



## NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 6:00 p.m., Tuesday, August 13, 2024. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

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

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

THIS NOTICE IS GIVEN BY:

/s/ Roman Pacheco, Planning Coordinator

## AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACIÓN

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrán una junta regular a las 6:00 p.m., el día Martes 13 de Agosto del 2024. La junta se llevará a cabo en la Sala del Cabildo de la ciudad, ubicado en el 1090 E Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

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

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas de la Comisión se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Roman Pacheco, Cordinador de Planeación



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**Tuesday, August 13, 2024**  
**6:00 P.M.**

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

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

**2. PLEDGE OF ALLEGIANCE**

**3. CONSENT AGENDA**

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

**3. A. APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held July 9, 2024.

**4. PUBLIC HEARINGS** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

**4. A.** Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2024-0570. A request by Dahl, Robins & Associates, Inc. on behalf of Ranch 800, LLC., to rezone 37.14 acres from Rural Area Residential (RA-10) to Community Commercial (C-2). The property is located at the northwest corner of Los Oros Street and Main Street, in San Luis, Arizona.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Rezoning Case No. 2024-0570

**4. B.** Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2024-0571. A request by Dahl, Robins & Associates, Inc., on behalf Barkley Farms LP., to rezone 36.15 acres from Light Industrial (L-I) to Community Commercial (C-2). The property is located at the southwest corner of County 22nd Street and Main Street, in San Luis, Arizona.

- A. Open public hearing
  - 1. Staff presentation
  - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Rezoning Case No. 2024-0571

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

**5. A.** Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0461F. A request by Vega and Vega Engineering PLC, on behalf of Comite de Bienestar Inc., for the approval of Bienestar Estates 12 Phase 2 Final Plat. The property is located on the southeast corner of 19th Avenue and San Fernando Street intersection in San Luis, Arizona.

- A. Staff Presentation
- B. Action on Subdivision Case No. 2024-0461F

**5. B.** 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

**5. C.** 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

**6. ADJOURNMENT**



## AGENDA ITEM REVIEW FORM

3. A.

---

Summary

**APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held July 9, 2024.

---

Attachments

Minutes

## **MINUTES**

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
JULY 9, 2024  
6:00 p.m.

**1. CALL TO THE ORDER /ROLL CALL:** Chairman George Amaya called the meeting to order at 6:00 p.m.

### **PRESENT:**

Chairman George Amaya  
Vice Chairman Javier Barraza  
Commission Member Marco A. Pinzon  
Commission Member Veronica Zavala (via Zoom @6:11 p.m.)  
Commission Member Angelica Ortiz  
Commission Member Ruben Walshe (via Zoom)

### **ABSENT:**

Commission Member Hugo Garcia

### **OTHERS PRESENT:**

Jose A. Guzman, Director of Development Services  
Roman Pacheco, Planning Coordinator  
Jose Antonio Maldonado, Video Production Specialist  
Juan Tejeda, Associate Planner  
Elizabeth Carpenter, Long Realty Co.  
Jonathan Klein, Core Engineering Group, PLLC  
Jose Lopez, Core Engineering Group, PLLC  
Vianey Vega, Vega & Vega Engineering, PLC

## **2. PLEDGE OF ALLEGIANCE**

Commission Member Marco A. Pinzon led the Pledge of Allegiance.

### **3. CONSENT AGENDA**

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

- Regular Planning and Zoning Commission meeting held on June 11, 2024.

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

The vote was as follows:

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

### **4. PUBLIC HEARINGS**

**4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2024-0318. A request by Vega & Vega Engineering on behalf of Sam Group Investments Partners to rezone 8.61 acres from Light Industrial (L-I) to Community Commercial (C-2). The property is located at 375 & 421 South Oak Avenue in San Luis, Arizona.**

#### **A. Open Public Hearing**

**MOTION: Chairman George Amaya / Commission Member Ruben Walshe** to open the public hearing. The motion passed unanimously.

The vote was as follows:

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

## 1. Staff Presentation

**Jose A. Guzman, Director of Development Services**, summarized the staff report recommending approval of Rezoning Case No. 2024-0318 subject to the following conditions:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations for commercial development.
2. The applicant/owner shall submit a traffic study during the building permit review, and all improvements required by the traffic study shall be done by the developer, including any applicable contributions for future traffic lights.

**Commission Member Marco A. Pinzon** stated that he noticed that this property is close to the Rolle Airfield. Did the staff send any request by letter to see if they had any comments or questions? **Guzman** responded that they were part of the agency list we sent to request comments. They usually provide comments, and that property is near the Airport, and we have to do an easement for the noise. **Pinzon** asked if they got two letters, one in their house and one in their PO Box. **Guzman** mentioned that staff had sent the letters to the address on the properties based on the assessor information; that is where we sent out the letters.

## 2. Call to the Public on this item.

**Vianey Vega, Vega and Vega Engineering** stated that there was no additional information. If there are any questions, I will gladly respond to any questions the commissioners might have.

**Chairman George Amaya** asked if there was any proposal on the use. **Mr. Vega** responded that, as the staff mentioned, there are no specific plans. We are gearing up to have those lots ready. This development, including the Eddie Food and drink plaza, is currently under construction. We see that some will be drawn for commercial use once we open this project. That is why we are getting ready for that. The owner of this property decided to move forward to rezone it and have it ready if anything comes up.

**Chairman Amaya** commented that he liked the proposal, and he believes this subdivision plan in 2016, for the most part, is vacant except for the hospital, and rezoning commercial C-2 will allow, in my opinion, be more compatible with the land use, especially to the west and the residential subdivisions.

### **B. Close Public Hearing**

**MOTION: Chairman George Amaya / Commission Member Marco A. Pinzon** to close the public hearing. The motion passed unanimously.

The vote was as follows:

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

### **C. Action on Rezoning Case No. 2024-0318**

**MOTION: Commission Marco A. Pinzon / Commission Member Ruben Walshe** to forward Rezoning Case No. 2024-0318 to the city council with a recommendation of approval subject to the conditions of approval as recommended by staff. The motion passed unanimously.

The vote was as follows:

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

## 5. ITEMS REQUIRING DISCUSSION AND/OR ACTION

*Chairman George Amaya told the commission members that he would like to announce that we will discuss items 5A and 5B simultaneously. We will have a staff presentation once and then take independent action for each subdivision case.*

**5. A. 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 24<sup>th</sup> Avenue and County 24<sup>th</sup> Street intersection in San Luis, Arizona.**

### A. Staff Presentation

**Jose A. Guzman, Director of Development Services**, summarized the staff report recommending 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.

*Roman Pacheco, Planning Coordinator, mentioned to Chairman Amaya and commission members that, for the record, Commission Member Veronica Zavala was present via Zoom.*

**Commission Member Javier Barraza** asked staff about the list of conditions. Condition number three says a preliminary plat amendment must be approved before presenting this item to the City Council. Will the staff approve this? **Guzman** responded that it would be brought up with the commission. He also explained that

currently, there is a preliminary plat approval for almost the whole square mile, and the applicant is proposing to divide those areas into two preliminary plats.

**Commission Member Angelica Ortiz** asked if Avenue D would be paved or if there would be traffic through Avenue D upward towards as far going north. Because the location is on 24<sup>th</sup> Avenue, it is not straight up Avenue D, but the lots map shows that they are towards Avenue D. Will there be access through that Avenue?

**Guzman** responded yes, the preliminary plat includes Avenue D. This final plat for phase 1 is just the red square shown on the location map. However, the improvements along Avenue D, 24<sup>th</sup> Avenue, and County 24<sup>th</sup> ½ will be established on the development agreement. Therefore, the development agreement will be the phase of the whole area, including improvements to Avenue D.

**Vianey Vega, Vega & Vega Engineering** stated that we must acknowledge receiving the comment letter as staff mentioned. We went through the comments, and all comments are straightforward. There is just one comment that we will work on with the staff, which is about the traffic impact study. My client believes that there was one already presented for the area, but we will go back and revisit that, and if that is the case, we will work it out with the staff. Other than that, all the other comments will be addressed and resubmitted to staff for review and final approval.

**Commission Member Marco A. Pinzon** asked if communication is open and well and if it is received and returned promptly. **Mr. Vega** responded that they feel that there is good communication with staff, and it is a good working rapport that we have. The comments came a little late, but we were allowed to review them and ensure that everything looked coherent and that we had no problems with them. To respond to your question, we could have wished we had this a little sooner, and the good thing is that the project did not put the project on hold and moved forward. We are still working on the development agreement with the attorneys.

We are just moving the project forward, and the staff is helping us to do so and not holding the project, which is a reasonable effort from the staff.

## **B. Action on Subdivision Case No. 2024-0298P**

**MOTION:** Chairman George Amaya / Commission Member Marco A. Pinzon moved to approve Subdivision Case No. 2024-0298P preliminary plat for Orchidea Park Townhomes Subdivision Phase 1 with conditions as recommended by staff. The motion passed unanimously.

The vote was as follows:

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

**5. B. 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 Phase 1 final plat. The property is located at the southeast corner of 24<sup>th</sup> Avenue and County 24<sup>th</sup> Street intersection in San Luis, Arizona.**

**A. Staff Presentation**

The presentation for this item was given concurrently in item 5A, as requested by Chairman George Amaya.

**Jose A. Guzman, Director of Development Services,** summarized the staff report recommending 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. 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 way 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.

**B. Action on Subdivision Case No. 2024-0299F**

**MOTION:** Vice Chairman Javier Barraza / Commission Member Marco A. Pinzon moved to forward Subdivision Case No. 2024-0299F to the City Council with the recommendation of approval with conditions presented by staff. The motion passed unanimously.

The vote was as follows:

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

**5. C. 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 III Subdivision. The property is located at the northeast corner of 20<sup>th</sup> Avenue and County 24 ½ in San Luis, Arizona.**

**A. Staff Presentation**

**Jose A. Guzman, Director of Development Services,** summarized the staff report recommending approval of Subdivision Case No. 2024-0315F 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.

**Chairman George Amaya** asked if the stormwater retention has been addressed with the property to the north. **Guzman** responded that the original idea was to partner with the property to the north, a future school, and have a retention basin used as a soccer or sports field. However, the new request is to have the retention basins within the subdivision. They are no longer working with the school.

**Jonathan Klein, Core Engineering Group.**, thanked the Chairman, Vice Chairman, and Commission members for their time. We look forward to creating a high-quality development in the City of San Luis and working with staff to resolve the comments. We do not have any objections to the conditions of approval or the staff recommendations. There is one sewer line I want to work with staff through the comment process.

#### **B. Action on Subdivision Case No. 2024-0315F**

**MOTION: Commission Member Marco A. Pinzon / Commission Member Veronica Zavala** 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. The motion passed unanimously.

The vote was as follows:

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

#### **6. ADJOURNMENT**

**Chairman George Amaya** adjourned the meeting at 6:21 p.m.

APPROVED:

---

George Amaya, Chairman

ATTEST:

---

Roman Pacheco, Planning Coordinator

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON JULY 9, 2024. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

---

Roman Pacheco, Planning Coordinator



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. A.

**Meeting Date:** 08/13/2024

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

---

#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2024-0570. A request by Dahl, Robins & Associates, Inc. on behalf of Ranch 800, LLC., to rezone 37.14 acres from Rural Area Residential (RA-10) to Community Commercial (C-2). The property is located at the northwest corner of Los Oros Street and Main Street, in San Luis, Arizona.

- A. Open public hearing
  - 1. Staff presentation
  - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Rezoning Case No. 2024-0570

#### SUMMARY:

The applicant is requesting rezoning of 37.14 acres from Rural Area Residential (RA-10) to Community Commercial (C-2) on assessor's parcel number 226-02-012 located at the northwest corner of Los Oros Street and Main Street. The proposed development for this parcel would be into healthcare related uses as per the proposed site plan attached.

#### GENERAL PLAN:

The land use designation of the subject property is Mixed Use Activity Center (MU). The existing land use designation allows the applicant to submit an application to rezone the subject property to Community Commercial (C-2).

Existing Adjacent Zoning Districts:

- To the north L-I (Vacant land under rezoning)
- To the west M-H (Rancho los Oros Subdivision)
- To the south R1-6 (Los Portales del Alamo Subdivision)
- To the east C-2 (Commercial businesses)

#### REVIEW(S):

As part of the review process, all land use cases are reviewed by various city and outside agencies, no comments received.

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (128 letters with 4 hand delivered).

The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

#### CITIZEN REVIEW MEETING:

As required by State Statute and City Code, a Citizen Review Meeting was held at the City Hall on

August 6, 2024, at the City Hall Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions, and express any comments. 8 people from the public were present during the meeting.

**STAFF RECOMMENDATION:**

The applicant has provided the information and material necessary for the review of the zoning request.

Staff recommends approval of Rezoning Case No. 2024-0570 with the following conditions:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations for commercial development.
2. The applicant/owner shall submit a traffic study during the building permit review and all improvements required by the traffic study shall be done by the developer, including any applicable contributions for future traffic lights.

**RECOMMENDED MOTION:**

**A. I MOVE TO OPEN THE PUBLIC HEARING**

1. Staff presentation
2. Call to the public on this item

**B. I MOVE TO CLOSE THE PUBLIC HEARING**

**C. I MOVE TO FORWARD REZONING CASE NO. 2024-0570 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL RECOMMENDED BY STAFF.**

---

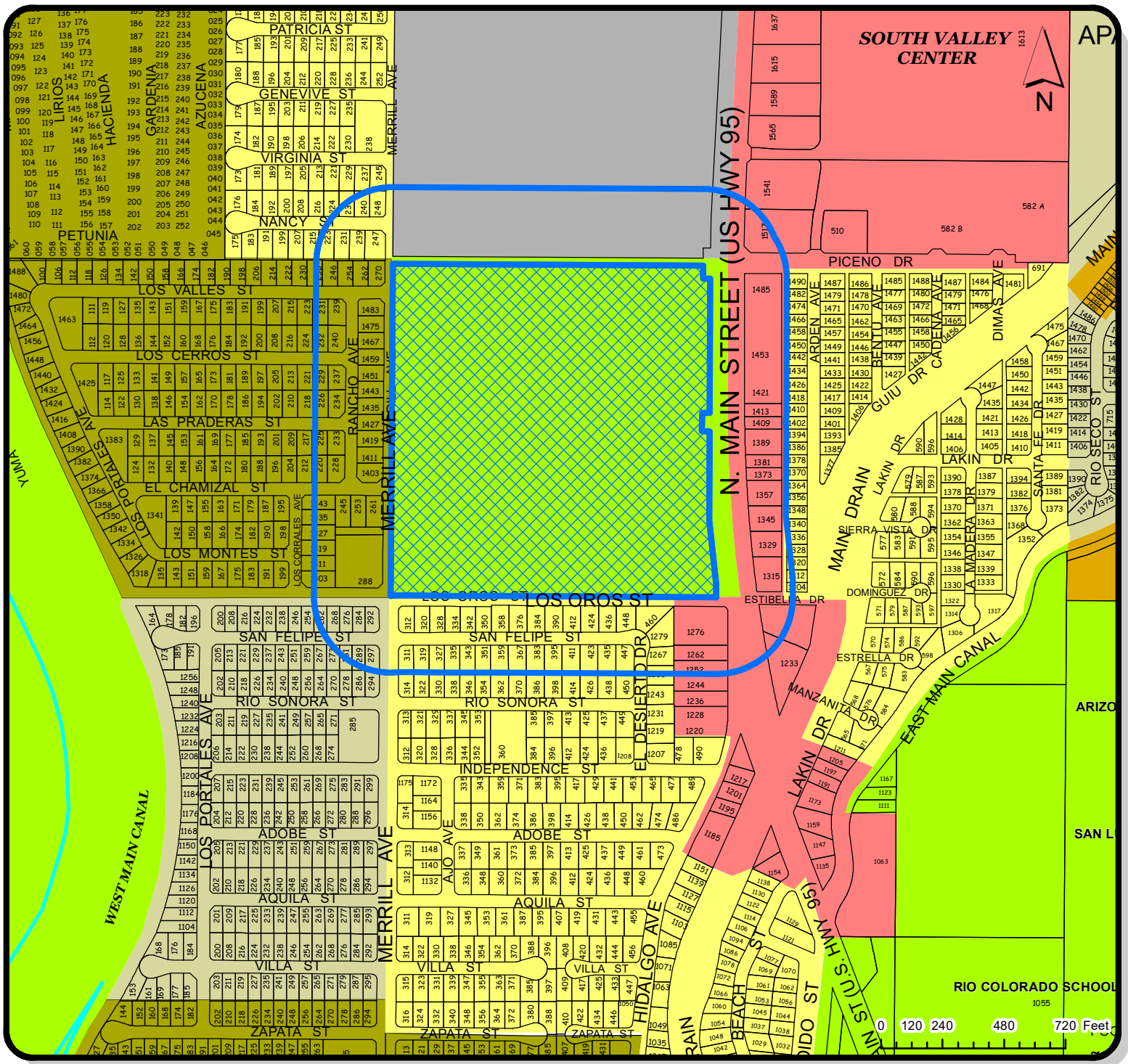
---

**Attachments**



Location Map  
Aerial  
Proposed site plan  
Applicant narrative

---

---



**LOCATION OF SUBJECT PROPERTY**

-  PARCEL ID:226-02-012
-  300FT NOTIFICATION BUFFER

**LOCATION MAP**

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

**REZONING**

**CASE #**  
**2024-0570**

**DATE:**  
**7/10/2024**

**CHECKED BY:**  
**JUAN TEJEDA**

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
**ISAAC GUTIERREZ**

**APPROVED BY:**  
**JOSE A. GUZMAN**



COUNTY 22ND ST

MERRILL AVE

MAIN ST

PICENO DR

REZONING CASE NO. 2024-0570  
37.14 ACRES

LOS OROS ST



**REZONE NARRATIVE STATEMENT**

The property described in the attached legal description consists of agriculture land that YRMC is in escrow to purchase and develop into healthcare related uses. The property is located west of Main Street between Piceno Drive and Los Oros Street. The proposed project development will be in phases consisting of the anticipated following improvements. These uses are preliminary and subject to modifications as development proceeds.

**PHASE 1 - FREE-STANDING EMERGENCY DEPARTMENT**

Phase 1 development includes the construction of a new 2-story, 60,000 approximate square foot Medical Office Building. It is expected a Free-Standing Emergency Department will be part of the initial development. Other proposed services include a Pharmacy, Lab, Radiology Services and a variety of Medical Clinics.

**FUTURE PHASE - HOSPITAL BUILD-OUT**

The facility design can potentially serve as the chassis for future overnight stay and eventually a small hospital.

**ADDITIONAL SITE DEVELOPMENT - MEDICAL OFFICE BUILDINGS (MOBs)**

Future site development includes the construction of a new Outpatient Medical Office Buildings to support the growing campus. The remaining site can support multiple buildings and associated surface parking.



**CONCEPTUAL SITE PLAN AT FUTURE BUILDOUT**

- Employee traffic to dedicated parking area
- Employee parking
- Patient and visitor traffic with access from main street and good visibility of the emergency entrance
- Future main hospital entrance and covered drop-off canopy
- Emergency entrance with covered drop-off canopy
- Patient and visitor parking with easy access from main street near the emergency entrance
- Ambulance entrance - with covered drop-off for emergency vehicles
- Helipad with sidewalk to emergency department
- Patient and visitor traffic with easy access to parking and proximity to the emergency entrance
- Ambulance - Emergency vehicle traffic
- Loading dock - centrally located service and materials management with separate access away from main entrance
- Service/supply traffic



## **REZONE NARRATIVE STATEMENT**

The property described in the attached legal description consists of agriculture land that YRMC is in escrow to purchase and develop into healthcare related uses. The property is located west of Main Street between Piceno Drive and Los Oros Street. The proposed project development will be in phases consisting of the anticipated following improvements. These uses are preliminary and subject to modifications as development proceeds.

### **PHASE 1 - FREE-STANDING EMERGENCY DEPARTMENT**

Phase 1 development includes the construction of a new 2-story, 60,000 approximate square foot Medical Office Building. It is expected a Free-Standing Emergency Department will be part of the initial development. Other proposed services include a Pharmacy, Lab, Radiology Services and a variety of Medical Clinics.

### **FUTURE PHASE - HOSPITAL BUILD-OUT**

The facility design can potentially serve as the chassis for future overnight stay and eventually a small hospital.

### **ADDITIONAL SITE DEVELOPMENT - MEDICAL OFFICE BUILDINGS (MOBs)**

Future site development includes the construction of a new Outpatient Medical Office Buildings to support the growing campus. The remaining site can support multiple buildings and associated surface parking.



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. B.

**Meeting Date:** 08/13/2024

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

---

#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2024-0571. A request by Dahl, Robins & Associates, Inc., on behalf Barkley Farms LP., to rezone 36.15 acres from Light Industrial (L-I) to Community Commercial (C-2). The property is located at the southwest corner of County 22nd Street and Main Street, in San Luis, Arizona.

- A. Open public hearing
  - 1. Staff presentation
  - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Rezoning Case No. 2024-0571

#### SUMMARY:

The applicant is requesting rezoning of 36.15 acres from Light Industrial (L-I) to Community Commercial (C-2) on assessor's parcel number 226-02-011 located at the southwest corner of County 22nd Street and Main Street. The proposed development for this parcel would be into commercial related uses as per the proposed site plan attached.

#### GENERAL PLAN:

The land use designation of the subject properties is Mixed Use Activity Center (MU). The existing land use designation allows the applicant to submit an application to rezone the subject properties to Community Commercial (C-2).

Existing Adjacent Zoning Districts:

- To the north C-2 (Vacant land used for agriculture)
- To the west R1-6 (Rio Sereno Subdivision)
- To the south RA-10 (Vacant land under rezoning)
- To the east C-2 (South Valley Commercial Center)

#### REVIEW(S):

As part of the review process, all land use cases are reviewed by various city and outside agencies, no comments received.

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (68 letters with 7 hand delivered).

The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

#### CITIZEN REVIEW MEETING:

As required by State Statute and City Code, a Citizen Review Meeting was held at the City Hall on

August 6, 2024, at the Council Chambers at 6:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions, and express any comments. 8 people from the public were present during the meeting.

**STAFF RECOMMENDATION:**

The applicant has provided the information and material necessary for the review of the zoning request.

Staff recommends approval of Rezoning Case No. 2024-0571 with the following conditions:

1. Development shall comply with the City of San Luis zoning regulations, building code requirements, public works standards, and any applicable subdivision regulations for commercial development.
2. The applicant/owner shall submit a traffic study during the building permit review and all improvements required by the traffic study shall be done by the developer, including any applicable contributions for future traffic lights.

**RECOMMENDED MOTION:**

**A. I MOVE TO OPEN THE PUBLIC HEARING**

1. Staff presentation
2. Call to the public on this item

**B. I MOVE TO CLOSE THE PUBLIC HEARING**

**C. I MOVE TO FORWARD REZONING CASE NO. 2024-0571 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL RECOMMENDED BY STAFF.**

---

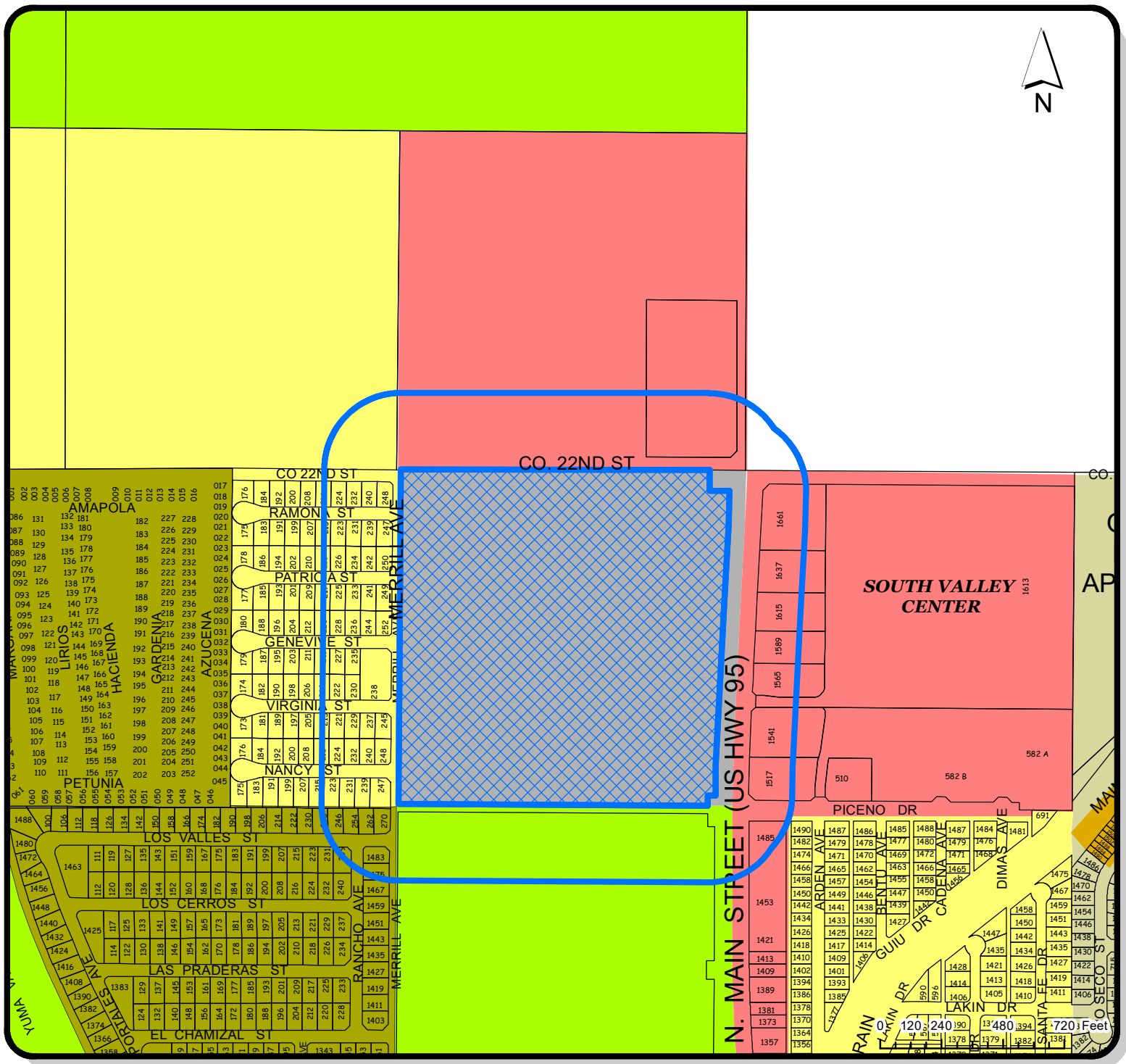
---

**Attachments**



Location Map  
Aerial  
Conceptual Site Plan  
Applicant Narrative

---

---



**LOCATION OF SUBJECT PROPERTY**

-  PARCEL ID:226-02-011
-  300FT NOTIFICATION BUFFER

**LOCATION MAP**

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

**REZONING**

**CASE #**  
**2024-0571**

**DATE:**  
**7/10/2024**

**CHECKED BY:**  
**JUAN TEJEDA**

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
**ISAAC GUTIERREZ**

**APPROVED BY:**  
**JOSE A. GUZMAN**



COUNTY 22ND ST

REZONING CASE NO. 2024-0571  
36.15 ACRES

PICENO DR

MERRILL AVE

MAIN ST

LOS OROS ST

2024-0571



## **REZONE NARRATIVE STATEMENT**

The property described in the attached legal description consists of agriculture land that YRMC is in escrow to purchase and develop into commercial related uses. The property is located west of Main Street between 22<sup>nd</sup> Street and Piceno Drive. The proposed project development will be in phases consisting of the anticipated following improvements:

### **OUT PADS**

A series of Out Pads will be developed along Main Street, similar to those established east of Main Street, for commercial related uses. A service drive will be constructed on the western side of these pads to minimize the need for access on Main Street.

