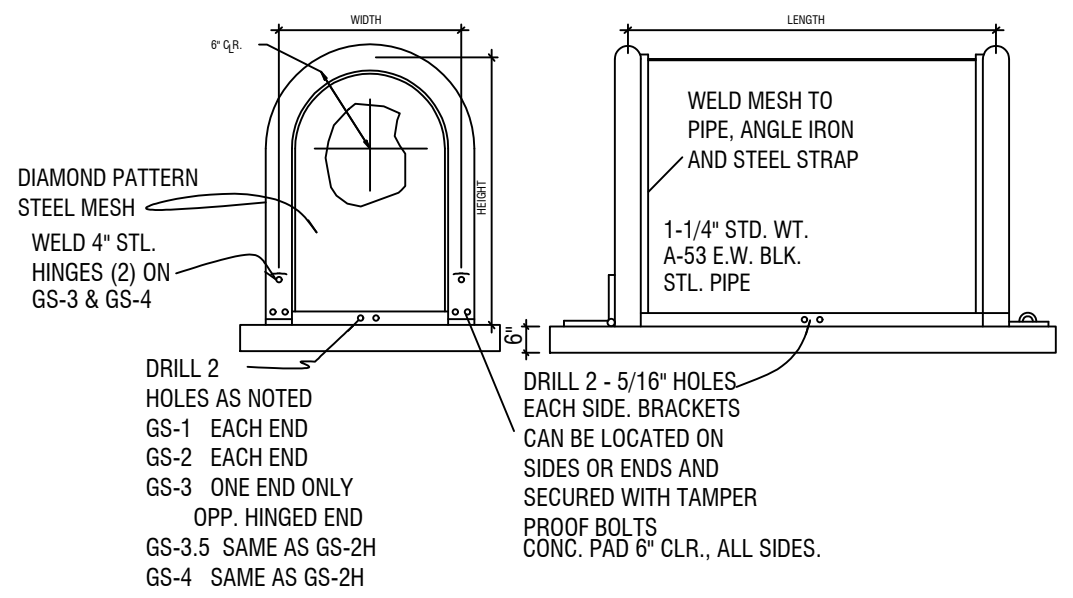
D10 PIPE AND SLEEVE SIZING



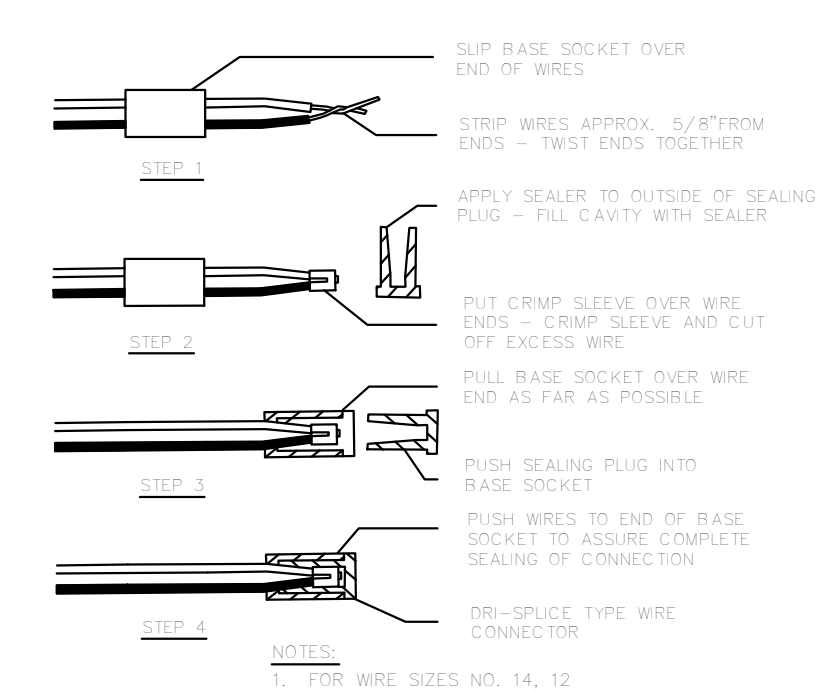
D11 TREE IRRIGATION DETAIL



D7 PIPE AND WIRE TRENCHING



D12 GARDSHACK ENCLOSURE



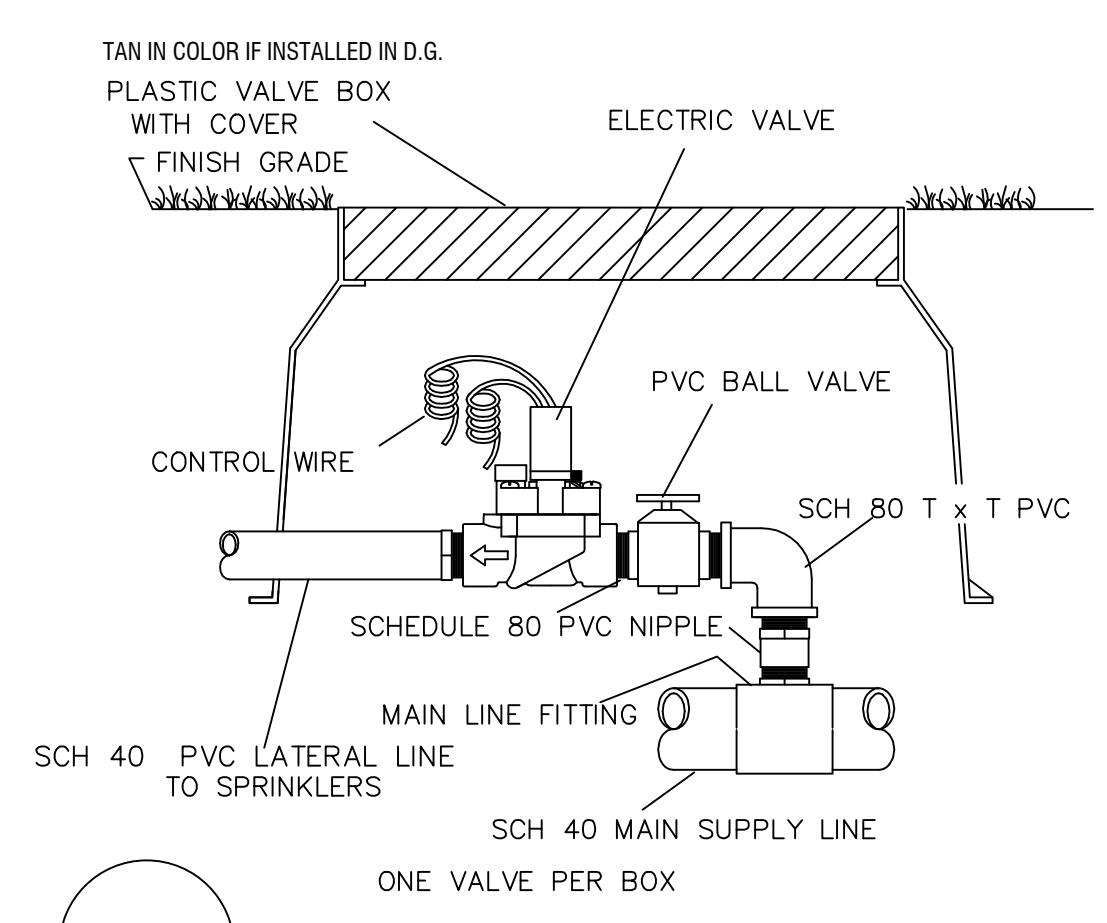
D13 IRRIGATION WIRE CONNECTIONS

D14 EMITTER PVC PIPE LAY OUT

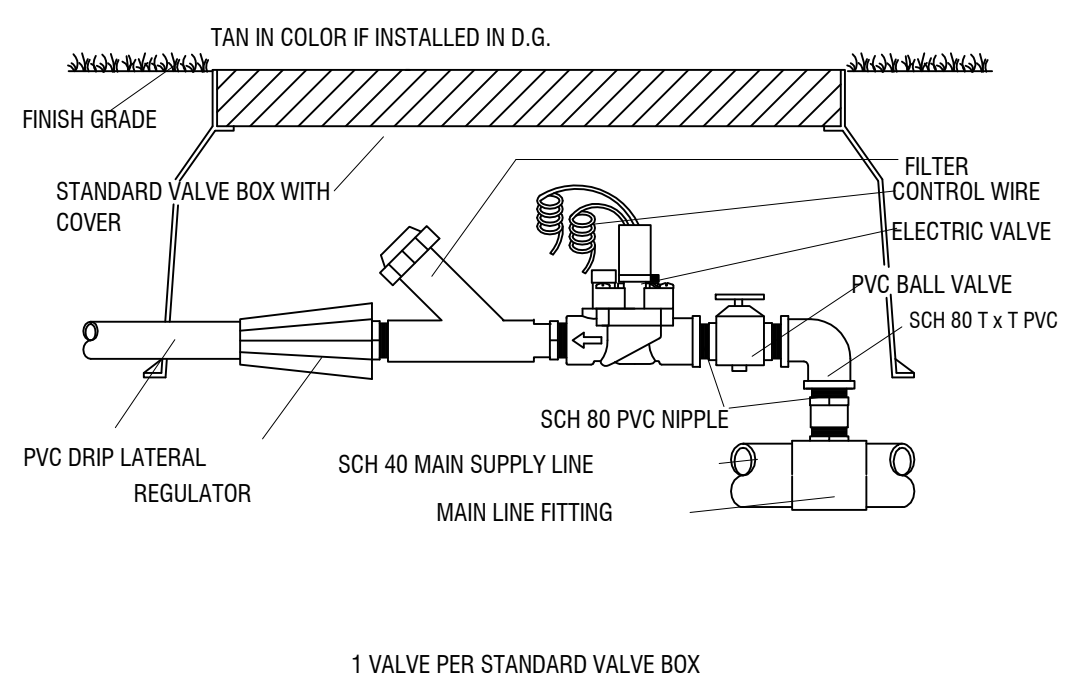
NOTES

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



D17 DRIP VALVE

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. CONTRACTOR 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.

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24TH. AVE. LANDSCAPING PLAN
 ORCHIDEA PARK
 PHASE I SUBDIVISION

INSTRUCTIONS & NOTES

Notes:

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 Drawn: Staff | Job #: vnv23-600
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