### **BALANCE OF PROPERTY**

The balance of the property will be market driven and develop as the San Luis Community needs arise.



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

5. A.

**Meeting Date:** 08/13/2024

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

---

#### ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0461F. A request by Vega and Vega Engineering PLC, on behalf of Comite de Bienestar Inc., for the approval of Bienestar Estates 12 Phase 2 Final Plat. The property is located on the southeast corner of 19th Avenue and San Fernando Street intersection in San Luis, Arizona.

A. Staff Presentation

B. Action on Subdivision Case No. 2024-0461F

#### SUMMARY:

The Planning and Zoning Commission approved Bienestar Estates 12 Phase 1 and 2 preliminary plat on April 12, 2022. Phase 2 will contain approximately 39.21 acres and will consist of 173 residential lots. The lots range in size from approximately 6,000 square feet to 10,700 square feet. Assessor's Parcel Number 227-15-032.

#### GENERAL PLAN:

The existing land use designation is Medium Density Residential (MDR). The proposed development is consistent with the existing land use designation.

#### ZONING:

On June 14, 2018, the subject property was rezoned to Medium Density Residential (R1-6) as part of the approval of the rezoning case for Bienestar Estates 10 Subdivision (Rezoning Case No. 2018-0127 and Ordinance No. 382). Rezoning 154 acres to Medium Density Residential (R1-6) for the development of Bienestar Estates 10, 11 and 12.

#### STAFF RECOMMENDATION:

The applicant has provided the information and materials necessary for review of the final plat for Bienestar Estates 12 Phase 2 Subdivision.

Staff recommends approval of the final plat for Bienestar Estates 12 Phase 2 Subdivision with the following conditions:

1. Applicant must address comments from the Comment Letter dated August 6, 2024.

#### RECOMMENDED MOTION:

**I MOVE TO FORWARD SUBDIVISION CASE NO. 2024-0461F FINAL PLAT FOR BIENESTAR ESTATES 12 PHASE 2 TO CITY COUNCIL WITH CONDITIONS AS RECOMMENDED BY STAFF.**

---

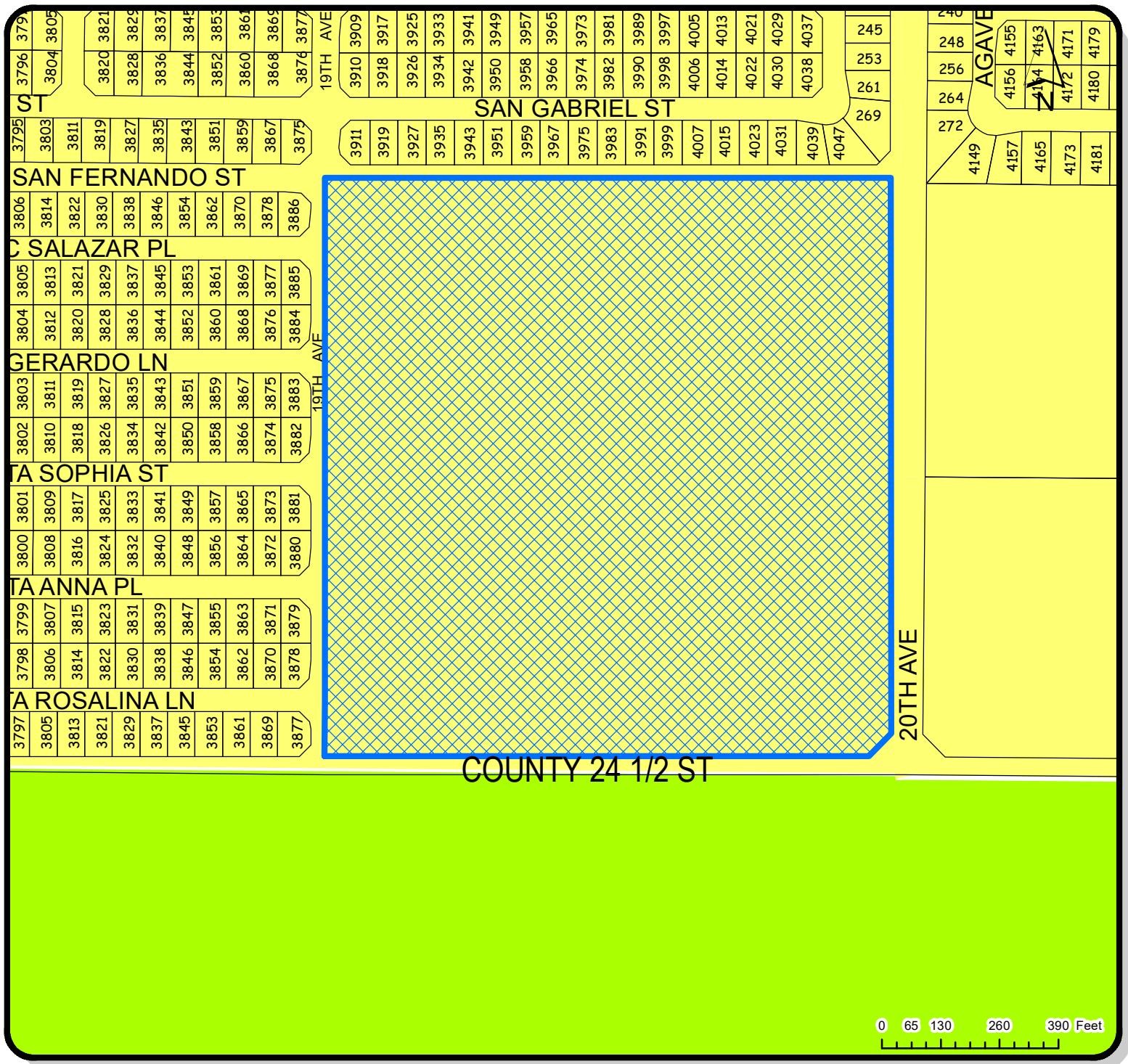
#### Attachments

Location Map

Final Plat

Comment letter 8-6-2024


---



**LOCATION OF SUBJECT PROPERTY**

**LOCATION MAP**

**SUBDIVISION**

 **PARCEL ID: 22715032**  
**BIENESTAR ESTATES 12 PH 2**

**Legend**  
 SINGLE RESIDENCE ZONING DISTRICTS  
 R1-6  
 RA-10

**CASE #**  
**2024-0461F**

**DATE:**  
**6/26/2024**

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
 ISAAC GUTIERREZ

**CHECKED BY:**  
 JUAN TEJEDA

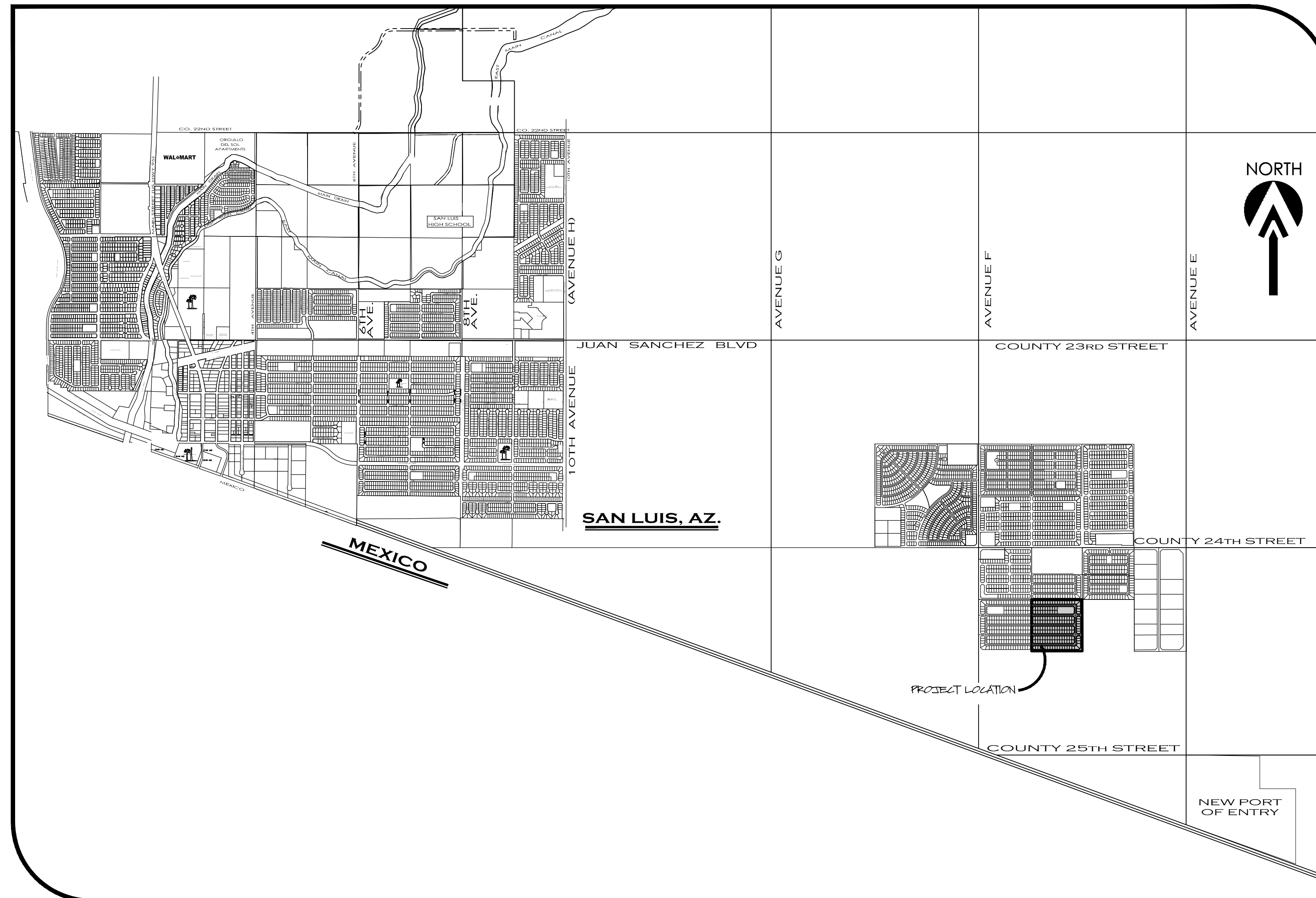
**APPROVED BY:**  
 JOSE A. GUZMAN

# BIENESTAR ESTATES 12 - PHASE 2 SUBDIVISION

A SUBDIVISION OF OF PARCEL "B2" OF BIENESTAR ESTATES 12 - LOT SPLIT, AS RECORDED IN BK. 34, OF PLATS, PG. 07, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

JUNE 2024 ACREAGE: 39.21 AC (GROSS)

## FINAL PLAT



VICINITY MAP  
SCALE: 1"=2000'

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF PARCEL "B2" OF BIENESTAR ESTATES 12 - LOT SPLIT, AS RECORDED IN BOOK 34 OF PLATS, PAGE 07, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 15, 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 "BIENESTAR ESTATES 12 - PHASE 2 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS AND STREETS CONSTITUTING SAID "BIENESTAR ESTATES 12 - PHASE 2 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 COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE CITY OF SAN LUIS FOR ITS USE AND BENEFIT, TRACT "A" IS 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: COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF GEORGE GUERRERO, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION, THEREUNTO DULY AUTHORIZED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

GEORGE GUERRERO  
PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION.

### ACKNOWLEDGMENT

STATE OF ARIZONA )  
                                  ) SS  
COUNTY OF YUMA )

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: GEORGE GUERRERO, AS PRESIDENT OF COMITE DE BIENESTAR, INC. AN ARIZONA CORPORATION.

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 ENGINEER

\_\_\_\_\_  
CITY PUBLIC WORKS DIRECTOR

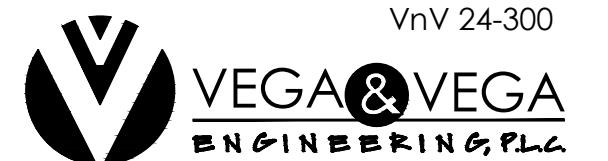
### LAND SURVEYOR'S CERTIFICATE:

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 MARCH 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



PREPARED BY: \_\_\_\_\_  
VnV 24-300



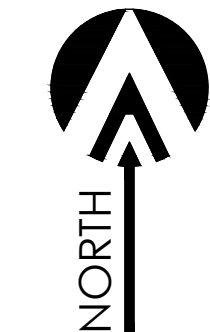
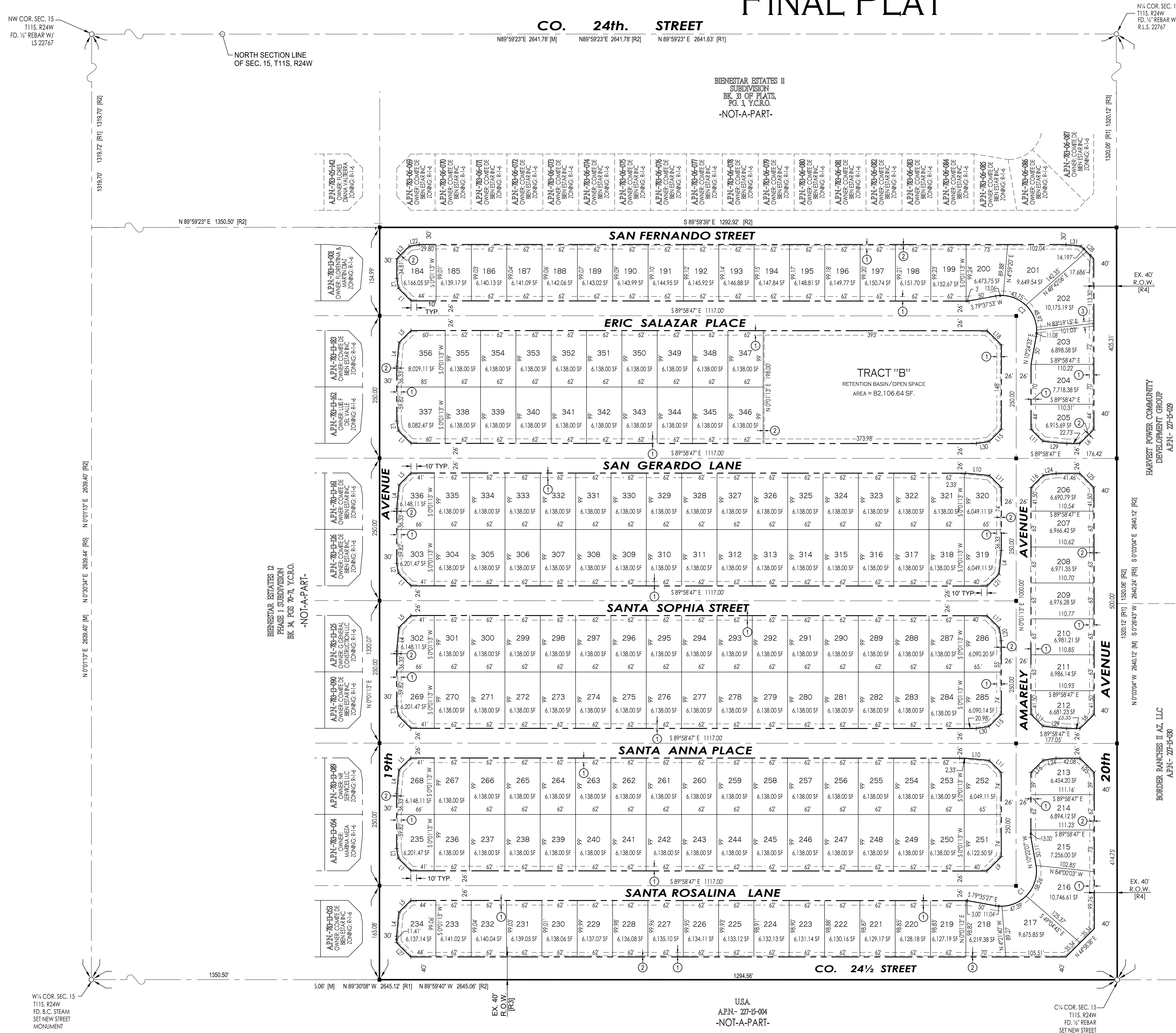
2619 S. Ave 2-1/2E Ste.3 928-329-0000 Tel  
Yuma, Az. 85365 928-247-6232 Fax  
www.vegaNvega.com

# BIENESTAR ESTATES 12 - PHASE 2 SUBDIVISION

A SUBDIVISION OF OF PARCEL "B2" OF BIENESTAR ESTATES 12 - LOT SPLIT, AS RECORDED IN BK. 34, OF PLATS, PG. 07, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

JUNE 2024 ACREAGE: 39.21 AC (GROSS)

## FINAL PLAT



SCALE: 1"=100'

### NOTE

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

### KEYNOTES

- NEW 8" UTILITY EASEMENT
- NEW 1' NON-ACCESS EASEMENT
- NEW 10' DRAINAGE EASEMENT

### OWNER OF RECORD:

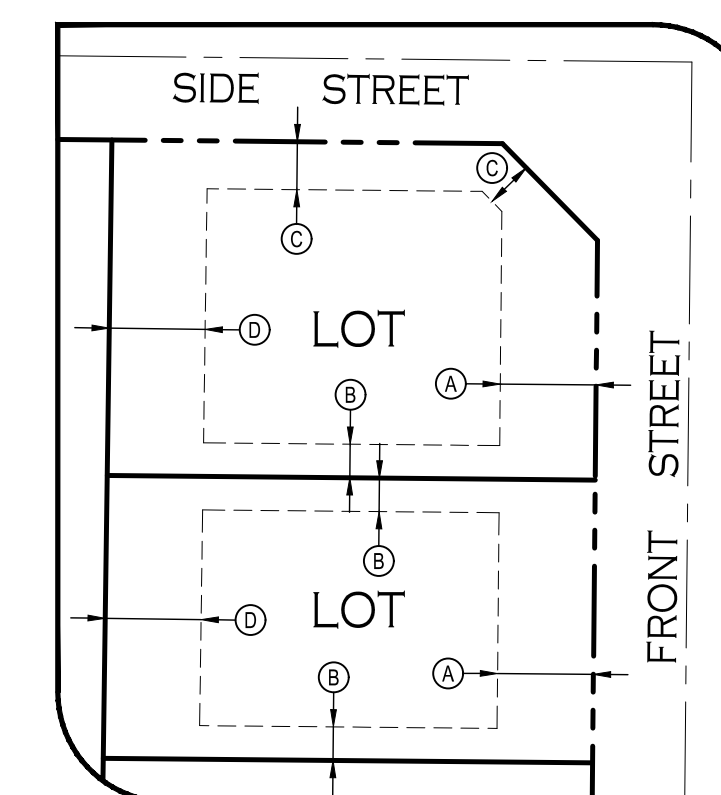
COMITE DE BIENESTAR  
963 E. B STREET  
PO BOX 7170  
SAN LUIS, AZ. 85349

### BASIS OF BEARING

THE WEST SECTION LINE OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE LINE THE CENTERLINE OF AVENUE F), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

BEARING N 0°01'13" E

### 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

### LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- NEW LOT NUMBER
- 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)
- INDICATES BRASS CAP
- Y.C.R.O. INDICATES YUMA COUNTY RECORDERS OFFICE
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON ACCESS EASEMENT
- [M] INDICATES MEASURED DATA
- [R1] DATA REFERS TO BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27, PAGES 9 & 10, Y.C.R.O., DATED: JUNE 1977
- [R2] DATA REFERS TO BIENESTAR ESTATES 11A LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 100, Y.C.R.
- [R3] DATA REFERS TO BIENESTAR ESTATES 11 LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 58, Y.C.R.
- [R4] DATA REFERS TO FEE #2006-24019, Y.C.R.O.
- [R5] DATA REFERS TO US.B.R. BALANCED SECTION OF SECTION 15, T11S, R24W, DATED: JUNE 1977

### CURVE DATA

CURVE	DELTA	ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	108°17'6"	N 45°00'36" E	100.18'	85.51'	61.80'	116.80'	
C2	108°17'6"	N 44°59'24" W	100.18'	85.51'	61.80'	116.80'	

### LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)	LINE NUMBER	BEARING	LENGTH (FEET)
L1	S 44°58'47" E	31.36'	L17	N 44°58'47" W	30.55'
L2	N 9°24'32" W	17.24'	L18	S 44°58'47" E	35.36'
L3	N 45°0'47" E	31.36'	L19	N 45°0'19" W	30.42'
L4	S 5°22'34" W	41.75'	L20	S 8°36'38" E	22.66'
L5	N 45°11'13" E	29.84'	L21	S 45°11'13" W	29.84'
L6	S 44°59'05" W	35.33'	L22	N 80°34'33" E	17.27'
L7	N 81°22'43" E	22.66'	L23	S 84°39'55" E	42.01'
L8	S 44°59'24" E	35.36'	L24	S 81°23'22" W	22.66'
L9	S 45°11'13" W	35.36'	L25	N 45°05'5" E	35.38'
L10	N 84°37'26" W	41.75'	L26	N 45°09'9" E	35.36'
L11	N 44°58'47" W	29.84'	L27	N 44°59'14" W	35.35'
L12	S 44°59'41" W	35.36'	L28	S 45°12'1" E	31.88'
L13	N 9°25'9" W	17.24'	L29	N 84°37'21" W	41.74'
L14	N 84°39'55" W	37.29'	L30	S 81°23'20" W	22.66'
L15	S 45°11'13" W	30.54'	L31	S 84°39'18" E	26.50'
L16	S 45°11'13" W	30.55'			

PREPARED BY:

VnV 24-300



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

### LAND SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRARS 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 MARCH 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 DECIMAL PARTS.



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



# 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. 2024-0461F Bienestar Estates 12 Phase 2

City staff has reviewed the 1<sup>st</sup> Submittal final plat of Bienestar Estates 12 - Phase 2 and have the following comments:

### **Planning and Zoning Department**

#### **Final Plat**

1. Provide CCR's and Title Report.
2. Parcel owner is "Border Ranches AZ LLC", please clarify or revise accordingly.
3. On Approved Section revise "Director of Planning and Zoning" to "Director of Development Services".
4. Dedications section dedicates "Tract A" to City of San Luis while plat only calls out Tract B, revise or clarify accordingly.
5. Provide open space calculation on plat, a 5% open space is required for R1-6 Zoning District.
6. On lots 346 & 346 1' NAE to be on private property side.
7. Tie or show basis of bearing line on plat (Centerline of Avenue F).
8. Reference survey monuments to COY standards.
9. Call out section and mid-section lines as required similar to "North Section Line".
10. 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. Coordinate streetlights to be staggered on 20<sup>th</sup> Avenue with adjacent development.
4. Provide guard post location and spacing on 13' spillways.
5. Provide distance from centerline for stormdrain pipes.
6. Keynote No. 13 - please reference detail accordingly.
7. Northwest corner of 19<sup>th</sup> Avenue and Eric Salazar Place identify correct Curb/gutter elevation.
8. Coordinate 20<sup>th</sup> Avenue grading with Belleza del Desierto Unit 3 from Core Engineering.
9. Curb return radius for ramp on 20<sup>th</sup> Avenue and County 24 1/2 intersection to be 40'.
10. County 24 ½ Street and 20<sup>th</sup> Avenue section's to have a 6' wide sidewalk.
11. General Notes: Update notes to reference City of San Luis.

12. Provide walking pathway on retention basing along lots 346 and 347 to connect San Gerardo Lane and Eric Salazar Pl.
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. Coordinate water and sewer with adjacent development to the east, Belleza del Desierto Unit 3 from Core Engineering.
3. Add dimension from centerline to water and sewer mains.
4. Add thrust block on 90 degree ell on Eric Salazar Place and Amarely Avenue.
5. Sanitary sewer manholes need to be polymer manholes as per City of San Luis Supplement to the MAG Uniform Standard Specifications.
6. Provide fire hydrant street markers as per COY Std. No. 5-160.
7. Sheet 10. Reference General Note to City of San Luis as necessary.

#### **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 Notes to reflect this.
2. Provide traffic study for this development.

##### **Paving and grading**

1. Run storm drain pipe along 20th Avenue and San Gerardo Lane into the retention basin.
2. Include invert elevation at storm drain entrance.
3. Are all cross gutters needed on San Gerardo and Amarely?
4. Suggest that CMU wall callout be modified so that the 6 foot height requirement is on the side of highest elevation.
5. As a recommendation – Provide a pedestrian pathway connecting San Gerardo and Eric Salazar.
6. Include barricade at San Fernando and 20th Avenue and 19th Avenue and Co. 24 ½ St.
7. The City uses dual mast arm street lights next to retention basins. Final street light design will be coordinated with APS.

##### **Water and Sewer**

1. Coordinate Water and Sewer Main Extensions to Co. 24 ½ St with adjacent development.

##### **Fire Department**

The City of San Luis Fire Department requires fire hydrant spacing to be no more than 500 feet in a residential subdivision. Can the Engineer confirm that the fire hydrant spacing is compliant for “Eric Salazar Place and Santa Rosalina Lane”?

**Yuma County Assessor's Office**

1. Our Records indicate the owner as BORDER RANCHES AZ LLC. There also needs to be a Signature Line & Notary Acknowledgement for the Owner of Record as well.
2. The Dedication references TRACT A as being dedicated to the City of San Luis. However, the plat (page 2) shows TRACT B

**USBR**

After review, it appears that the proposed subject action will occur adjacent to Bureau of Reclamation property. Our agency will require to review any design plans for the subject project to ensure the project will not encroach within the Federal lands. Should the project encroach, Reclamation will require a right-of-use authorization is in place before any project activities occur within the Federal lands.

Please reach out to me with any questions.

Anna Pinell

Lands Team Lead/Realty Officer

U.S. Dept. of the Interior

Bureau of Reclamation | Yuma Area Office

7301 Calle Agua Salada | Yuma, AZ 85364

Email: [apinnell@usbr.gov](mailto:apinnell@usbr.gov)

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:** 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:**

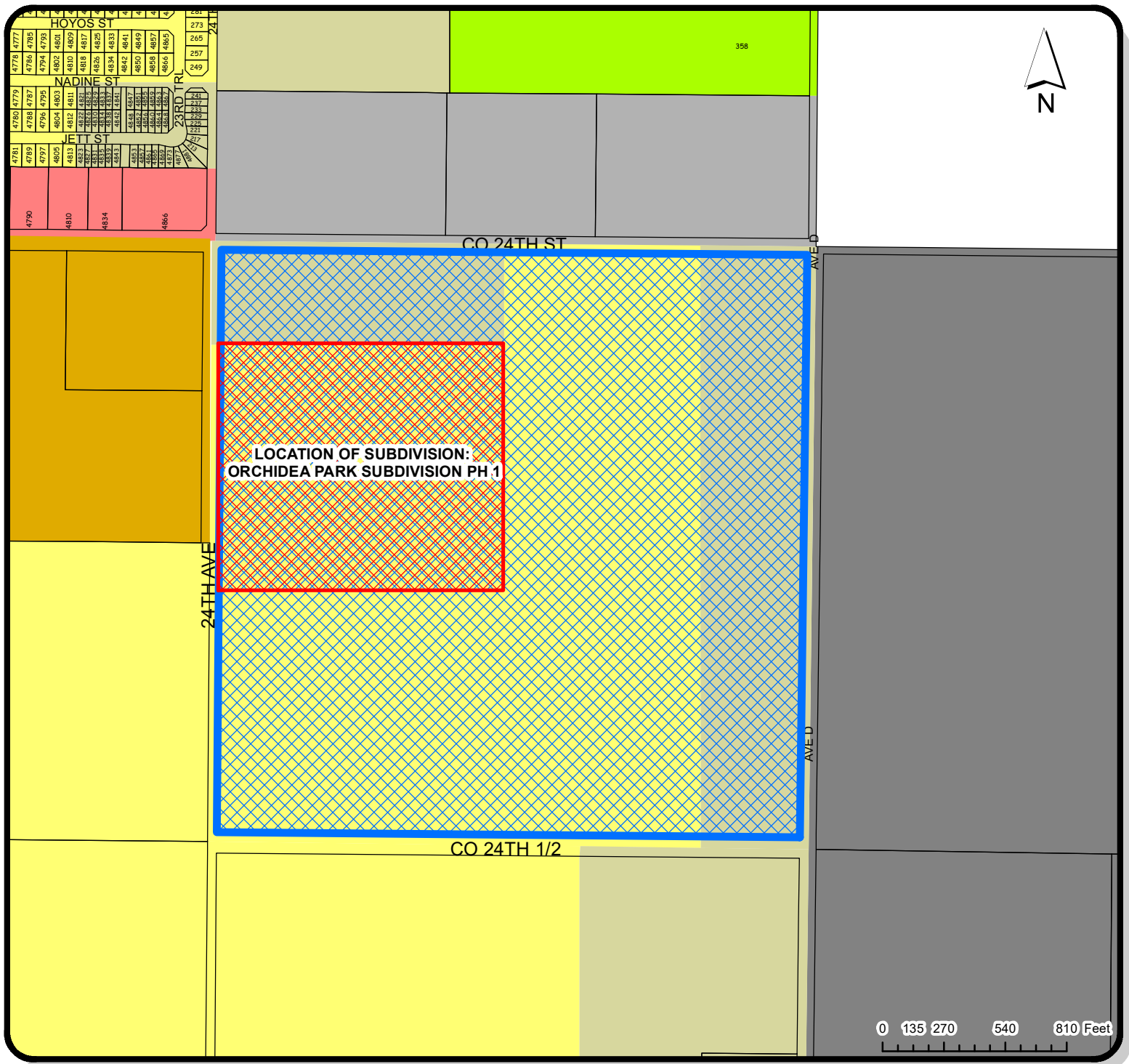
**I MOVE TO APPROVE SUBDIVISION CASE NO. 2024-0577P PRELIMINARY PLAT FOR ORCHIDEA PARK PHASE 1 SUBDIVISION WITH CONDITIONS AS RECOMMENDED BY STAFF.**

---

**Attachments**

Location Map  
Preliminary Plat  
Comment Letter 8-6-2024



---










**LOCATION OF SUBJECT PROPERTY**

**LOCATION MAP**

**SUBDIVISION**

-  PARCEL ID:22714002
-  LOCATION OF SUBDIVISION

- Legend**
- SINGLE RESIDENCE ZONING DISTRICTS**
    -  R1-6
    -  R10-10
  - MULTIPLE RESIDENCE ZONING DISTRICTS**
    -  R-2
    -  R-3
  - COMMERCIAL ZONING DISTRICTS**
    -  C-2
  - INDUSTRIAL ZONING DISTRICTS**
    -  I-1
    -  I-1

**CASE #**  
**2024-0577P**

**DATE:**  
**7/11/2024**

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
**ISAAC GUTIERREZ**

**CHECKED BY:**  
**JUAN TEJEDA**

**APPROVED BY:**  
**JOSE A. GUZMAN**

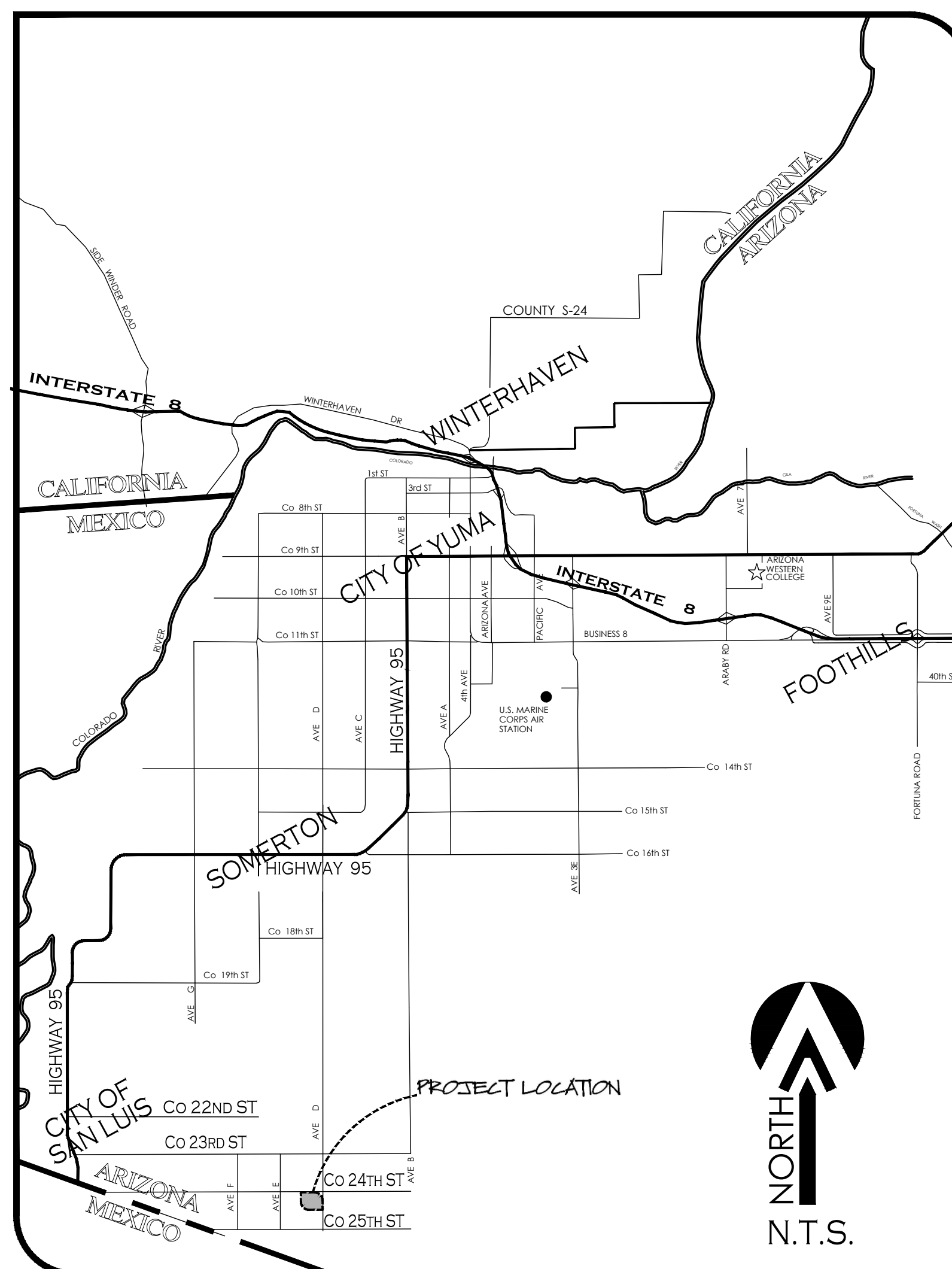
# PRELIMINARY PLAT

# 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
	INDICATES EX. WATER LINE
	INDICATES EX. 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.

### 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  
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.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:

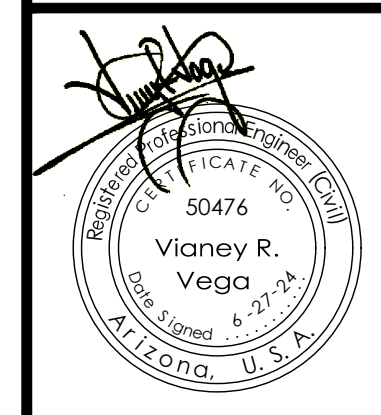
TOP OF 1/2" REBAR W/ IS 22767  
LOCATED AT THE INTERSECTION  
OF 20th AVENUE AND COUNTY 24TH  
STREET

ELEVATION: 159.25 FEET

### ENGINEER:

2619 S. AVE. 2 1/4 E. STE#3  
Yuma, Az. 85364  
928-329-0000 Tel  
928-247-6232 Fax  
www.veganvega.com

Cover Sheet  
**ORCHIDEA PARK**  
**PHASE 1 SUBDIVISION**



Notes:

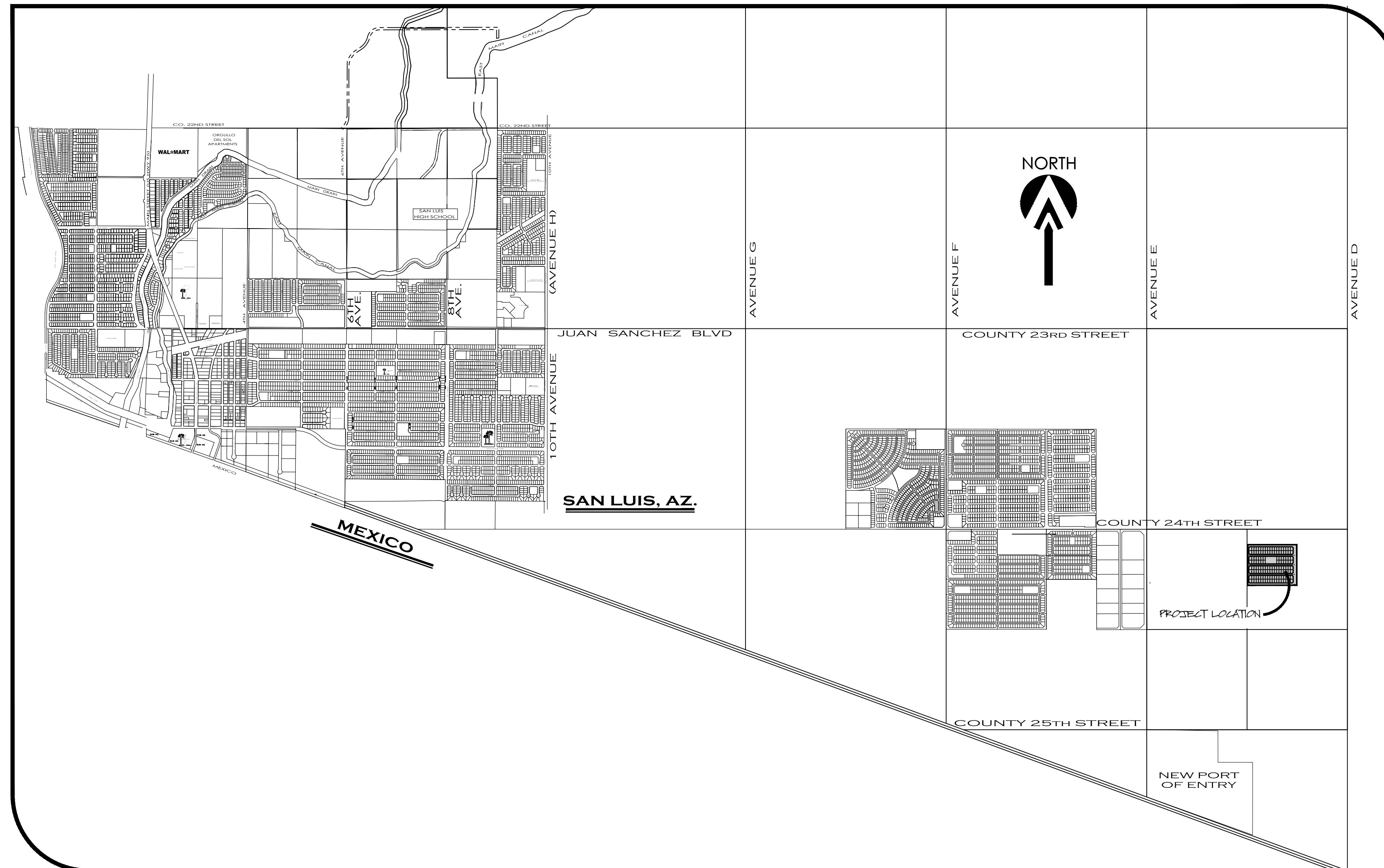
Scale:	N.T.S.	Date:	MAY 2024
Drawn:	staff	Job #:	vnv23-600
Checked:	vna		
Sheet	0		
	*		

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 W<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> 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 W<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> 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.

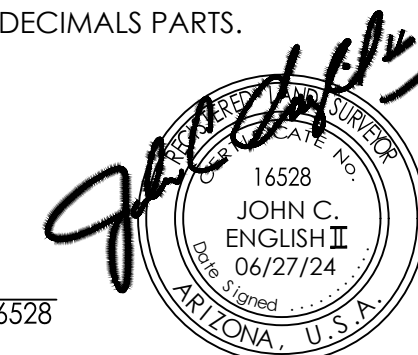
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

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

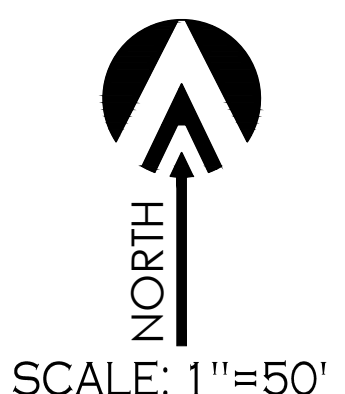
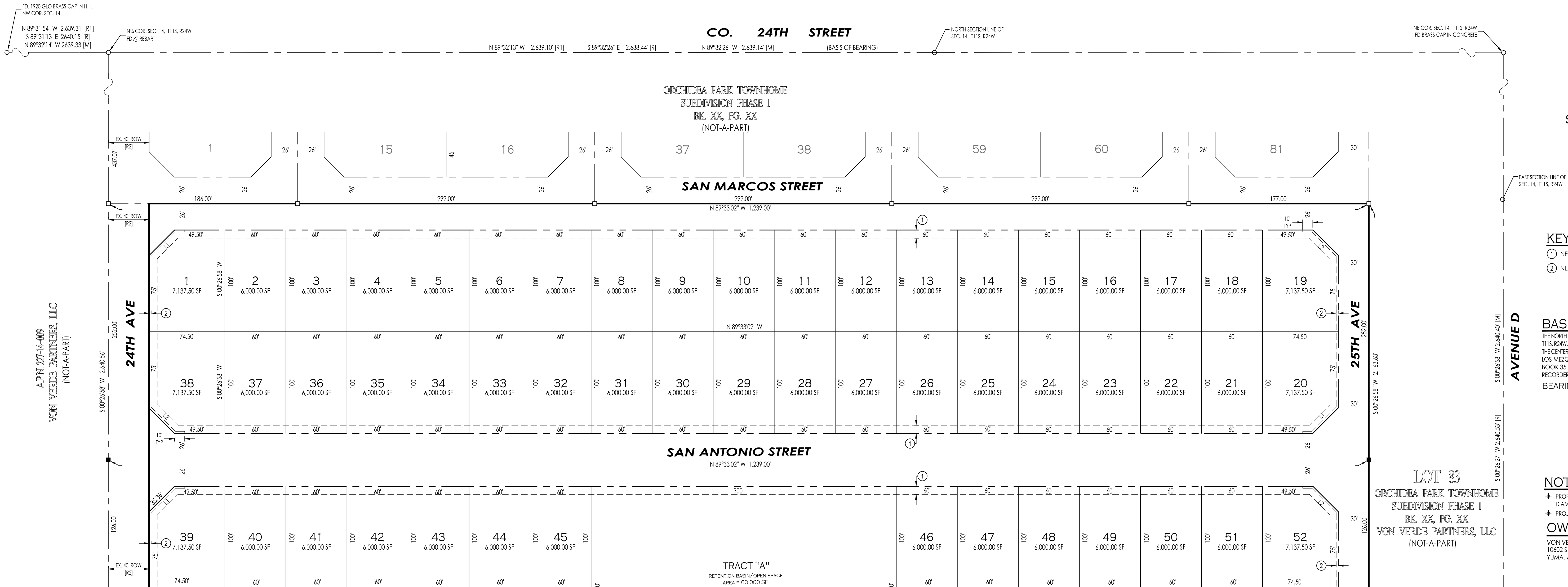
ELABORATED BY:  
 Vnv 23-600

**VEGA & VEGA**  
 ENGINEERING, PLLC  
 2619 S. Ave. 2 1/2, Ste 3 928-329-0000 Tel  
 Yuma, Az. 85365 928-247-6232 Fax  
 www.vegaandvega.com

# 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 W<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.  
 JUNE OF 2024 ACREAGE: 27.86 AC (GROSS)

## PRELIMINARY PLAT



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

**BASIS OF BEARING**  
 THE NORTH SECTION LINE OF THE NE<sup>1</sup>/<sub>4</sub> 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

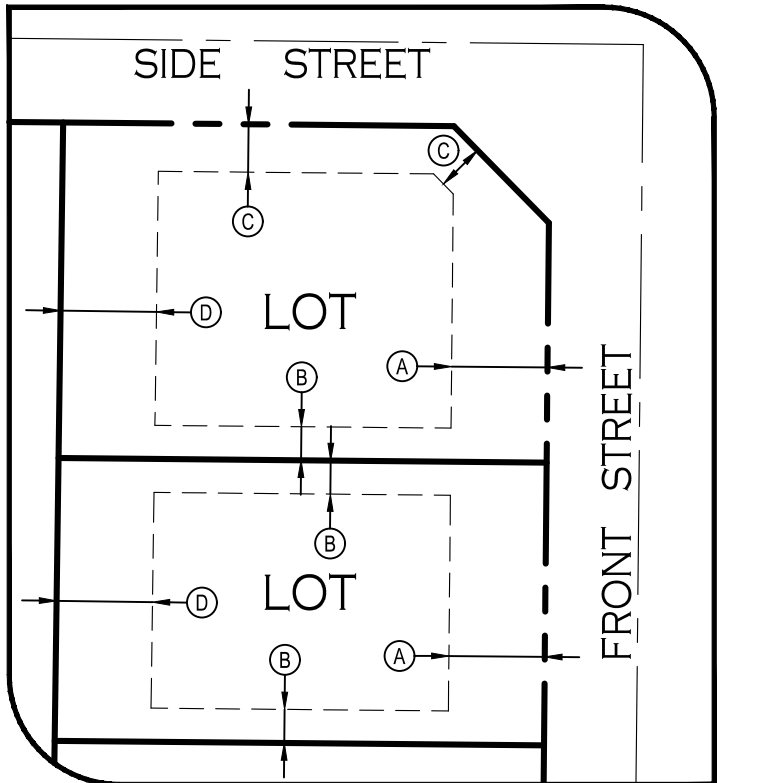
ALPN 27-16-009  
 VON VERDE PARTNERS, LLC  
 (NOT-A-PART)

**LOT 82**  
 ORCHIDEA PARK TOWNHOME  
 SUBDIVISION PHASE 1  
 BK. XX, PG. XX  
 VON VERDE PARTNERS, LLC  
 (NOT-A-PART)

MATCHLINE SEE SHEET 3 OF 3

MATCHLINE SEE SHEET 3 OF 3

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.vegaandvega.com

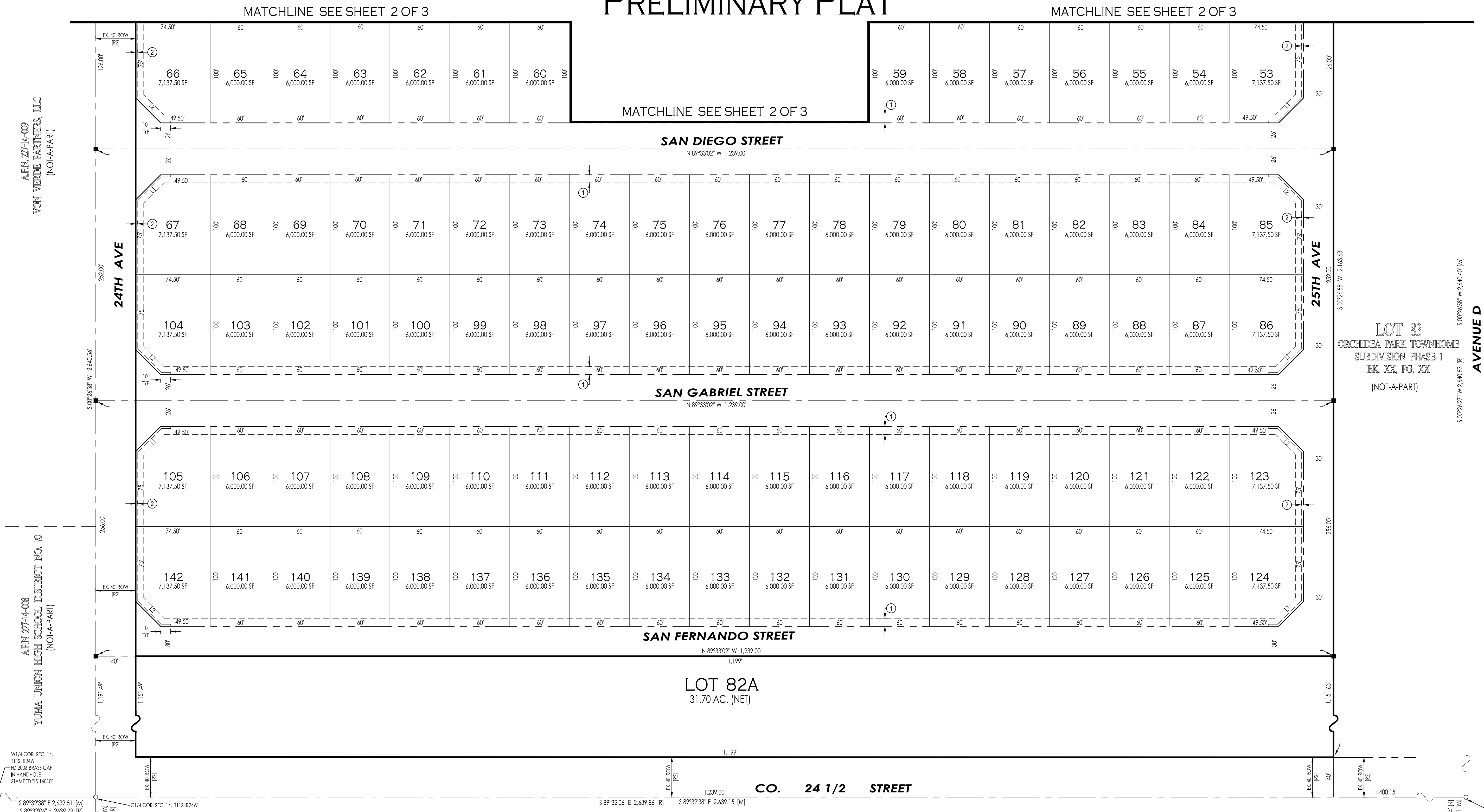
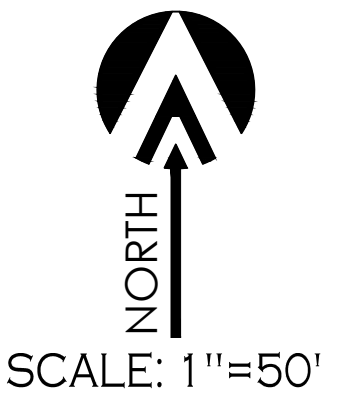
**LAND SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 2024 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.

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 W<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.  
 JUNE OF 2024 ACREAGE: 27.86 AC (GROSS)

## PRELIMINARY PLAT



A.P.N. 271-14-008  
VON VERDE PARTNERS, LLC  
(NOT-A-PART)

A.P.N. 271-14-008  
YUMA UNION HIGH SCHOOL DISTRICT NO. 70  
(NOT-A-PART)

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:**  
 Vnrv 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)
  - B.C. INDICATES BRASS CAP
  - Y.C.R. INDICATES YUMA COUNTY RECORDERS
  - G.I.O. INDICATES GENERAL LAND OFFICE
  - N.A.E. INDICATES NON ACCESS EASEMENT

INDICATES MEASURED DATA  
 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 GENERAL'S OFFICE  
 YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.  
 DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54.  
 YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.  
 DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN  
 YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

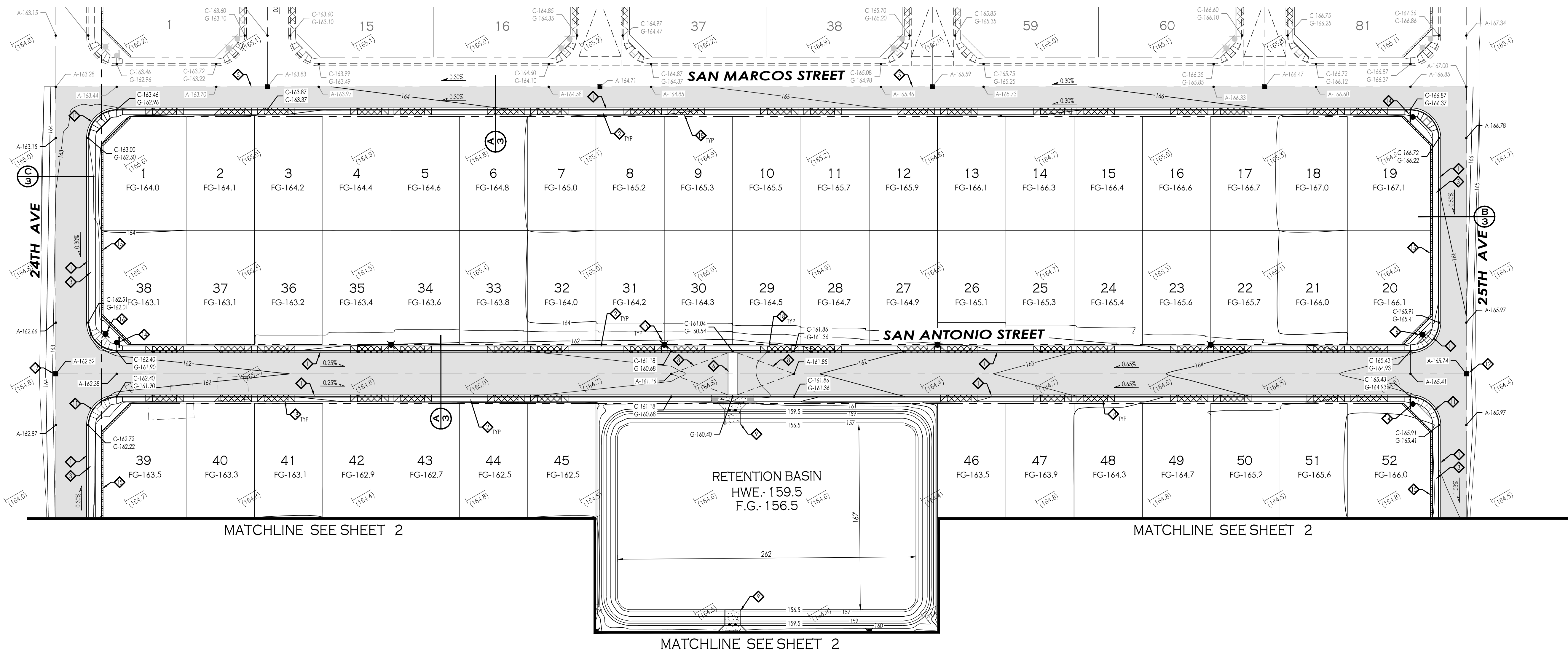
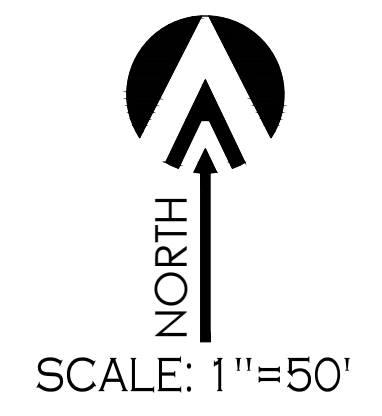
**LINE DATA**

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

**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 THE 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 DECIMAL PARTS.



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



PAVING & GRADING  
ORCHIDEA PARK  
PHASE I SUBDIVISION

**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

**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  
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

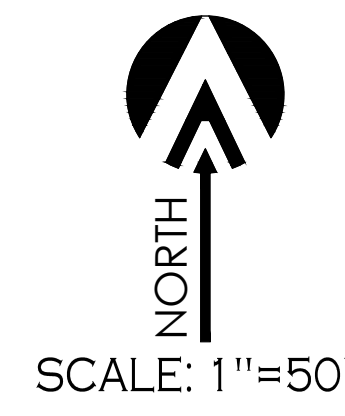


Notes:  
  
Scale: N.T.S. Date: JUNE 2024  
Drawn: Staff Job #: vrv23-600  
Checked: vna  
Sheet 1

**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

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 1



**LEGEND**

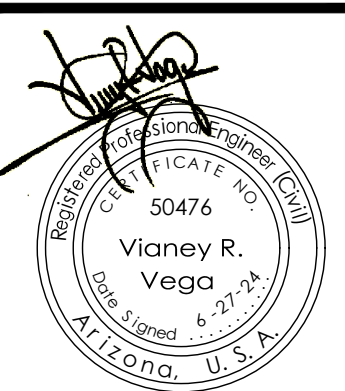
	INDICATES EX. ASPHALT PAVEMENT		INDICATES EXISTING STREET SIGN
	INDICATES EX. CONCRETE		INDICATES EXISTING MANHOLE
	INDICATES BOUNDARY LINE		INDICATES EXISTING FIRE HYDRANT
	INDICATES CENTERLINE		INDICATES EXISTING WATER METER
	INDICATES RIGHT-OF-WAY LINE		INDICATES EXISTING WATER VALVE
	INDICATES EX. 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**

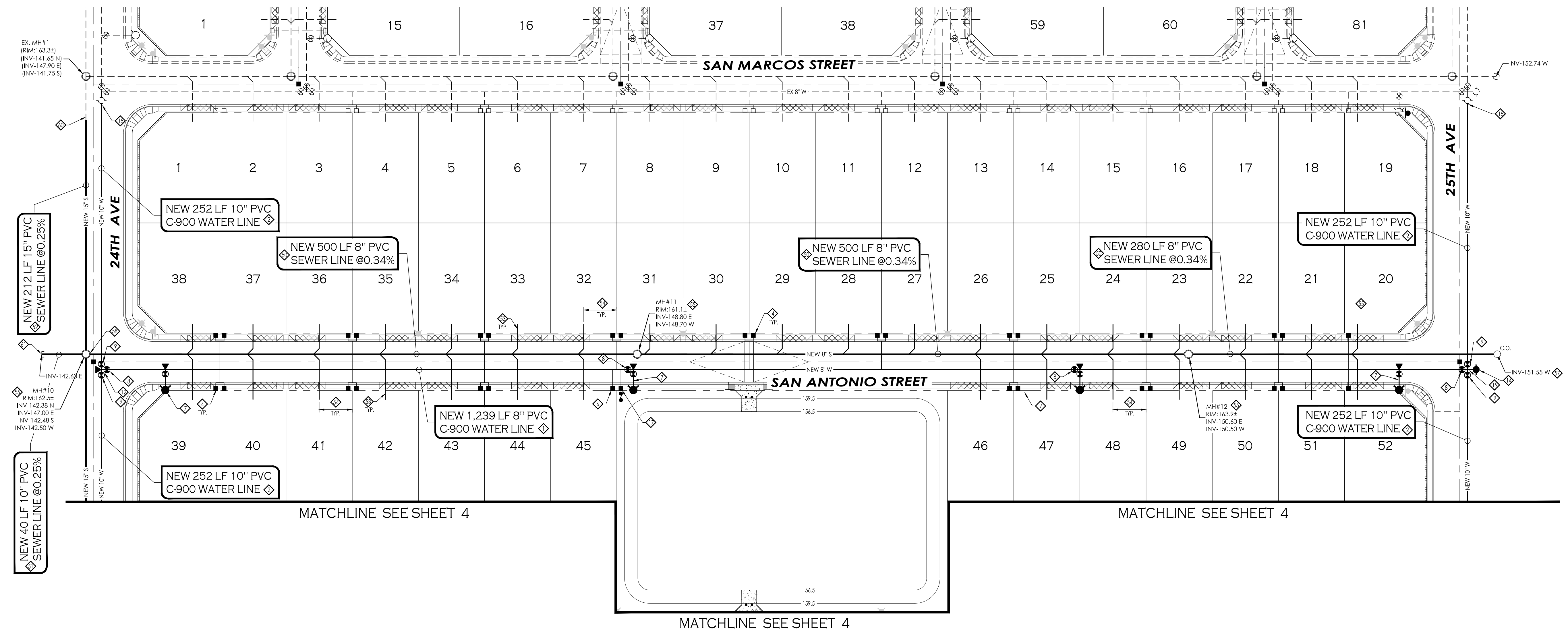
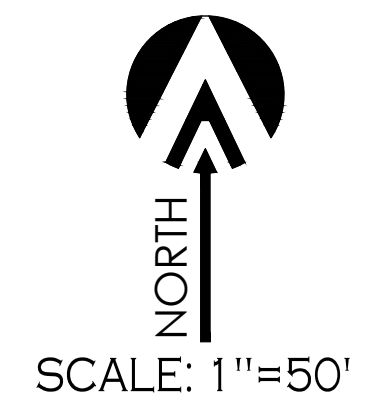


Notes:

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

Sheet

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

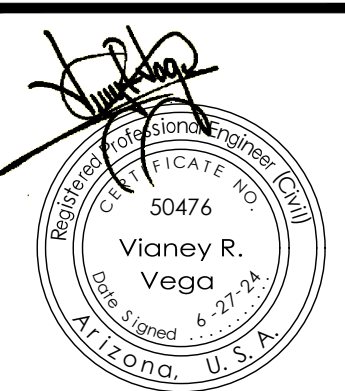
**NOTE:**  
SEE SHEETS 6, 7 AND 8 FOR SEWER PLAN & PROFILE

**UTILITIES WARNING**

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.

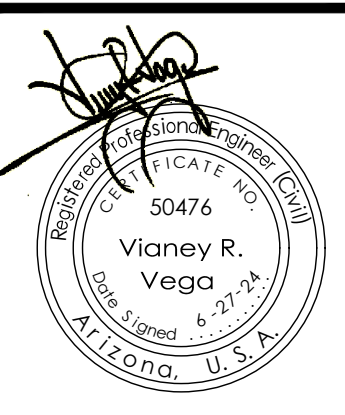
CALL TWO WORKING DAYS BEFORE YOU DIG  
1-800-STAKE-IT

**WATER & SEWER**  
**ORCHIDEA PARK**  
**PHASE I SUBDIVISION**

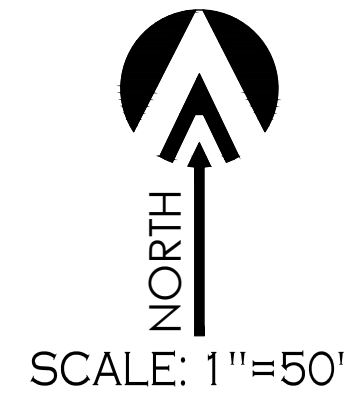
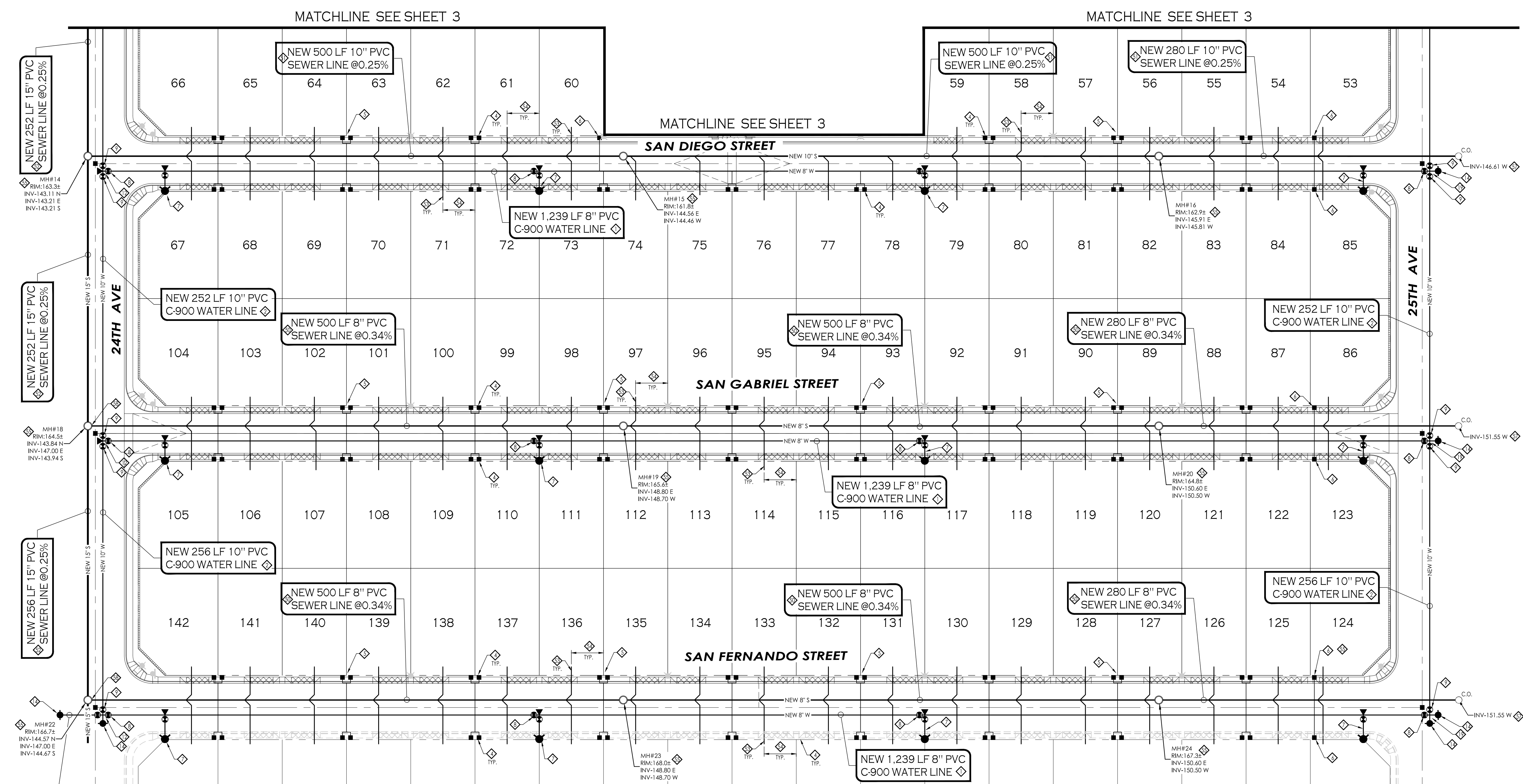


Notes:  
  
Scale: N.T.S. Date: JUNE 2024  
Drawn: Staff Job #: vnv23-600  
Checked: vna  
Sheet

SEWER PLAN & PROFILE  
ORCHIDEA PARK  
PHASE I SUBDIVISION



Notes:  
  
Scale: N.T.S. Date: JUNE 2024  
Drawn: staff Job #: vrv23-600  
Checked: vna  
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                         | NEW SEWER MANHOLE                      |
| --EX--8"--PVC--S-- | INDICATES EX. SEWER LINE         | NEW SEWER CLEANOUT                     | NEW SEWER CLEANOUT                     |
| MH                 | INDICATES EXISTING MANHOLE       | NEW 4" PVC SEWER SERVICE               | NEW 4" PVC SEWER SERVICE               |
| PH                 | INDICATES EXISTING FIRE HYDRANT  | NEW-PVC-W-                             | INDICATES NEW WATER LINE               |
| WM                 | INDICATES EXISTING WATER METER   | NEW SINGLE WATER SERVICE               | NEW SINGLE WATER SERVICE               |
| WV                 | INDICATES EXISTING WATER VALVE   | FIRE LINE W/ END PLUG AND THRUST BLOCK | FIRE LINE W/ END PLUG AND THRUST BLOCK |
| 50                 | INDICATES LOT NUMBERS            | NEW WATER VALVE                        | NEW WATER VALVE                        |
|                    |                                  | NEW FIRE HYDRANT                       | NEW FIRE HYDRANT                       |
|                    |                                  | NEW TEMPORARY BLOWOFF VALVE            | 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 WATERRIGHT 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



# 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 1<sup>st</sup> 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, 25<sup>th</sup> Avenue and 24<sup>th</sup> Avenue.
9. Lot 124 seems to be shallow in comparison to curb elevation, verify or clarify accordingly.
10. For 24<sup>th</sup> 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**

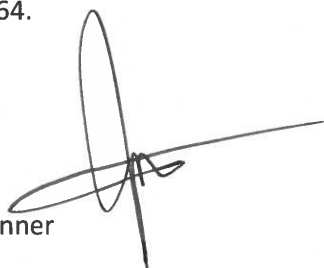
1. Outlet headwall detail doesn't apply.

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 Tejada  
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.**

---

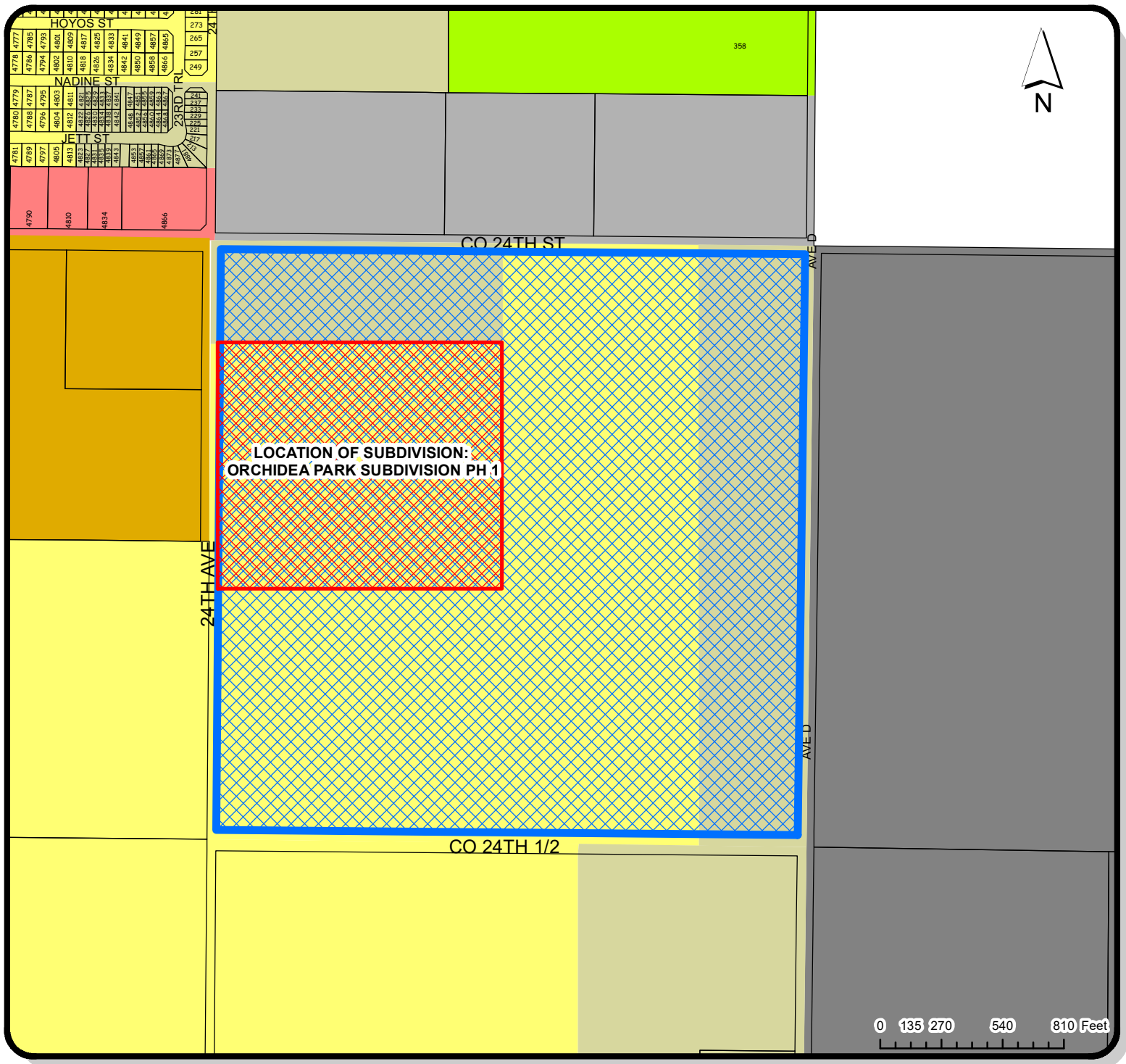
**Attachments**

Location Map

Final Plat

Comment Letter 8-6-2024



---



**LOCATION OF SUBJECT PROPERTY**

**LOCATION MAP**

**SUBDIVISION**

-  PARCEL ID:22714002
-  LOCATION OF SUBDIVISION

**CASE #**  
**2024-0578F**

- Legend**
- SINGLE RESIDENCE ZONING DISTRICTS**
    - R1-6
    - R10-10
  - MULTIPLE RESIDENCE ZONING DISTRICTS**
    - R-2
    - R-3
  - COMMERCIAL ZONING DISTRICTS**
    - C-2
  - INDUSTRIAL ZONING DISTRICTS**
    - LI
    - HI

**DATE:**  
**7/11/2024**

**PLANNING & ZONING**



**GIS**

**CREATED BY:**  
**ISAAC GUTIERREZ**

**CHECKED BY:**  
**JUAN TEJEDA**

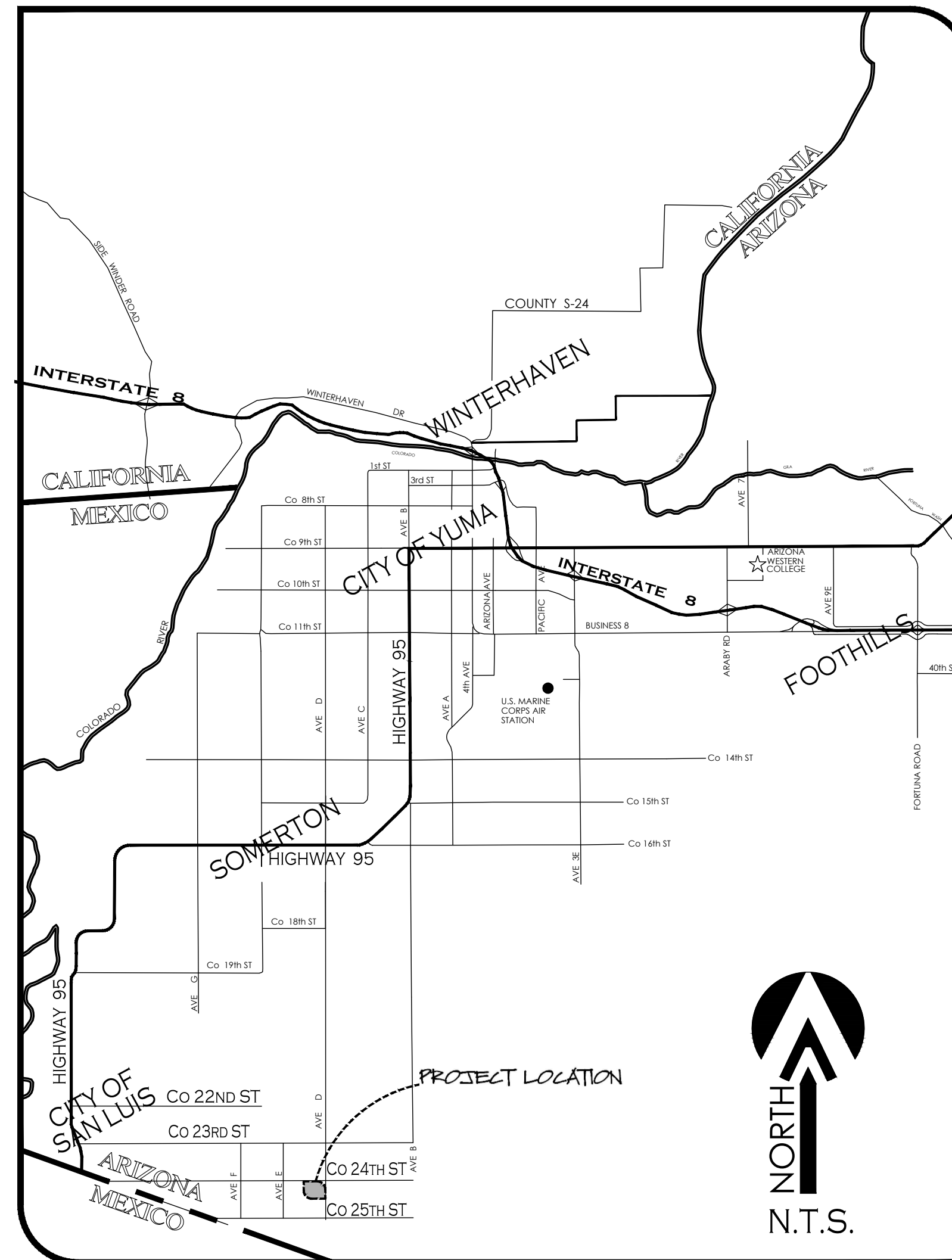
**APPROVED BY:**  
**JOSE A. GUZMAN**

# 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
	INDICATES EX. WATER LINE
	INDICATES EX. 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.

### 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	-----	L.1
20th Ave Landscaping Plan	-----	L.2
Retention Basin Irrigation Plan	-----	L.3
20th Ave Irrigation Plan	-----	L.4
Construction Details	-----	L.5
Specifications	-----	L.16

### 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.

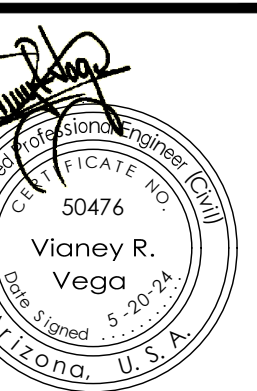
### BENCHMARK:

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

ELEVATION: 159.25 FEET

### ENGINEER:

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

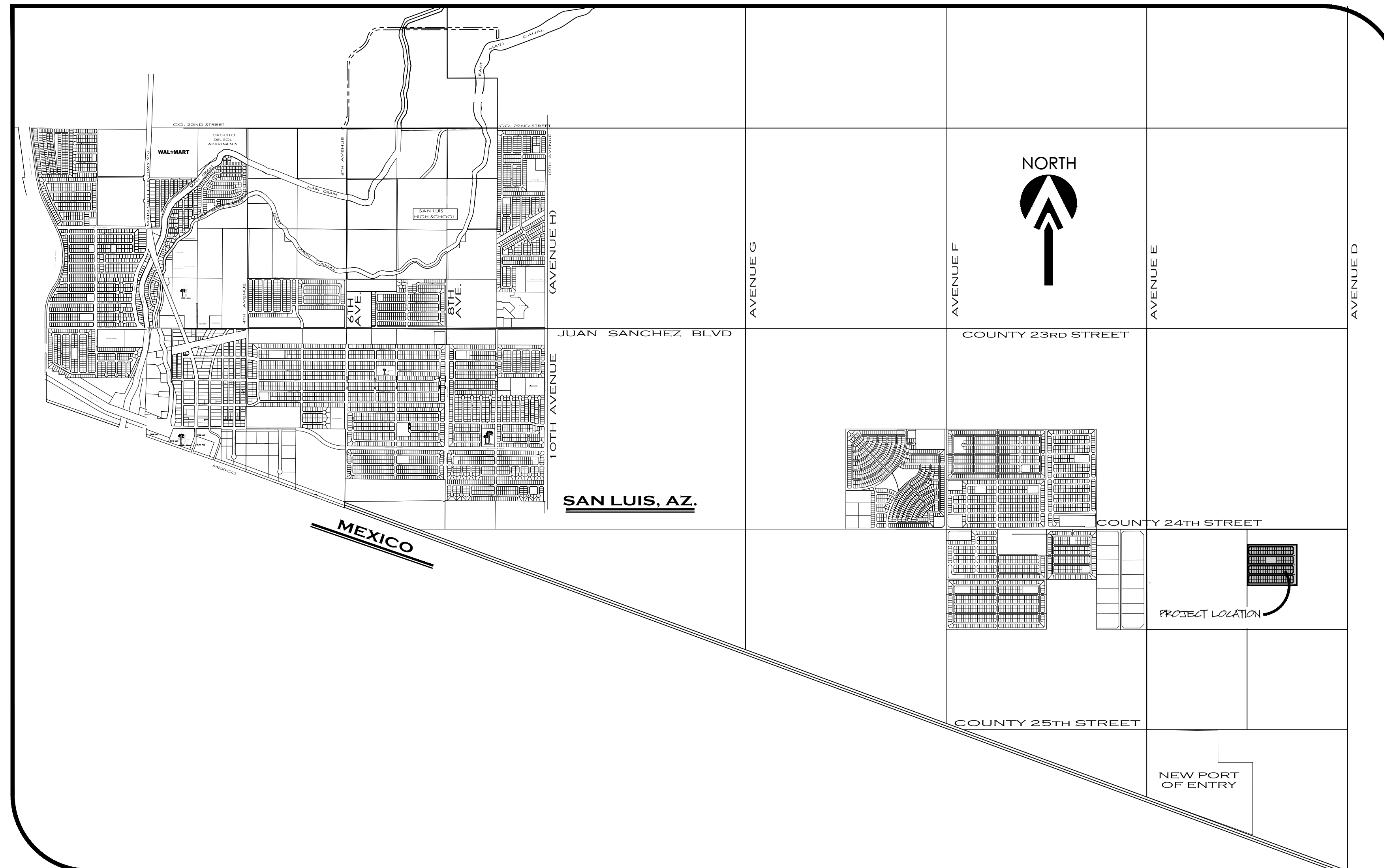
0  
\*

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 W<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> 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 W<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> 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

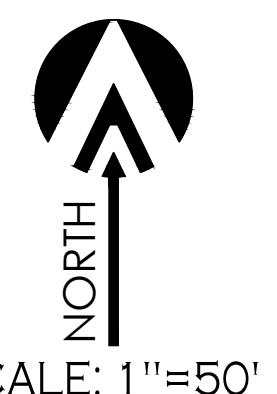
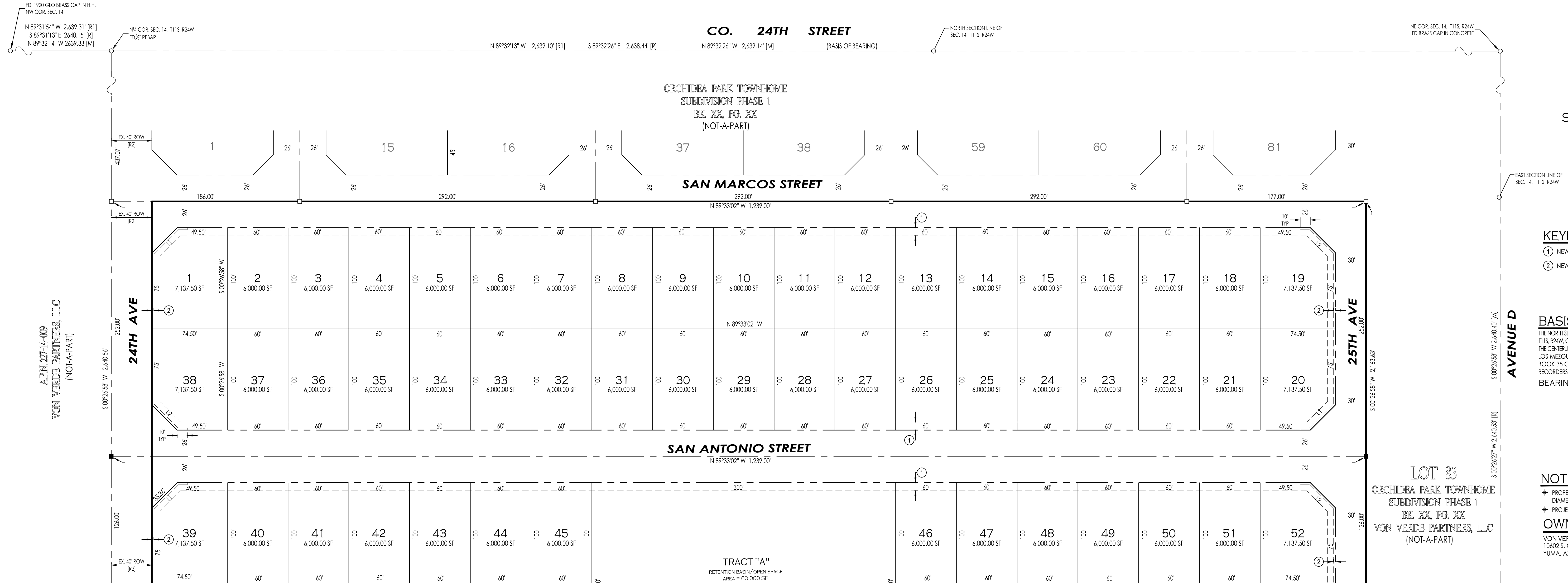
ELABORATED BY:  
 Vnv 23-600

**VEGA & VEGA**  
 ENGINEERING, PLLC  
 2619 S. Ave. 2 1/2 E, Ste 3 928-329-0000 Tel  
 Yuma, Az. 85365 928-247-6232 Fax  
 www.vegaandvega.com

# 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 W<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> 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

**BASIS OF BEARING**  
 THE NORTH SECTION LINE OF THE NE<sup>1</sup>/<sub>4</sub> 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

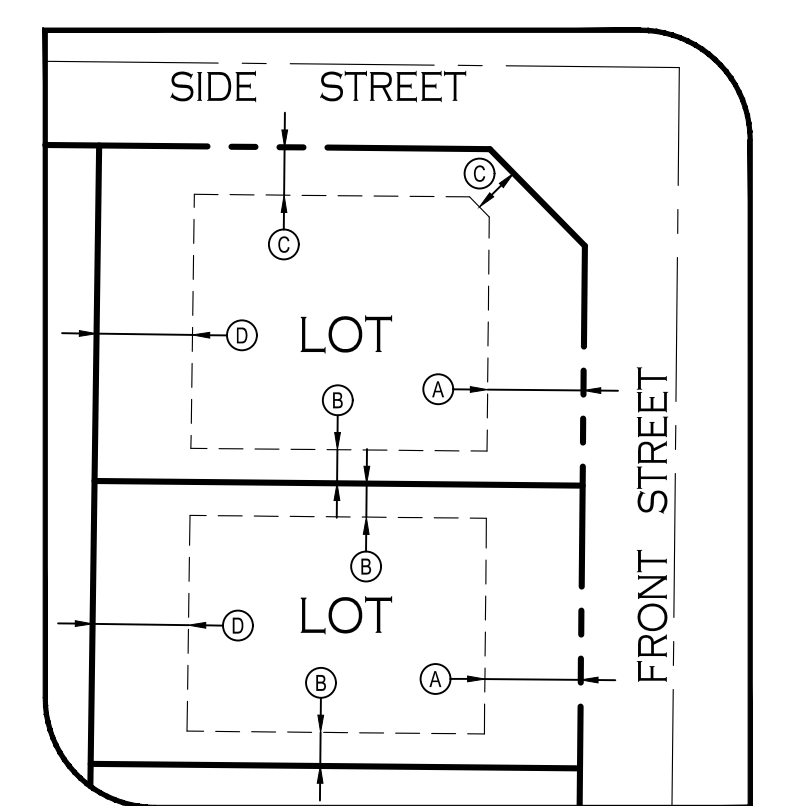
ALPN: 27-16-009  
 VON VERDE PARTNERS, LLC  
 (NOT-A-PART)

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

MATCHLINE SEE SHEET 3 OF 3

MATCHLINE SEE SHEET 3 OF 3

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

**VEGA & VEGA**  
 ENGINEERING, P.L.L.C.

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

**LAND SURVEYOR'S CERTIFICATE:**

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.

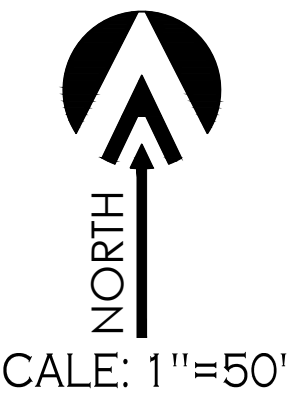
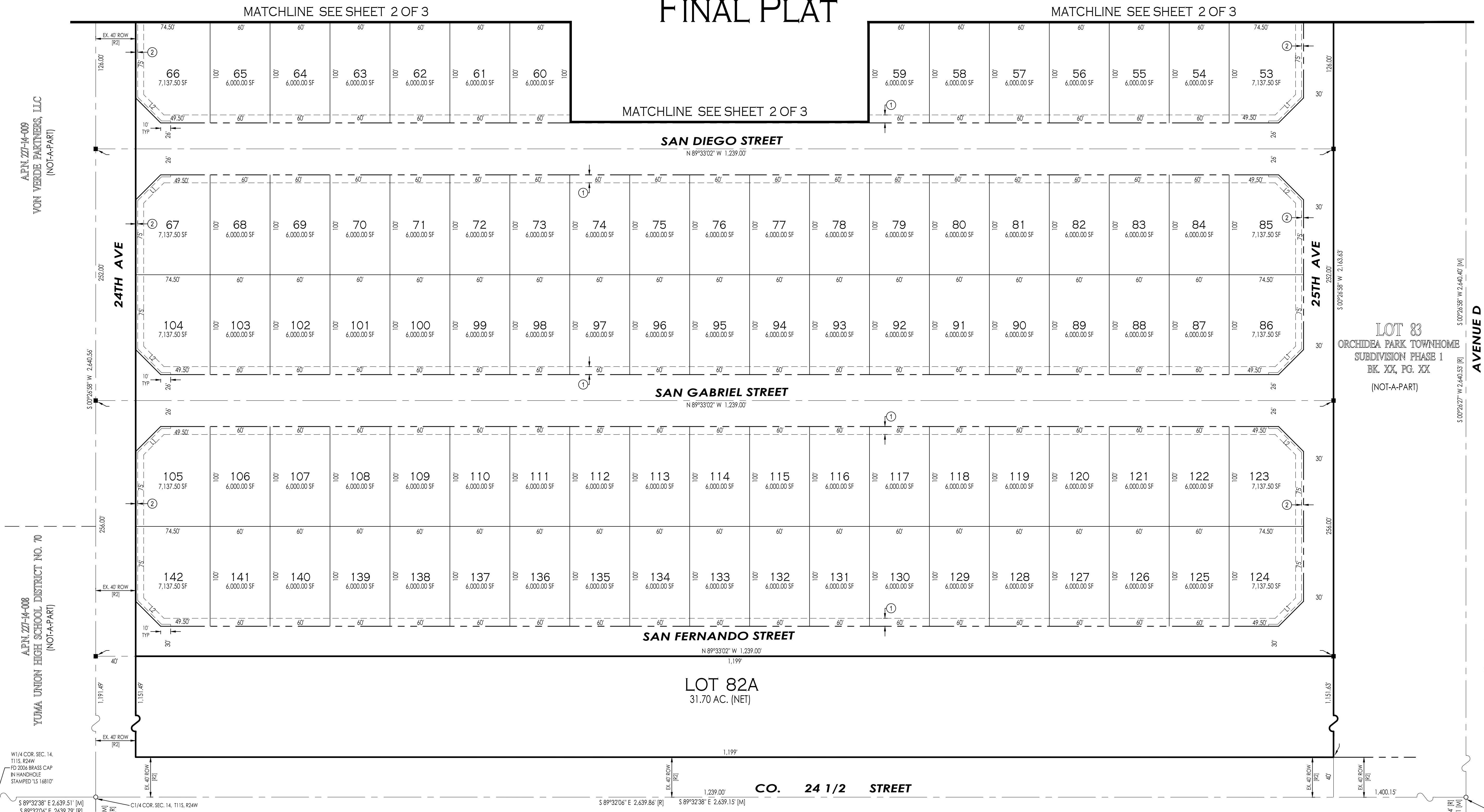
BY: *John C. English II*  
 JOHN C. ENGLISH II R.L.S. No. 16528

16528  
 JOHN C. ENGLISH II  
 05/20/24  
 ARIZONA, U.S.A.

# 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 W<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> 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

**ELABORATED BY:**  
 Vrv 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)
  - B.C. INDICATES BRASS CAP
  - Y.C.R. INDICATES YUMA COUNTY RECORDERS
  - G.I.O. INDICATES GENERAL LAND OFFICE
  - N.A.E. INDICATES NON ACCESS EASEMENT

INDICATES MEASURED DATA  
 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  
 DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54.  
 YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.  
 DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN  
 YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

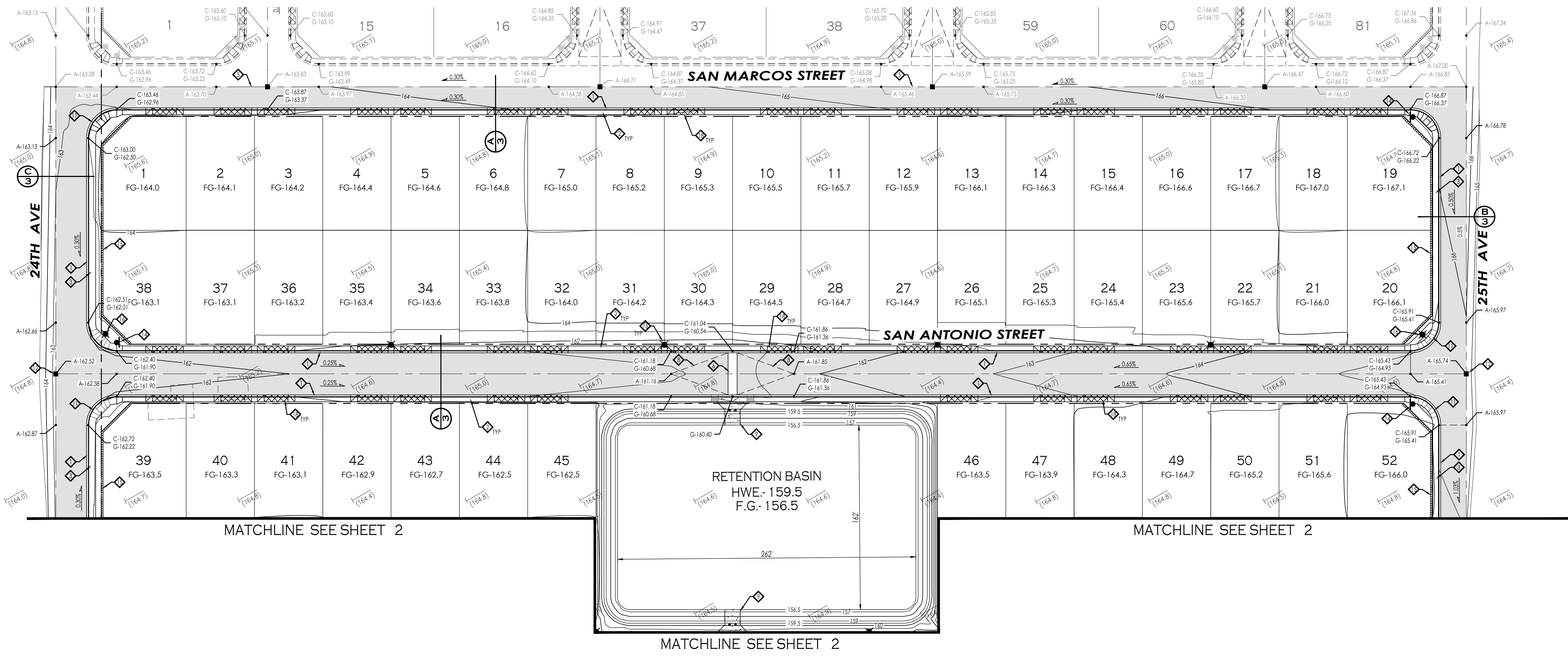
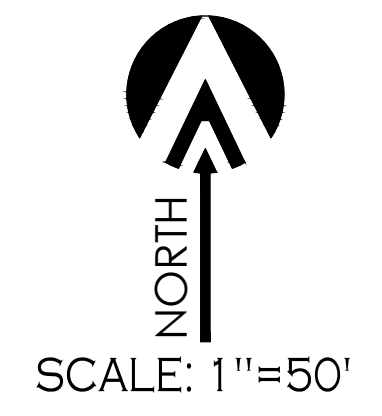
**LINE DATA**

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

**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 THE 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 DECIMAL PARTS.



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



PAVING & GRADING  
ORCHIDEA PARK  
PHASE I SUBDIVISION

**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:**

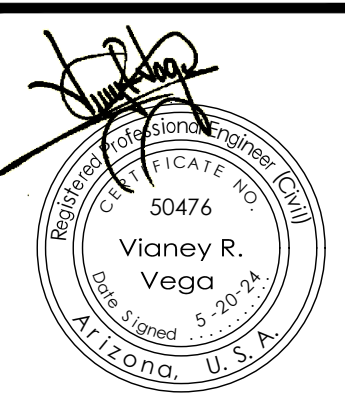
- NEW VERTICAL CURB & GUTTER - AS PER C.O.Y. STD. 3-060
- NEW 4" CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
- NEW 5" CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
- NOT USED
- SAWCUT 1" OF EXISTING PAVEMENT, REMOVE AND REPLACE WITH NEW PAVEMENT - SEE DETAIL
- NEW 8" CROSS GUTTER - AS PER C.O.Y. STD. 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  
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



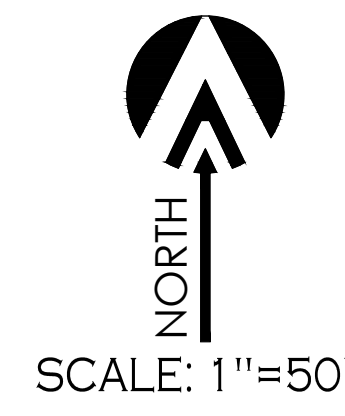
Notes:  
  
Scale: N.T.S. Date: MAY 2024  
Drawn: Staff Job #: vrv23-600  
Checked: vna  
Sheet

**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

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 1



**LEGEND**

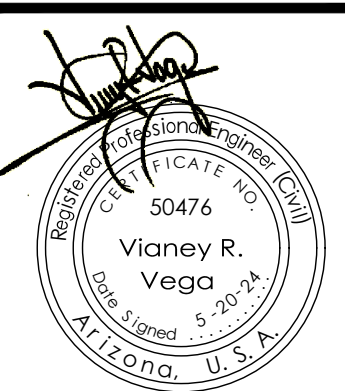
- |  |   |  |                                      |
|--|---|--|--------------------------------------|
|  | INDICATES EX. ASPHALT PAVEMENT                                |  | INDICATES EXISTING STREET SIGN       |
|  | INDICATES EX. CONCRETE  |  | INDICATES EXISTING MANHOLE           |
|  | INDICATES 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@v@vega.com

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



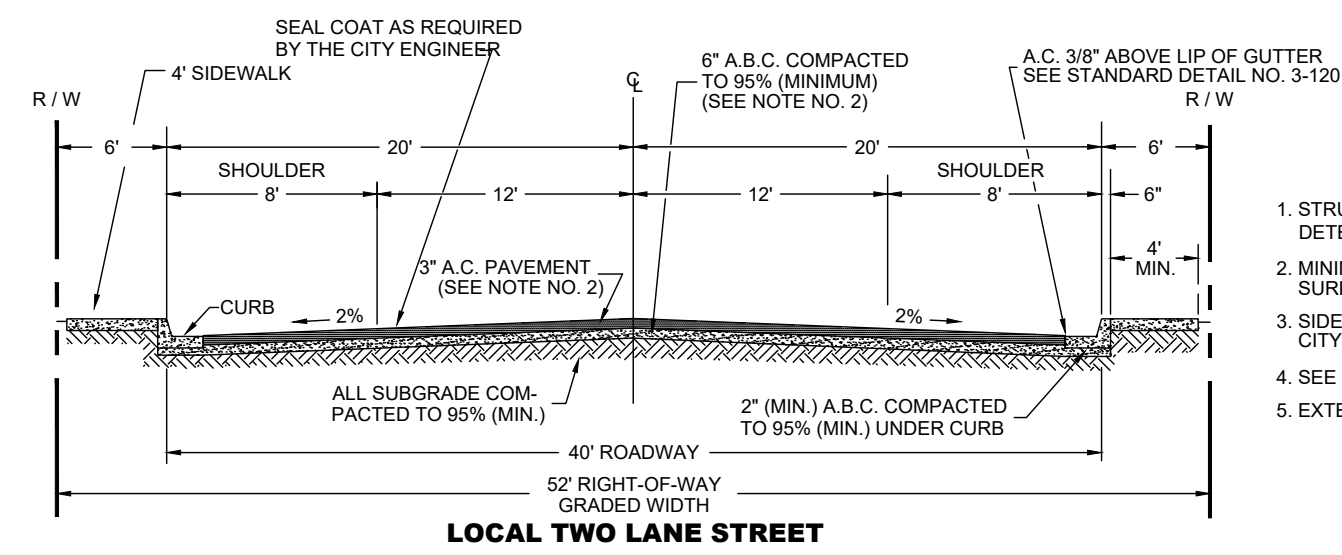
Notes:

Scale: N.T.S. Date: MAY 2024  
 Drawn: Staff Job #: vnv23-600  
 Checked: vna

**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

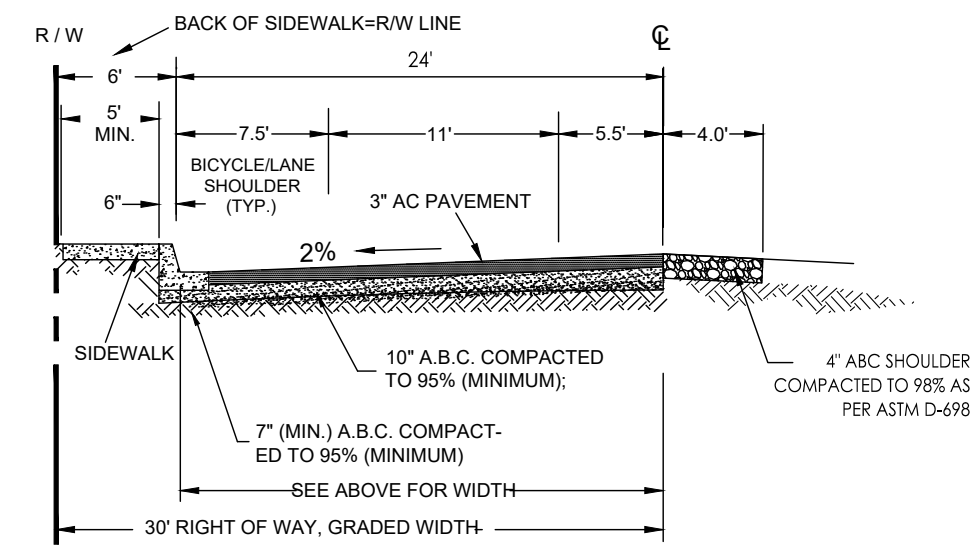


- NOTES**
1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
  2. MINIMUM PAVING THICKNESS SHALL BE 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 6" OF A.B.C. COMPACTED TO 95% (MINIMUM).
  3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.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

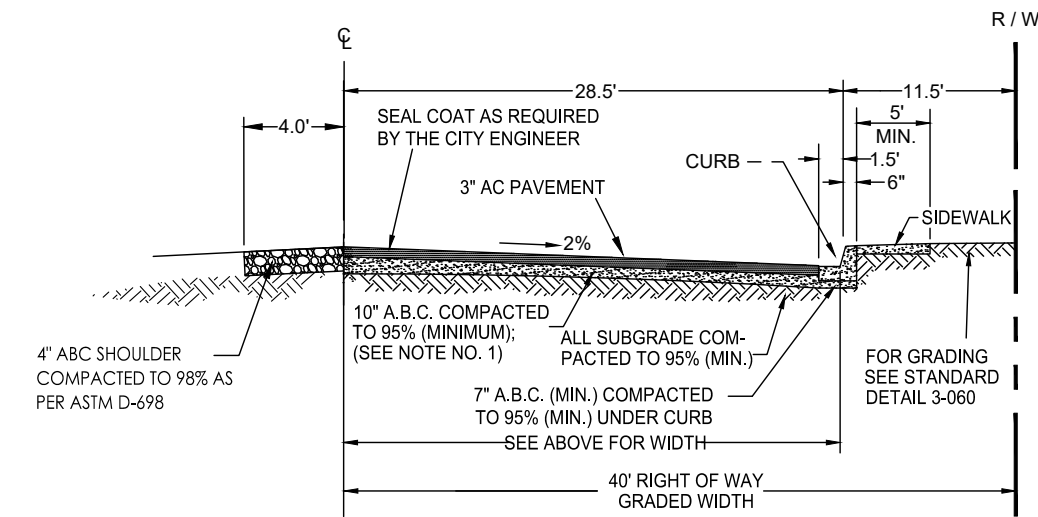


- NOTES**
1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
  2. MINIMUM PAVING THICKNESS - 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
  3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
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

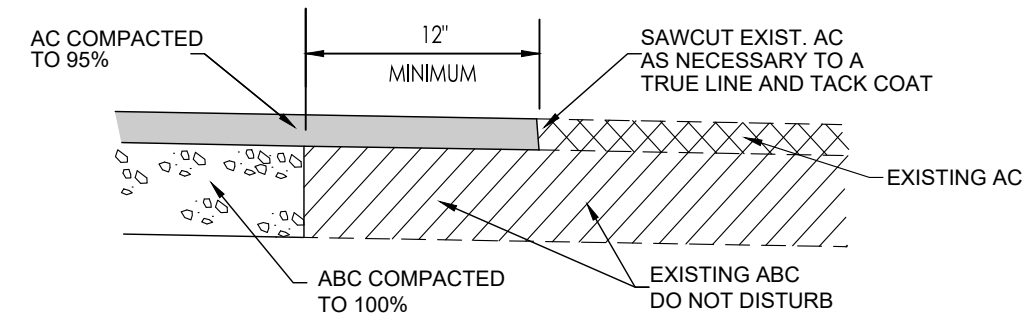


- NOTES**
1. STRUCTURAL DESIGN OF COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOILS TEST.
  2. MINIMUM PAVING THICKNESS - 3" FOR PLANT HOT MIX ASPHALT SURFACING OVER 10" OF A.B.C. COMPACTED TO 95% (MINIMUM).
  3. SIDEWALK LOCATION ADJACENT TO CURB OR AS APPROVED BY THE CITY ENGINEER.
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

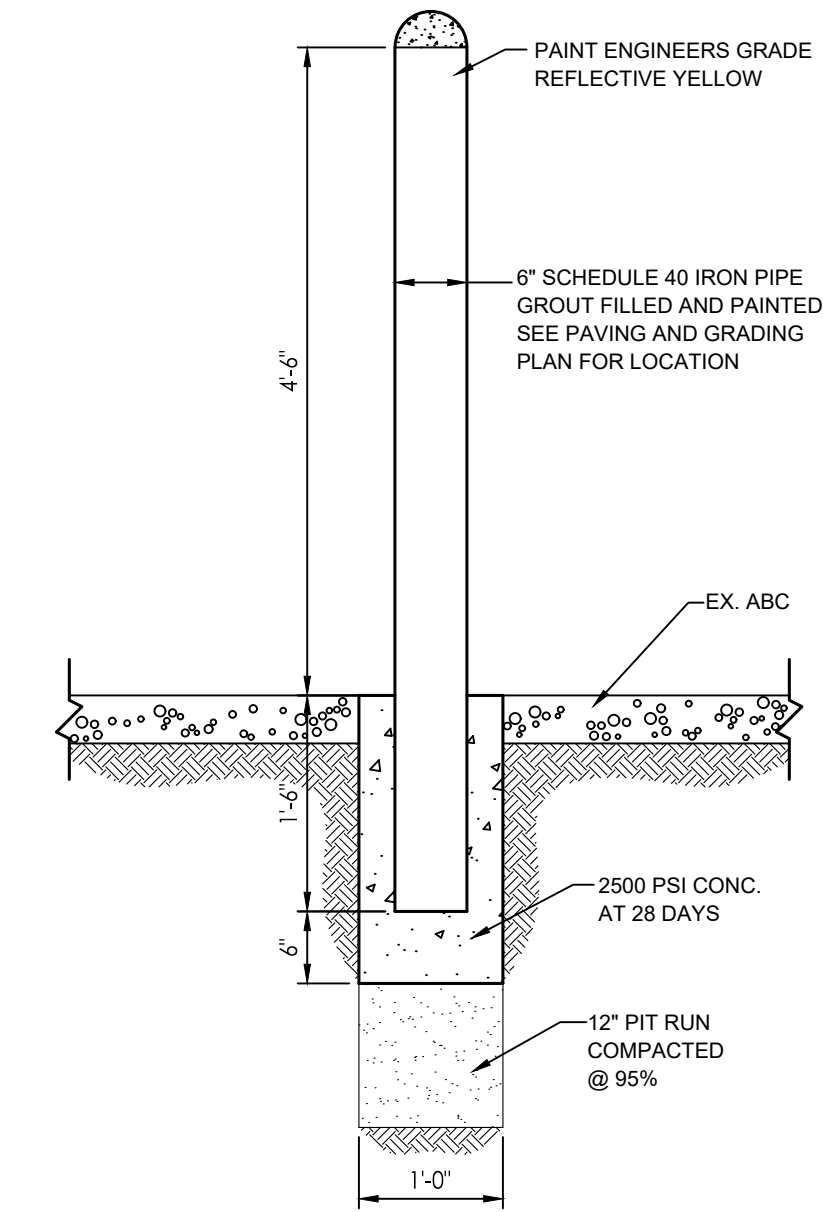
CITY OF YUMA STD. 2-020 (MODIFIED)

**C**  
3



**SAWCUT DETAIL**

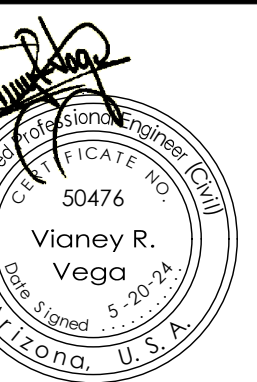
**D**  
3



**GUARD POST DETAIL**

**E**  
3

Typical Street Sections  
**ORCHIDEA PARK**  
PHASE I SUBDIVISION

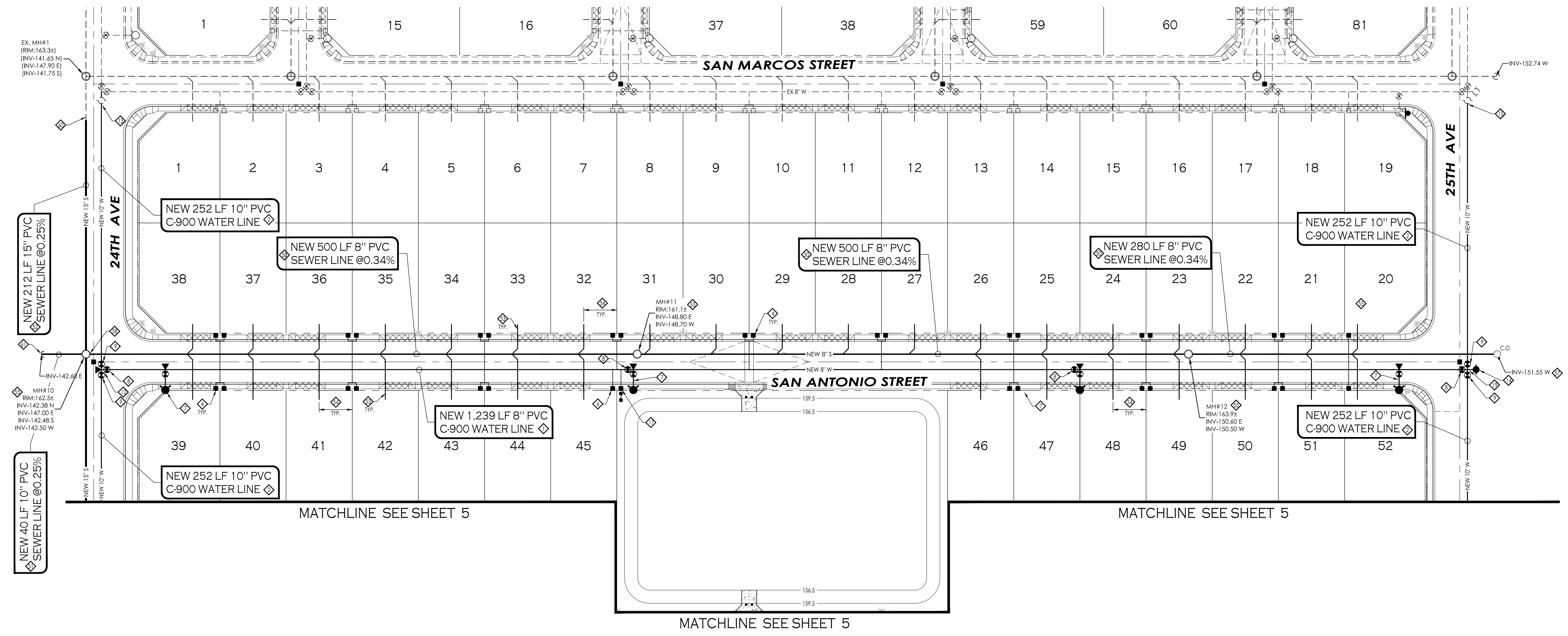
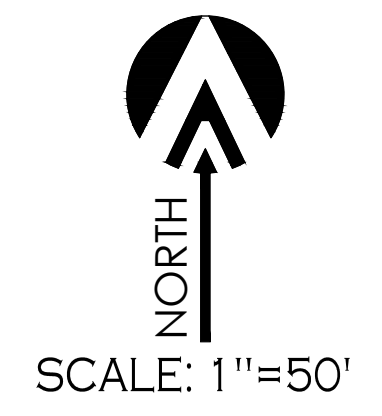


Notes:  
  
Scale: N.T.S. Date: MAY 2024  
Drawn: staff Job #: vnv23-600  
Checked: vna  
Sheet

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

**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.



**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-O | NEW SEWER STUB                         |
| --EX.--8"--PVC--S-- | INDICATES EX. SEWER LINE         | NEW-PVC-S-O | NEW SEWER MANHOLE                      |
| ○                   | INDICATES EXISTING MANHOLE       | NEW-PVC-S-O | NEW SEWER CLEANOUT                     |
| ○                   | INDICATES EXISTING FIRE HYDRANT  | NEW-PVC-S-O | 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

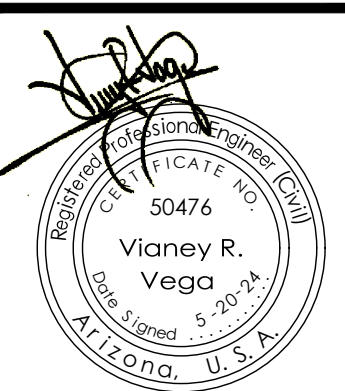
**NOTE:**  
SEE SHEETS 6, 7 AND 8 FOR SEWER PLAN & PROFILE

**UTILITIES WARNING**

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

**WATER & SEWER**  
**ORCHIDEA PARK**  
**PHASE I SUBDIVISION**

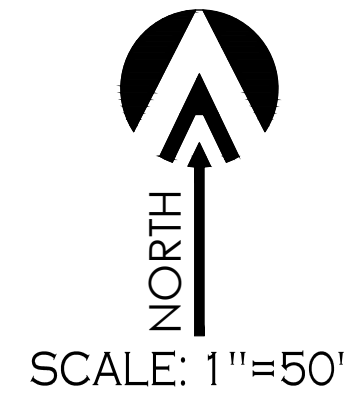
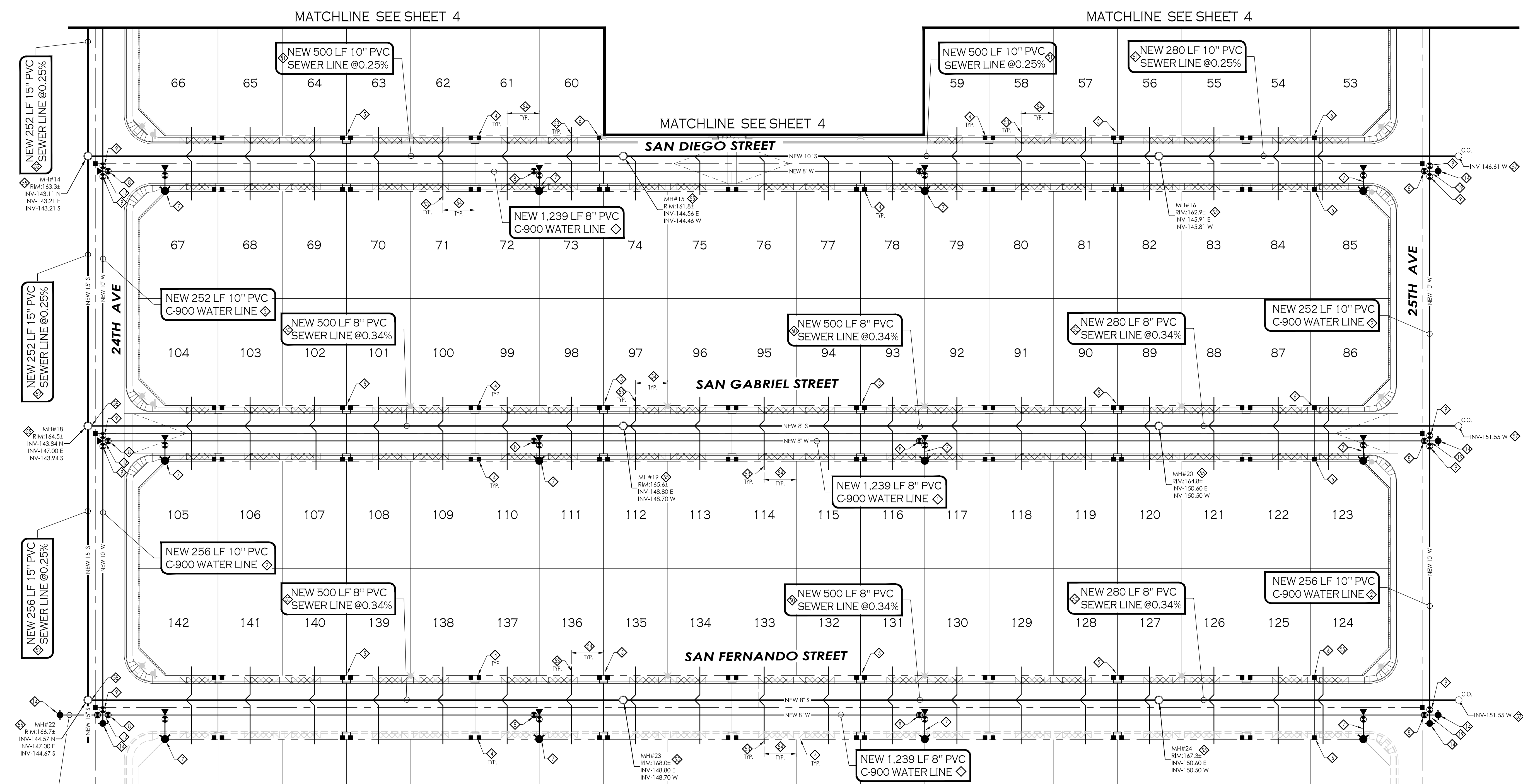


Notes:  
  
Scale: N.T.S. Date: MAY 2024  
Drawn: Staff Job #: vnv23-600  
Checked: vna  
Sheet

SEWER PLAN & PROFILE  
ORCHIDEA PARK  
PHASE I SUBDIVISION



Notes:  
Scale: N.T.S. Date: MAY 2024  
Drawn: staff Job #: vrv23-600  
Checked: vna  
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              | NEW SEWER MANHOLE                      |
| --EX--8"--PVC--S-- | INDICATES EX. SEWER LINE         | NEW SEWER CLEANOUT          | NEW 4" PVC SEWER SERVICE               |
| MH                 | INDICATES EXISTING MANHOLE       | NEW-PVC-W-                  | INDICATES NEW WATER LINE               |
| PH                 | INDICATES EXISTING FIRE HYDRANT  | NEW SINGLE WATER SERVICE    | FIRE LINE W/ END PLUG AND THRUST BLOCK |
| WM                 | INDICATES EXISTING WATER METER   | NEW WATER VALVE             | NEW FIRE HYDRANT                       |
| WV                 | INDICATES EXISTING WATER VALVE   | NEW TEMPORARY BLOWOFF VALVE |  |
| 50                 | INDICATES LOT NUMBERS            |                             |  |

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:

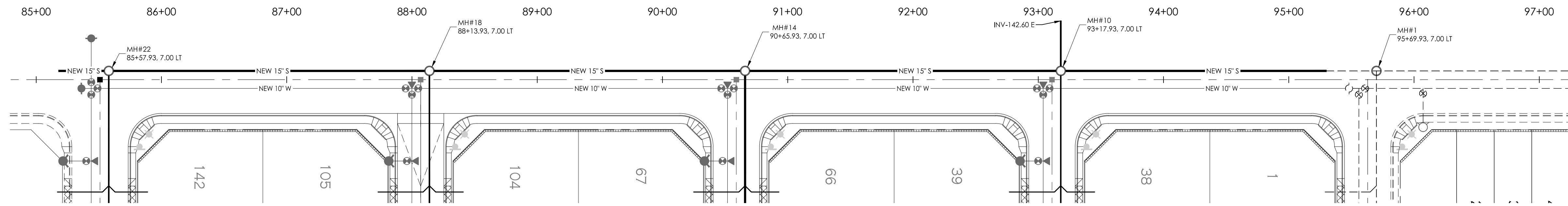
- ◆ INSTALL 8" SEWER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ INSTALL 10" SEWER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ INSTALL 15" SEWER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015
- ◆ CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT, UNLESS NOTED OTHERWISE.
- ◆ NEW 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 WATERRIGHT END CAP

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

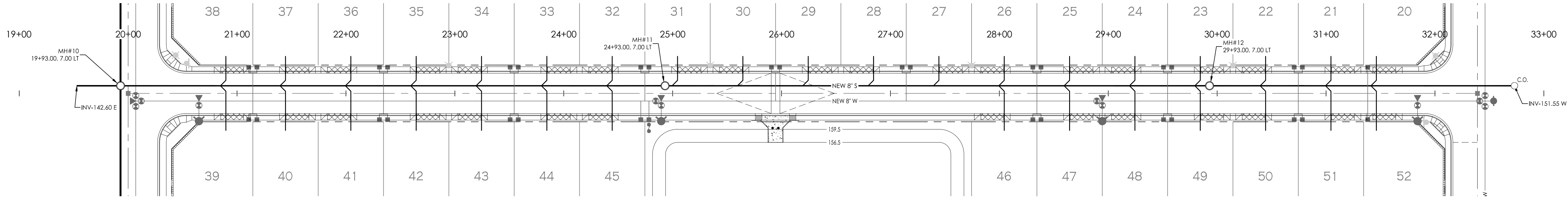
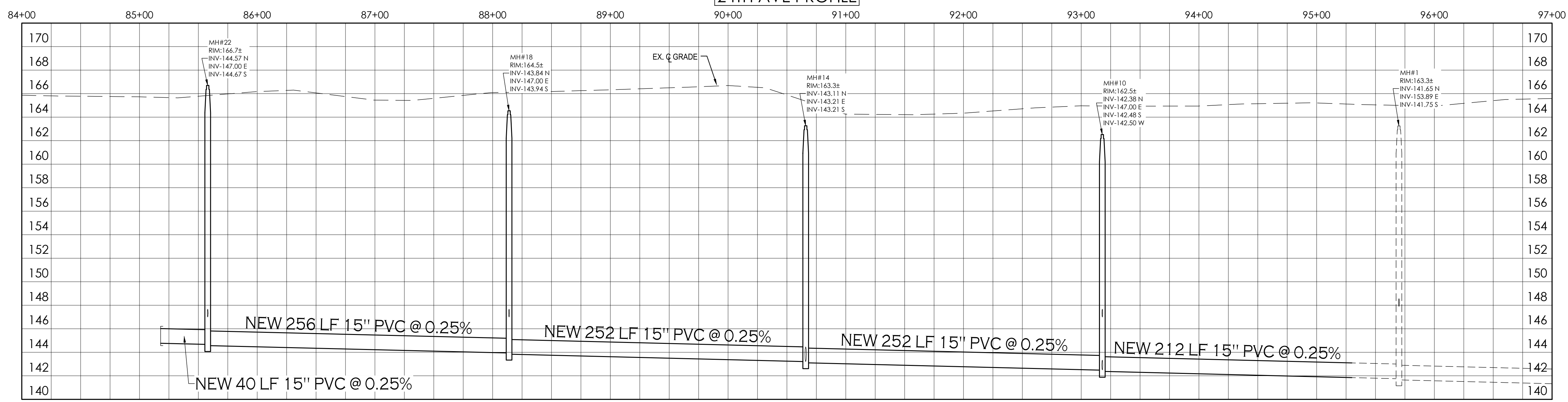
UTILITIES WARNING

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



NORTH  
SCALE: 1"=50'



NORTH  
SCALE: 1"=50'



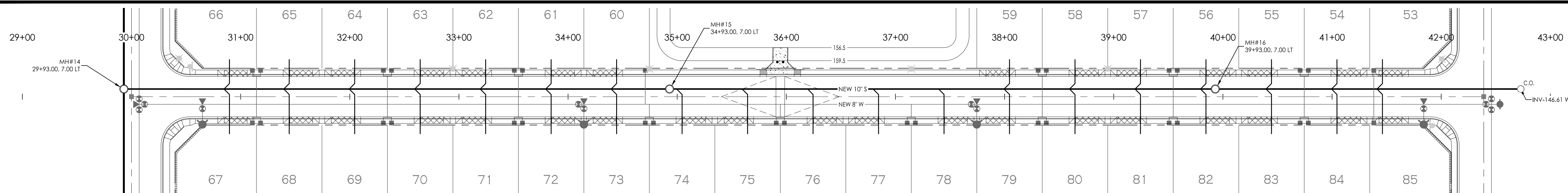
**UTILITIES WARNING**  
UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. WHETHER 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

SEWER PLAN & PROFILE  
ORCHIDEA PARK  
PHASE I SUBDIVISION

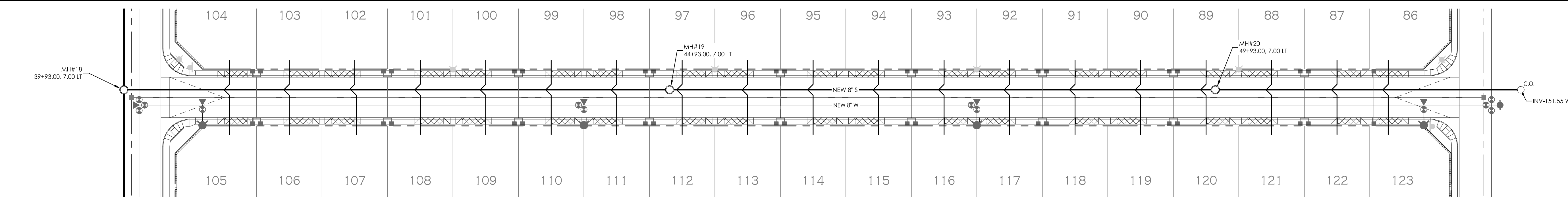
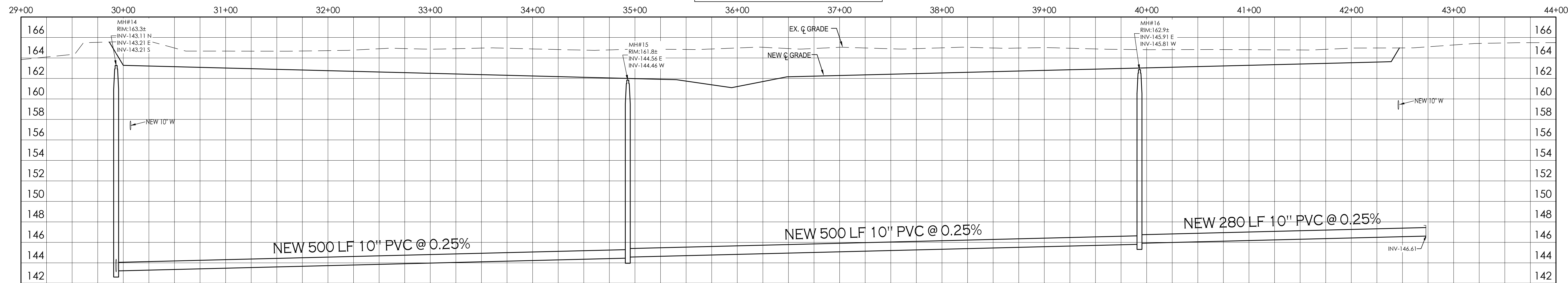


Notes:  
Scale: N.T.S. Date: MAY 2024  
Drawn: Staff Job #: vrv23-600  
Checked: vna  
Sheet



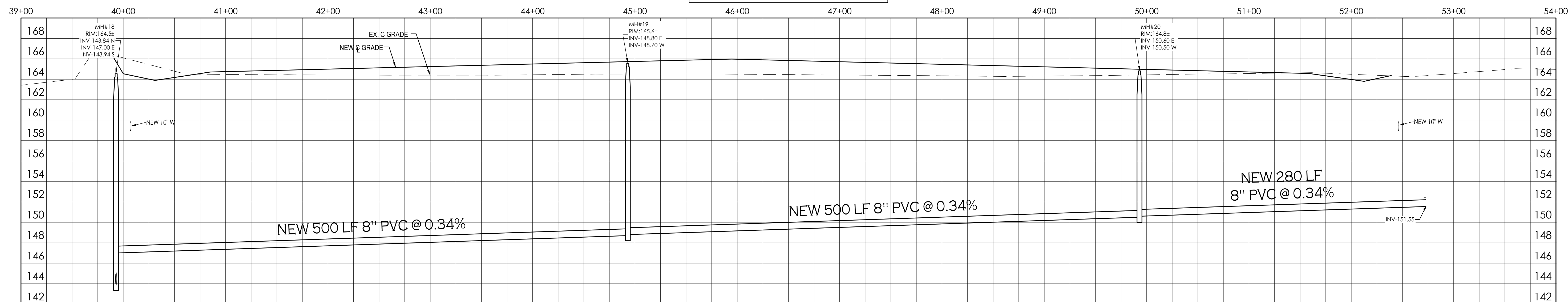
NORTH  
SCALE: 1"=50'

SAN DIEGO STREET PROFILE



NORTH  
SCALE: 1"=50'

SAN GABRIEL STREET PROFILE



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

SEWER PLAN & PROFILE  
ORCHIDEA PARK  
PHASE I SUBDIVISION



Notes:

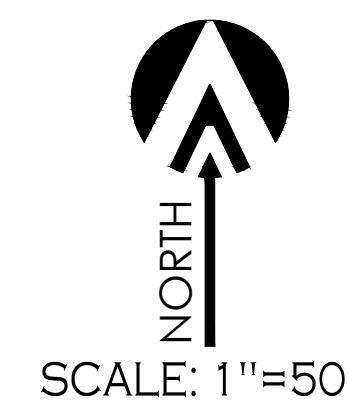
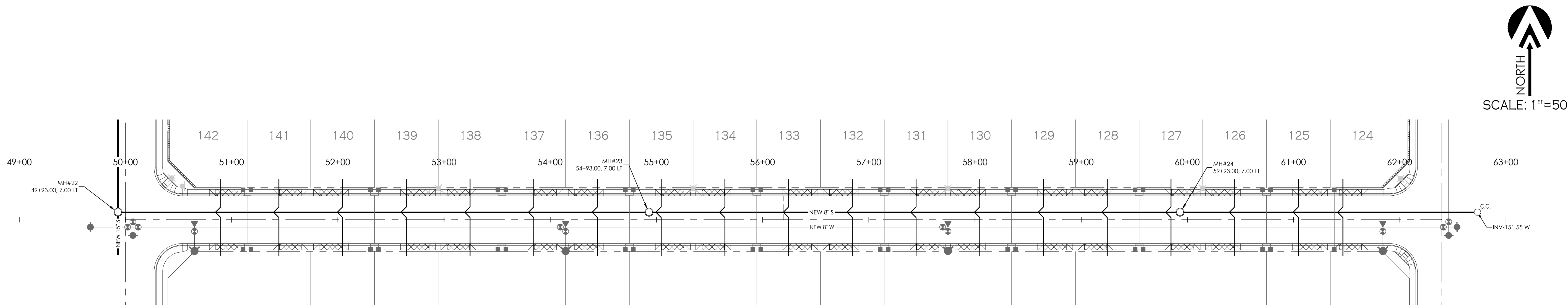
Scale: N.T.S. Date: MAY 2024  
Drawn: staff Job #: vnv23-600  
Checked: vna

Sheet  
7

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.

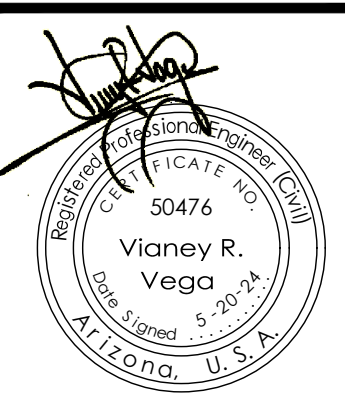
CALL TWO WORKING DAYS BEFORE YOU DIG  
1-800-STAKE-IT



**SAN FERNANDO STREET PROFILE**



**SEWER PLAN & PROFILE**  
**ORCHIDEA PARK**  
**PHASE I SUBDIVISION**



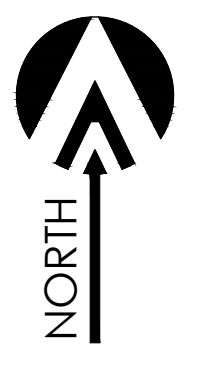
Notes:

Scale: N.T.S. Date: MAY 2024  
 Drawn: staff Job #: vnv23-600  
 Checked: vna

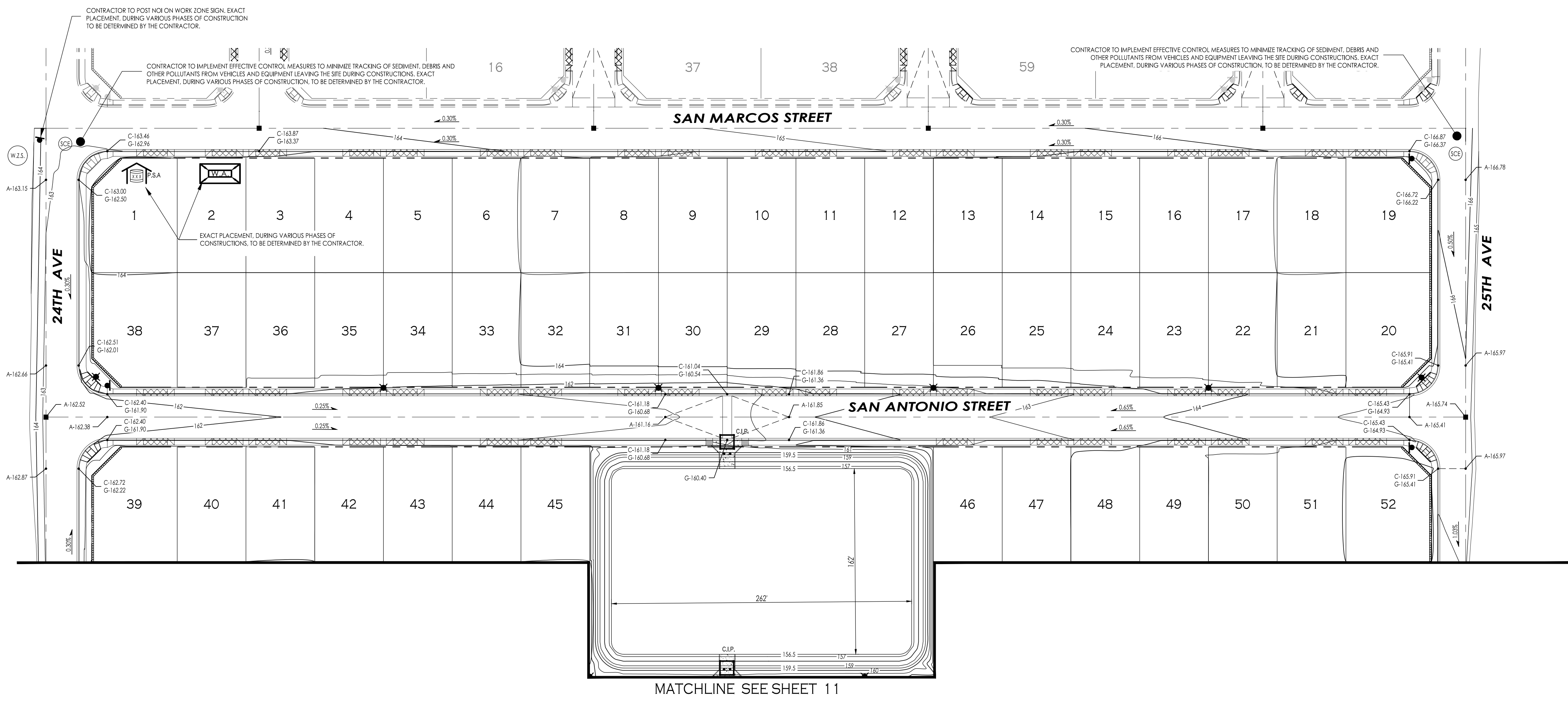
**UTILITIES WARNING**  
 UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. WHETHER 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**





SCALE: 1"=50'



MATCHLINE SEE SHEET 11

**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 ELEVATION 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.

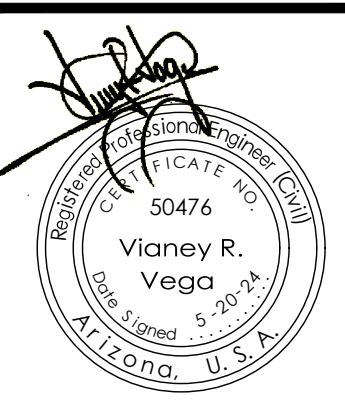
**BENCHMARK**

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**

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.

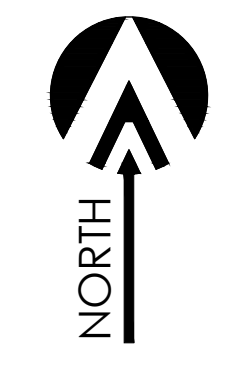
CALL TWO WORKING DAYS BEFORE YOU DIG  
1-800-STAKE-IT



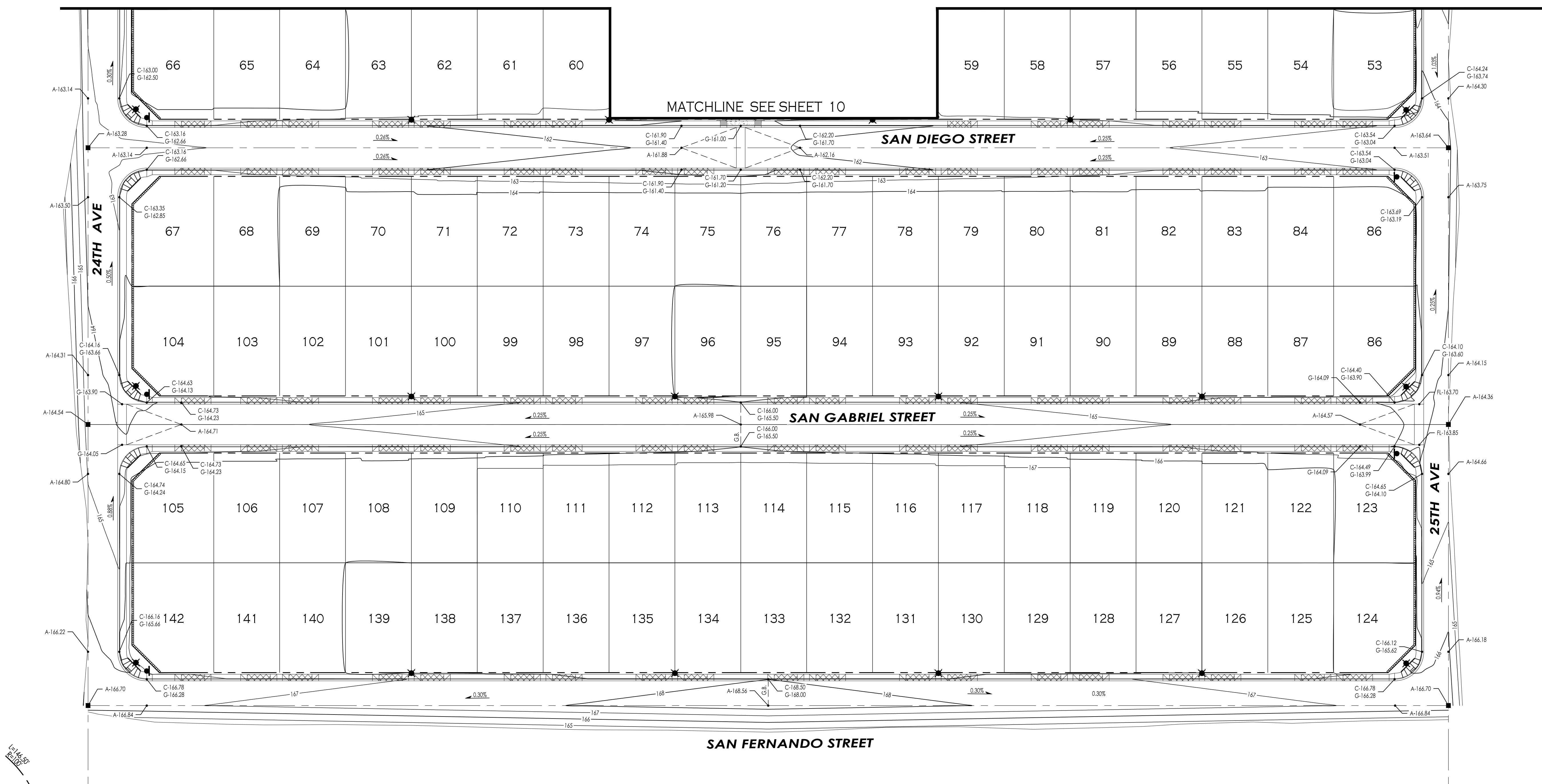
Notes:

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

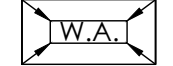



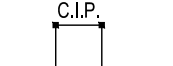





Sheet





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)
-  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 1% 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 04027C1485 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" REBAR W/LS 22747 LOCATED AT THE INTERSECTION OF 20th AVENUE AND COUNTY 24TH STREET  
ELEVATION: 159.25 FEET

**UTILITIES WARNING**

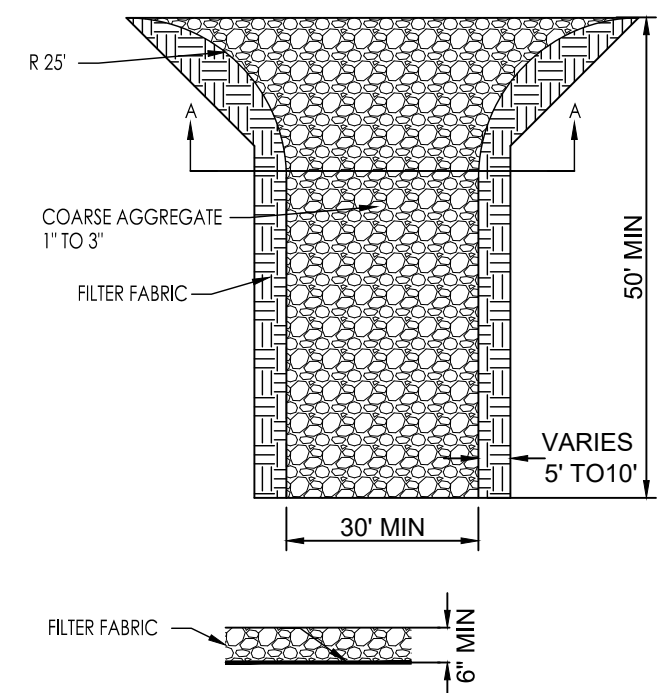
UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. WHETHER SHOWN ON THESE PLANS 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  
1-800-STAKE-IT

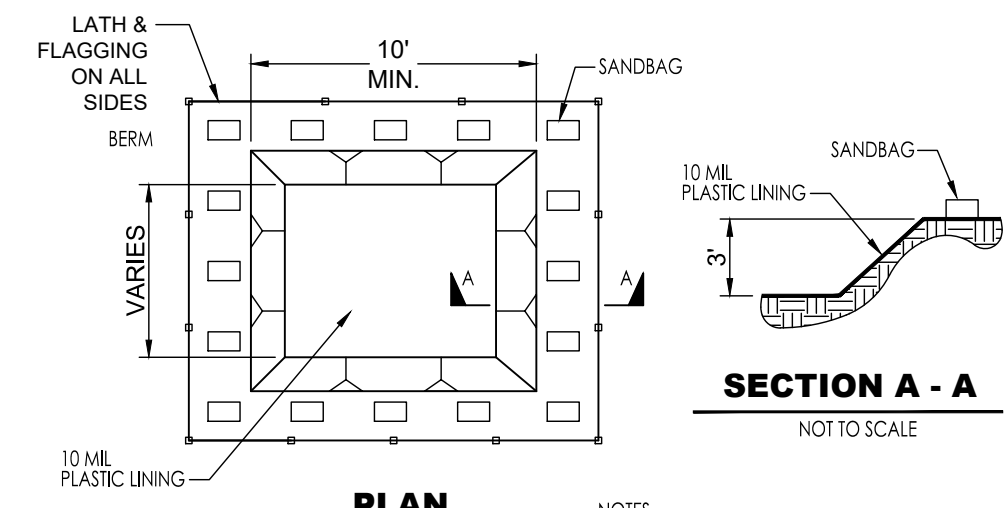
SWPPP Plan  
 ORCHIDEA PARK  
 PHASE I SUBDIVISION



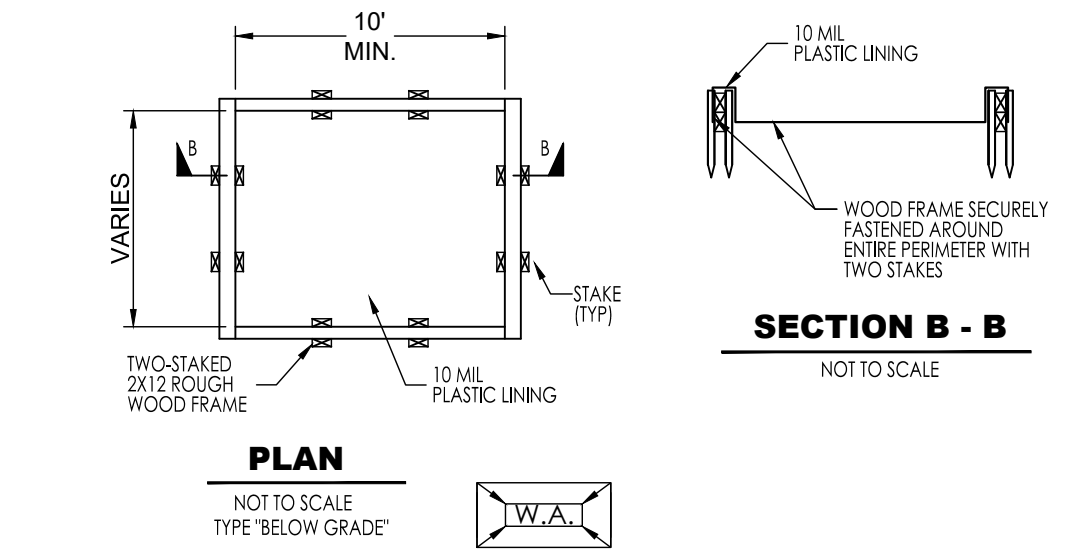
Notes:  
  
Scale: N.T.S. Date: MAY 2024  
Drawn: staff Job #: vnv23-600  
Checked: vna  
Sheet



**SECTION A - A**  
**STABILIZED CONSTRUCTION EXIT/ENTRANCE** SCE

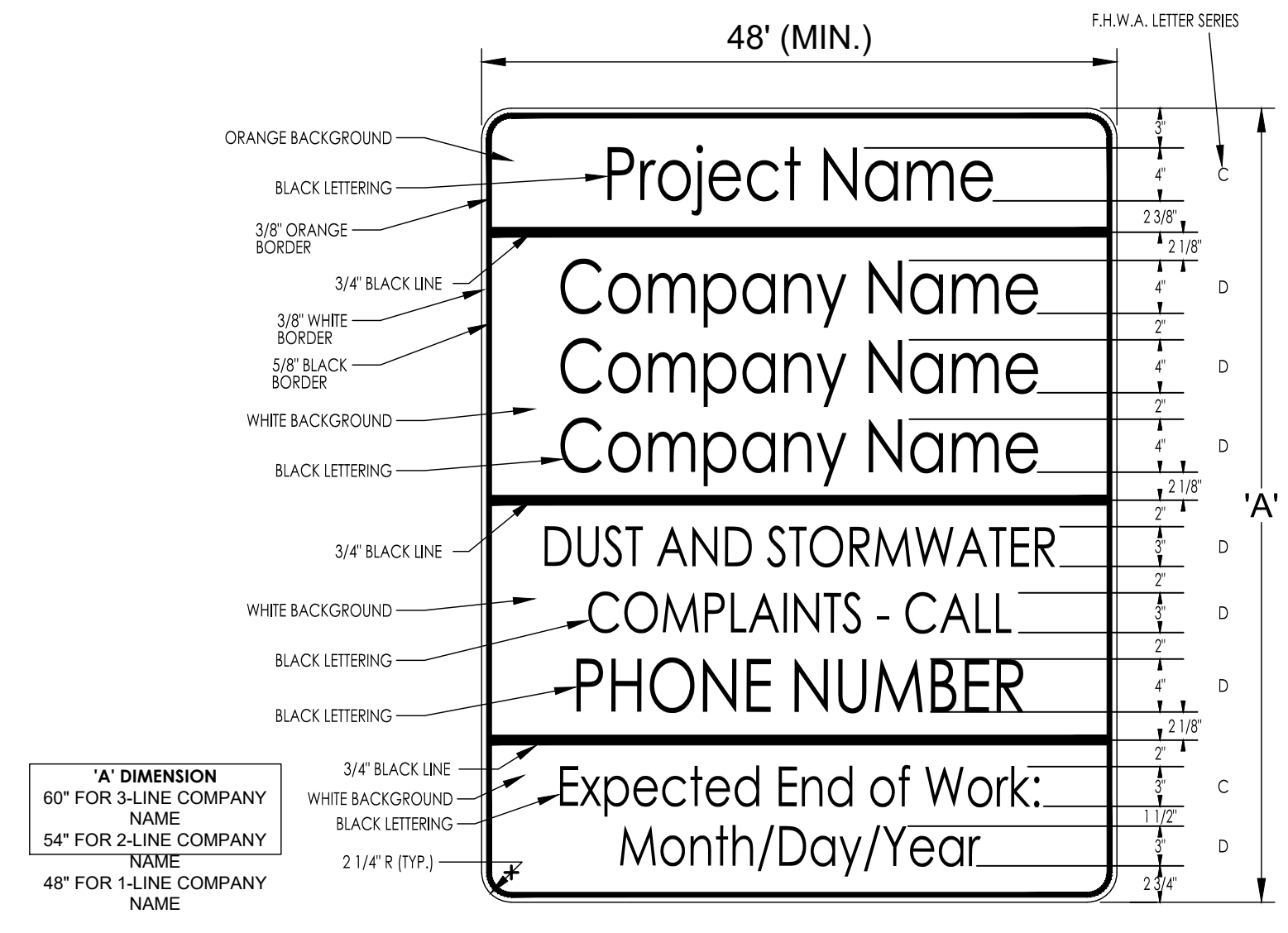


**NOTES**  
 1. ACTUAL LAYOUT DETERMINED IN FIELD.  
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



**SECTION B - B**  
**CONCRETE WASH AREA** WA

**SIGN WZIS-1**



**WORK ZONE IDENTIFICATION SIGN** WZS

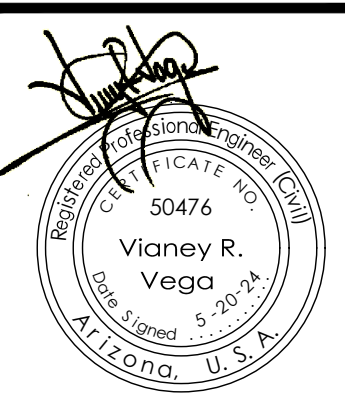
**CONSTRUCTION NOTES**

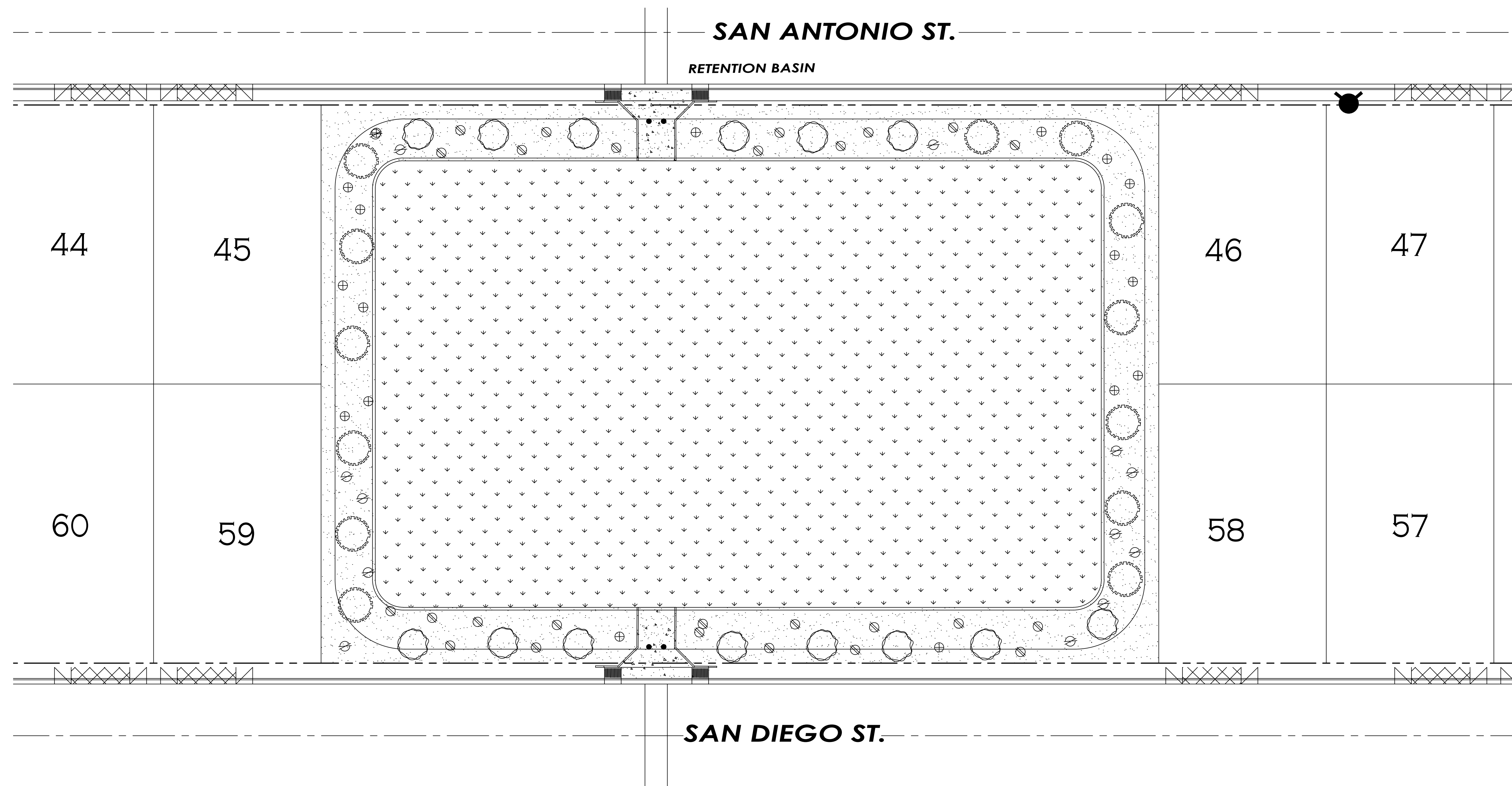
- AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL ROUGH GRADE SITE.
- CONTRACTOR SHALL PREVENT ANY SILTATION FROM ENTERING ANY STORM SEWER SYSTEM. ALL INLETS & INLET OPENINGS SHALL BE FULLY ENCIRCLED WITH SILT FENCE DURING AND AFTER CONSTRUCTION OF INLET.
- 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.

**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





### 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

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

Landscaping

Scale: N.T.S. Date: APR 2024  
Drawn: Staff Job #: vnv23-600  
Checked:

Sheet

L1.2

SEE BELOW LEFT FOR CONTINUATION

24TH AVE

24TH AVE

140

103

102

66

65

39

38

1

PLANT LEGEND

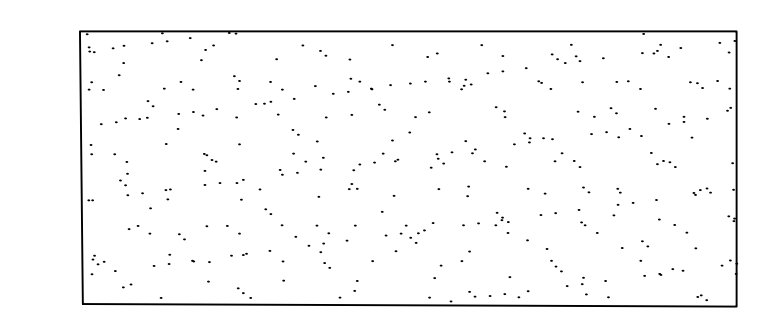
TREES

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

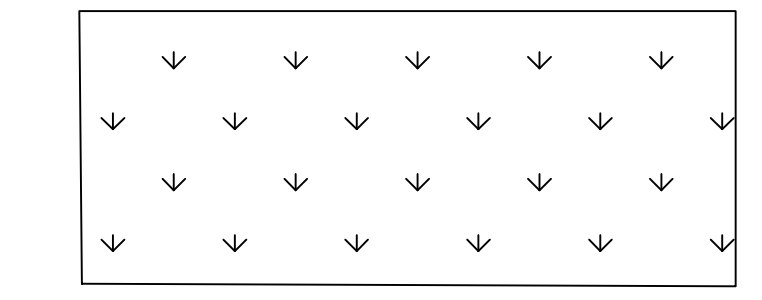
SHRUBS

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

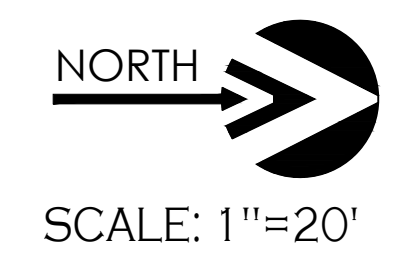
GROUND COVER/HARDSCAPES



3/4" Yuma White d.g.

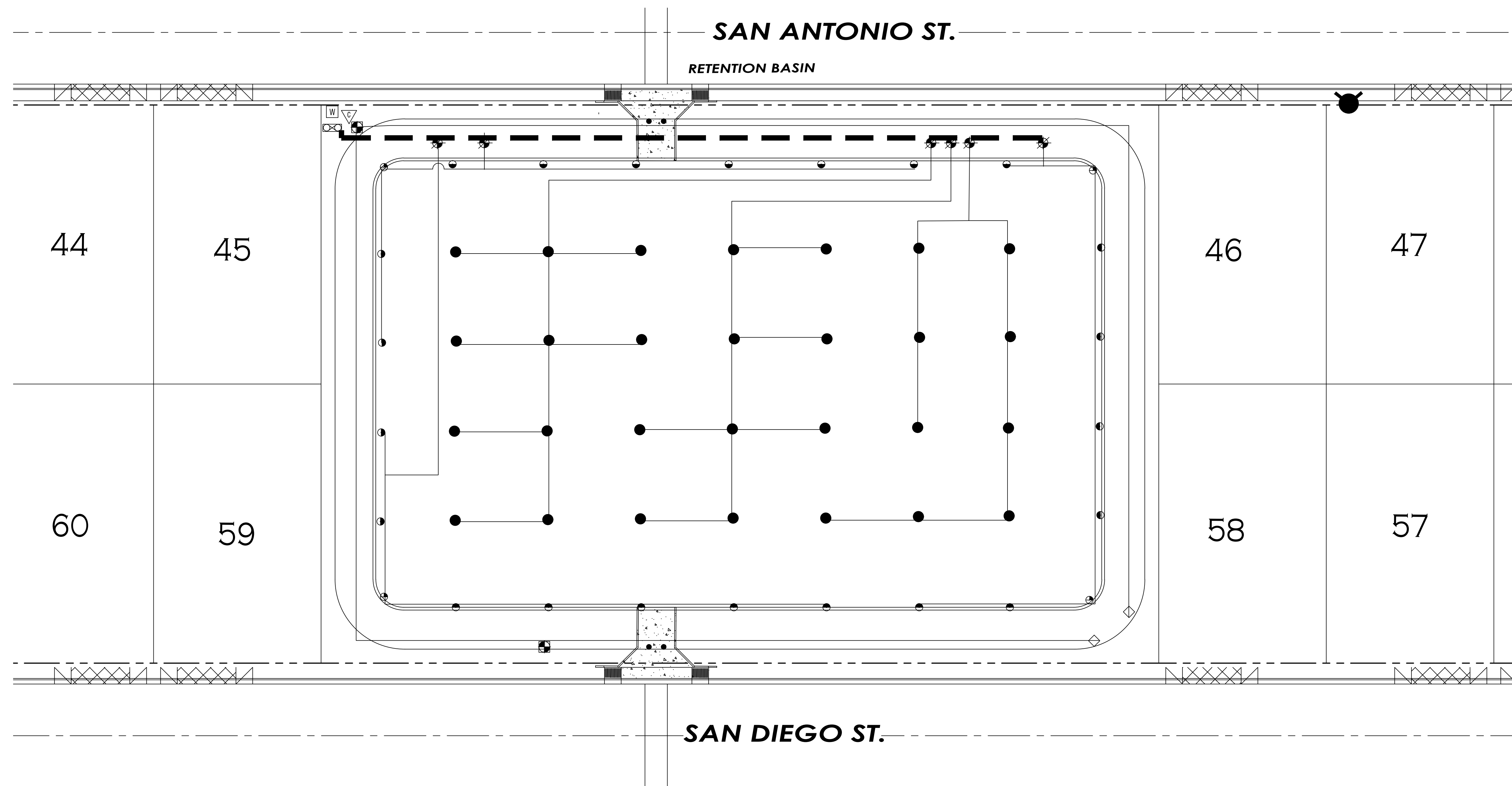


Seeded Turf



SEE ABOVE RIGHT FOR CONTINUATION

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



**IRRIGATION**

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

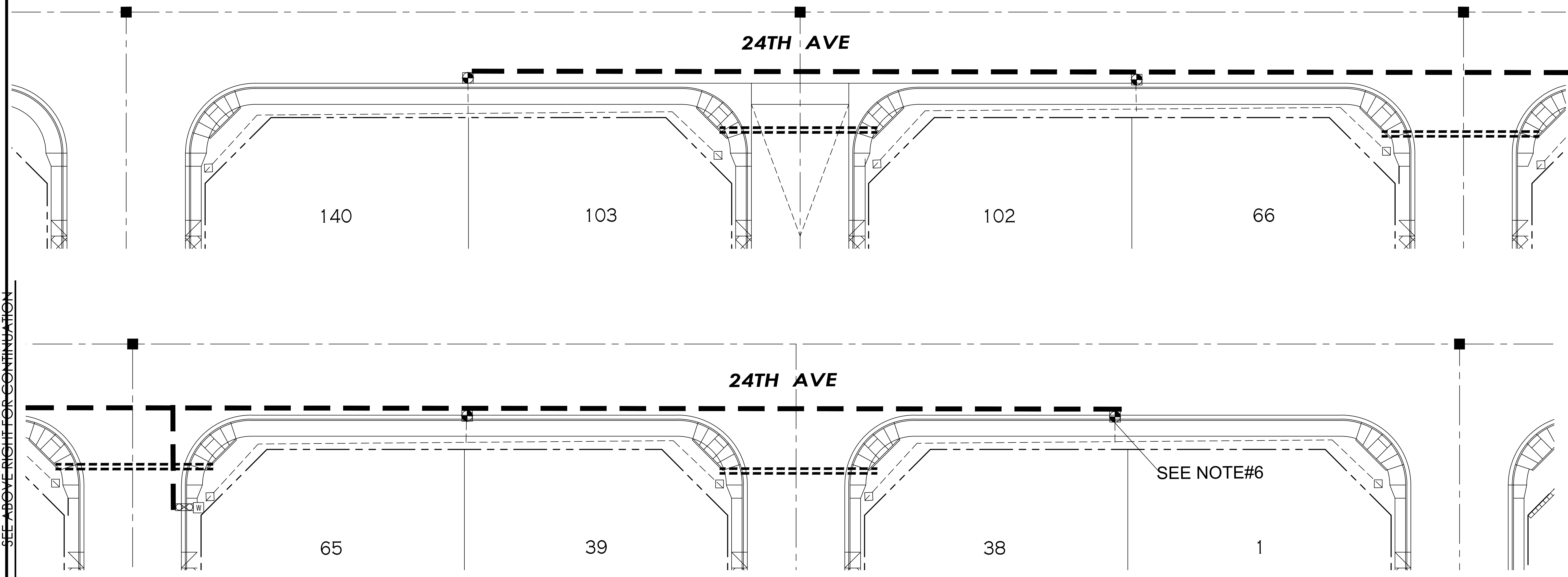
- IRRIGATION NOTES**
- CONTRACTOR RESPONSIBLE FOR FULL AND EFFICIENT COVERAGE
  - VERIFY PRESSURE BEFORE LAY OUT
  - MINIMUM PRESSURE 60 PSI AT MAIN LINE
  - VALVE LOCATIONS ARE ONLY APPROXIMATE
  - DRIP VALVES NOT TO EXCEED 5 GPM  
LAWN VALVES NOT TO EXCEED 30 GPM
  - DRAWN FOR CLARITY ALL IRRIGATION 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



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

SEE ABOVE RIGHT FOR CONTINUATION

SEE BELOW LEFT FOR CONTINUATION

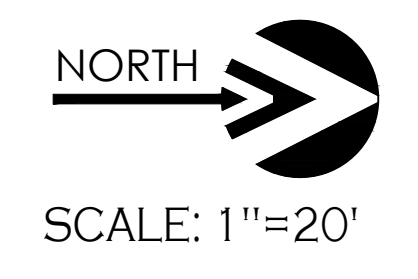


### IRRIGATION

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  
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



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

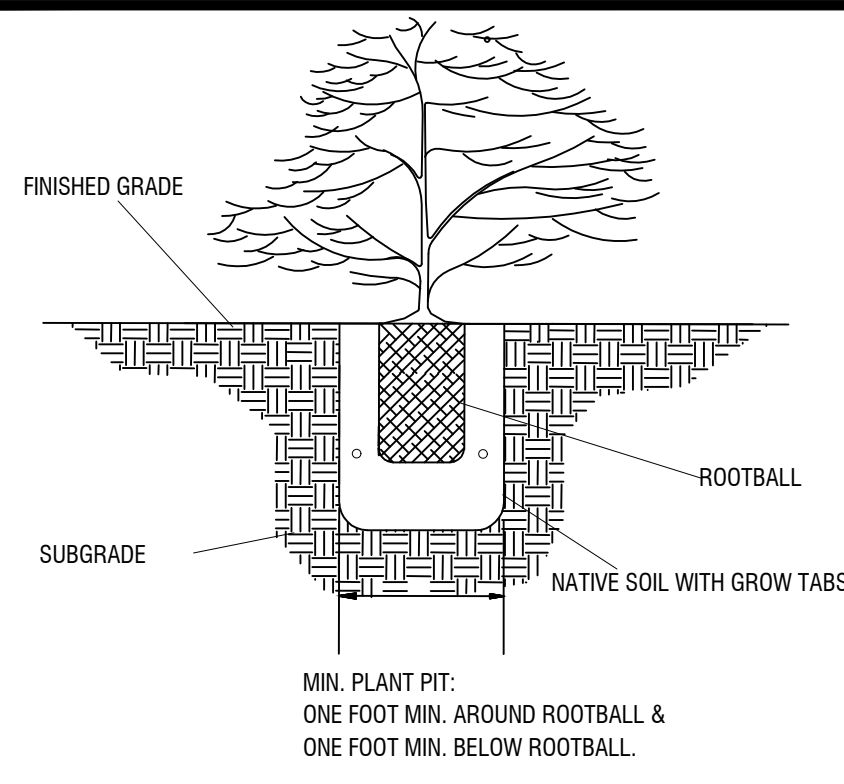
Irrigation

Notes:  
Scale: N.T.S. Date: APR 2024  
Drawn: Staff Job #: vnv23-600  
Checked:

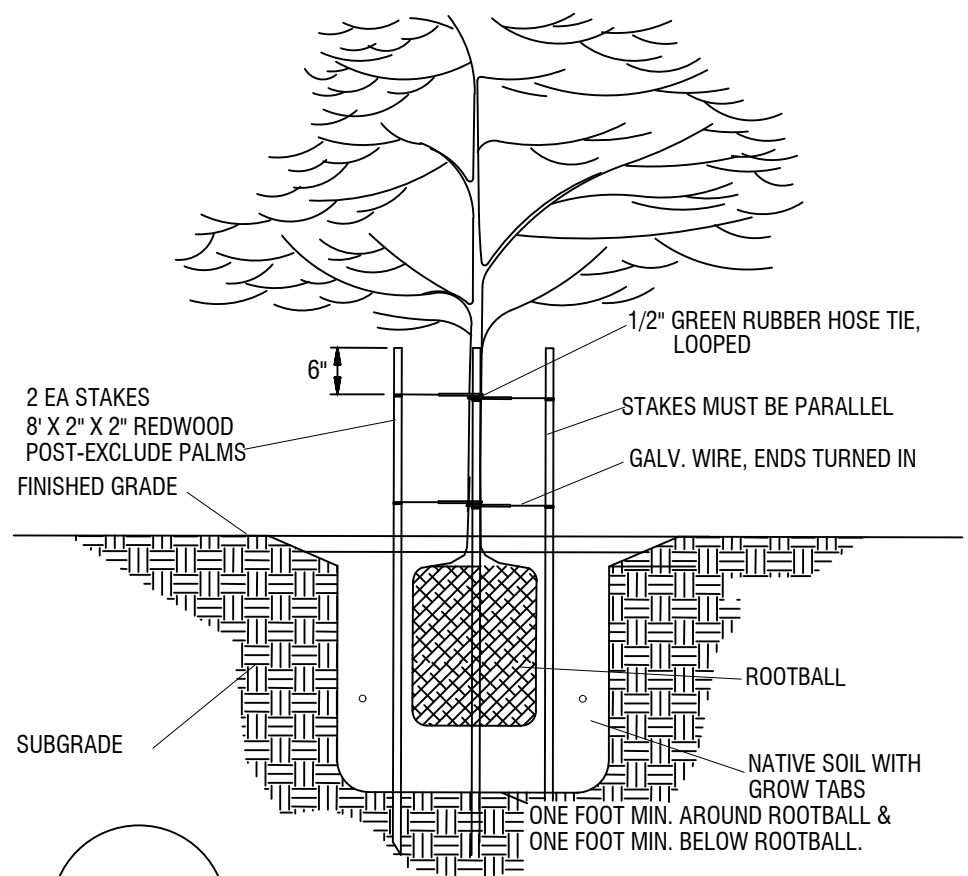
Sheet  
L1.4

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

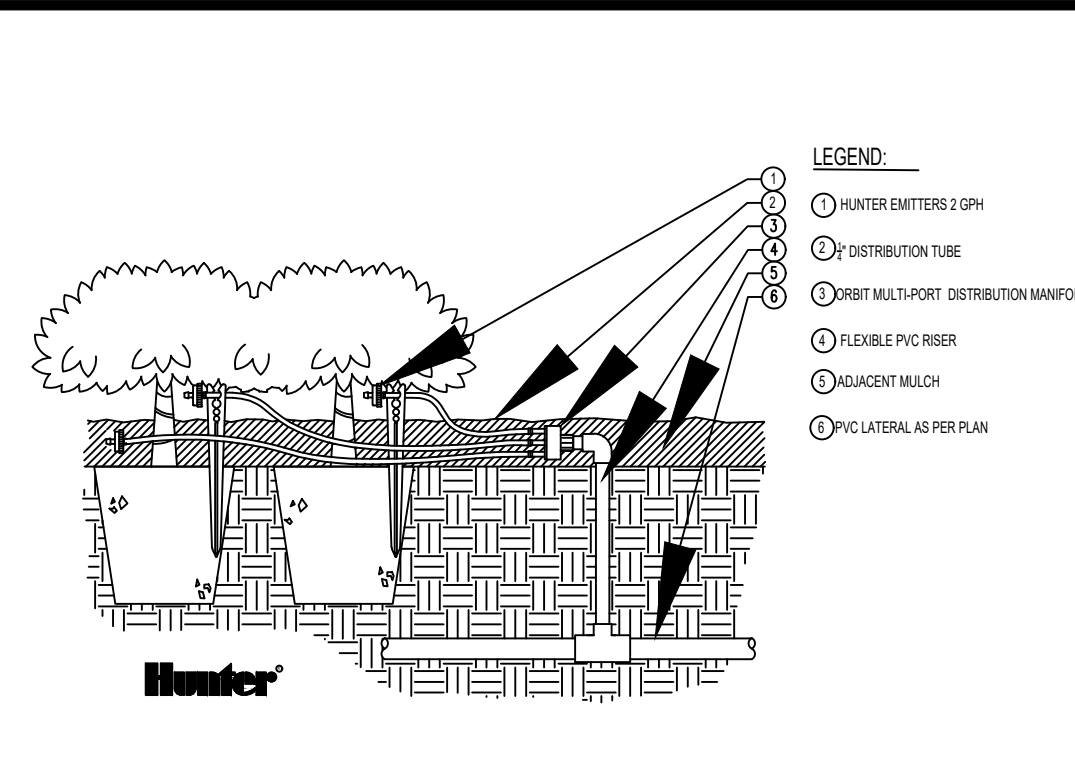
VEGA & VEGA ENGINEERS, PLLC  
2619 S. AVE. 2 1/2 E. STE#3  
YUMA, AZ. 85364  
928-329-0000 TEL  
928-247-6232 FAX  
VnV@veganvega.com



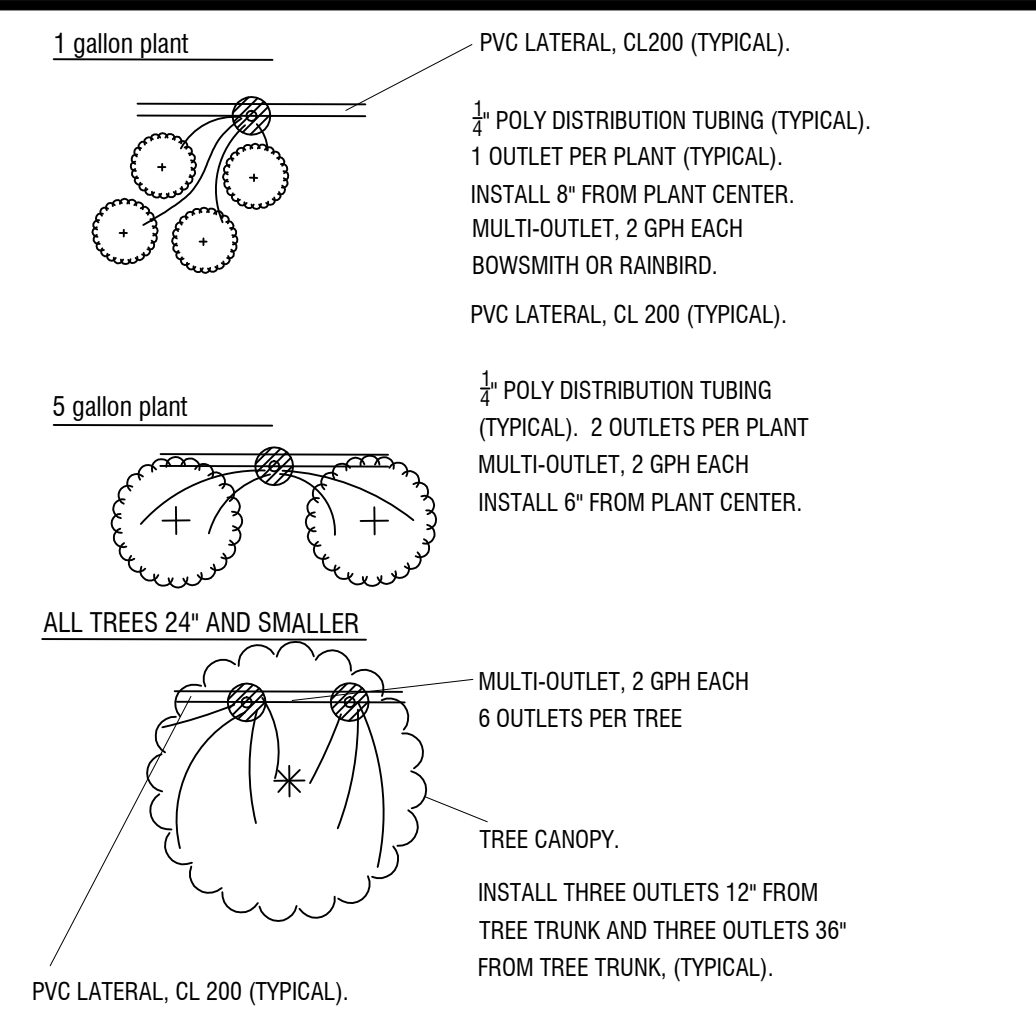
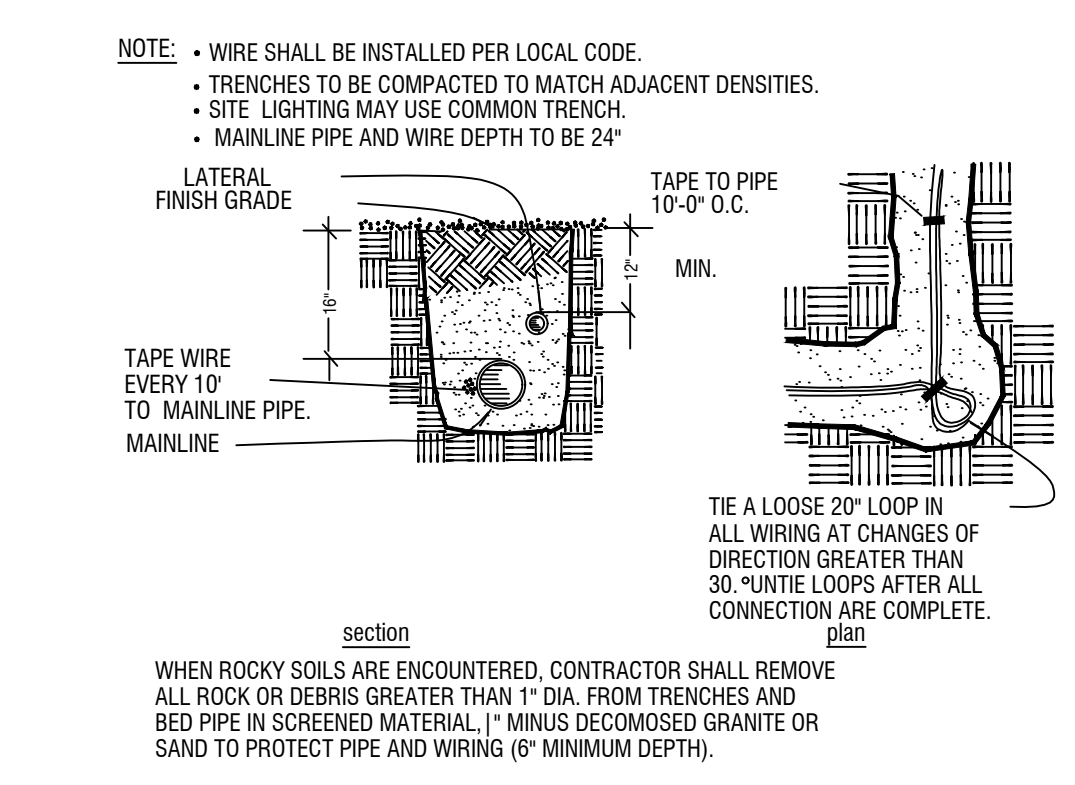
**D1 SHRUB PLANTING**



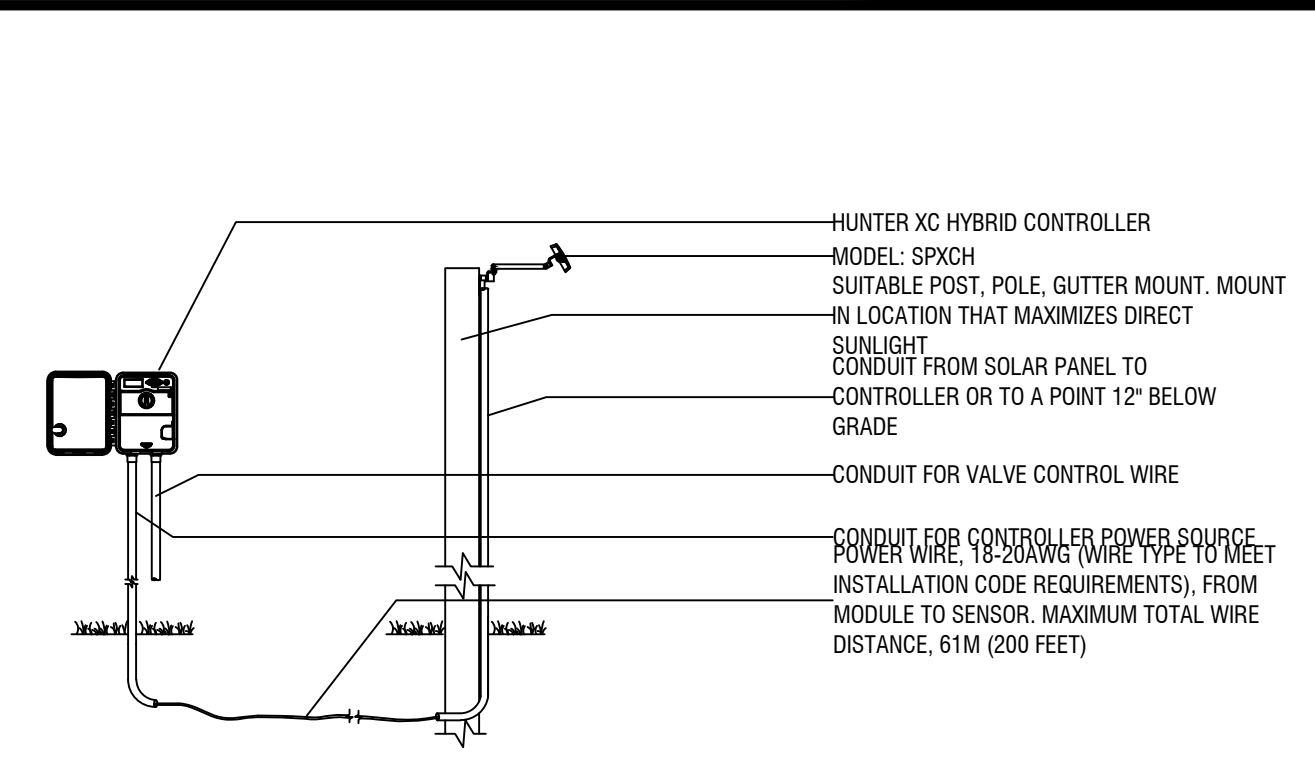
**D6 TREE PLANTING**



**D2 MULT-PORT MANIFOLD**



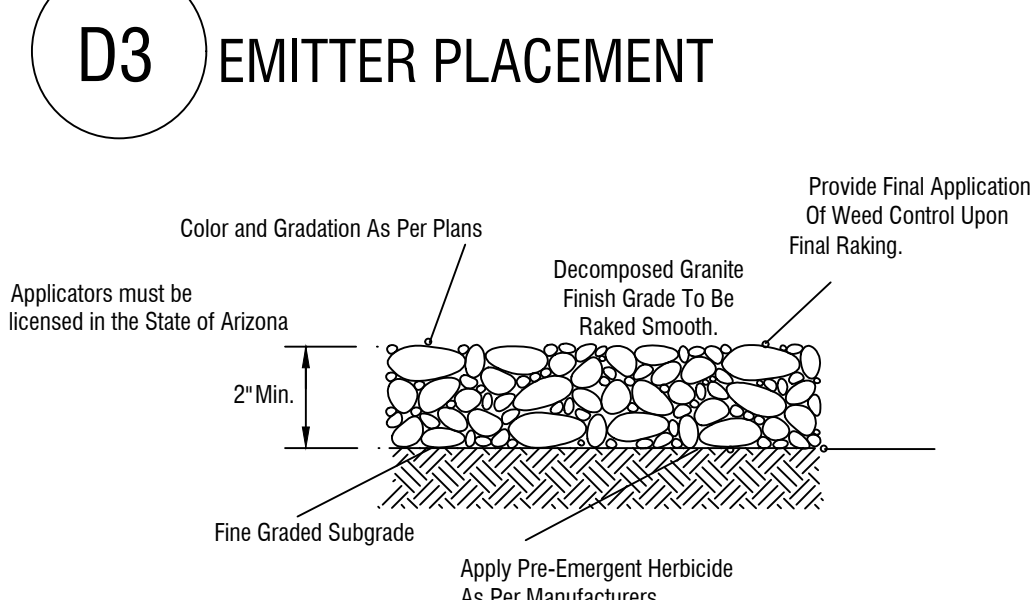
**D4 PLANTED ON SLOPE**



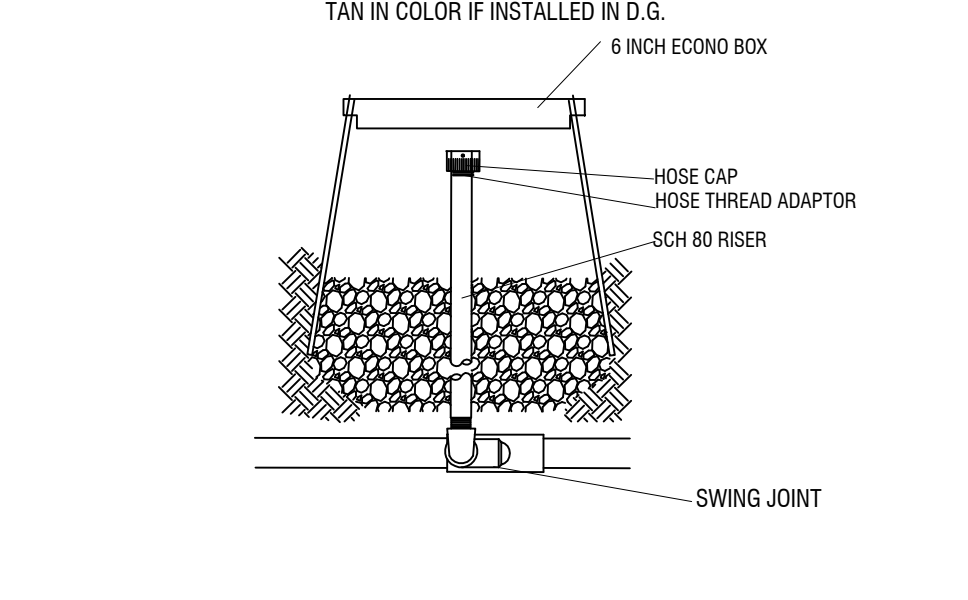
**D5 SOLAR PANEL FOR XC HYBRID**

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	3"
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.

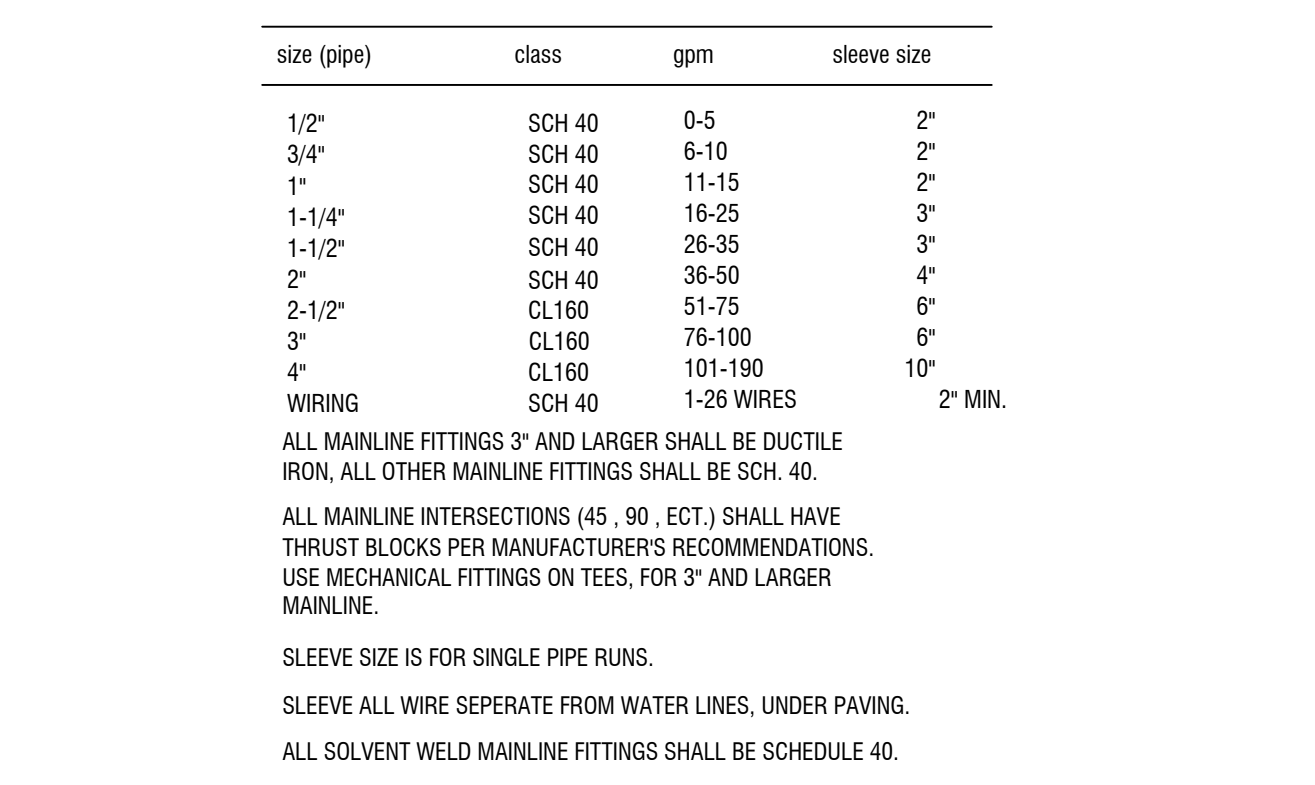
ALL MAINLINE FITTINGS 3" AND LARGER SHALL BE DUCTILE IRON, ALL OTHER MAINLINE FITTINGS SHALL BE SCH. 40.  
 ALL MAINLINE INTERSECTIONS (45, 90, ECT.) SHALL HAVE THRUST BLOCKS PER MANUFACTURER'S RECOMMENDATIONS. USE MECHANICAL FITTINGS ON TEES, FOR 3" AND LARGER MAINLINE.  
 SLEEVE SIZE IS FOR SINGLE PIPE RUNS.  
 SLEEVE ALL WIRE SEPERATE FROM WATER LINES, UNDER PAVING.  
 ALL SOLVENT WELD MAINLINE FITTINGS SHALL BE SCHEDULE 40.



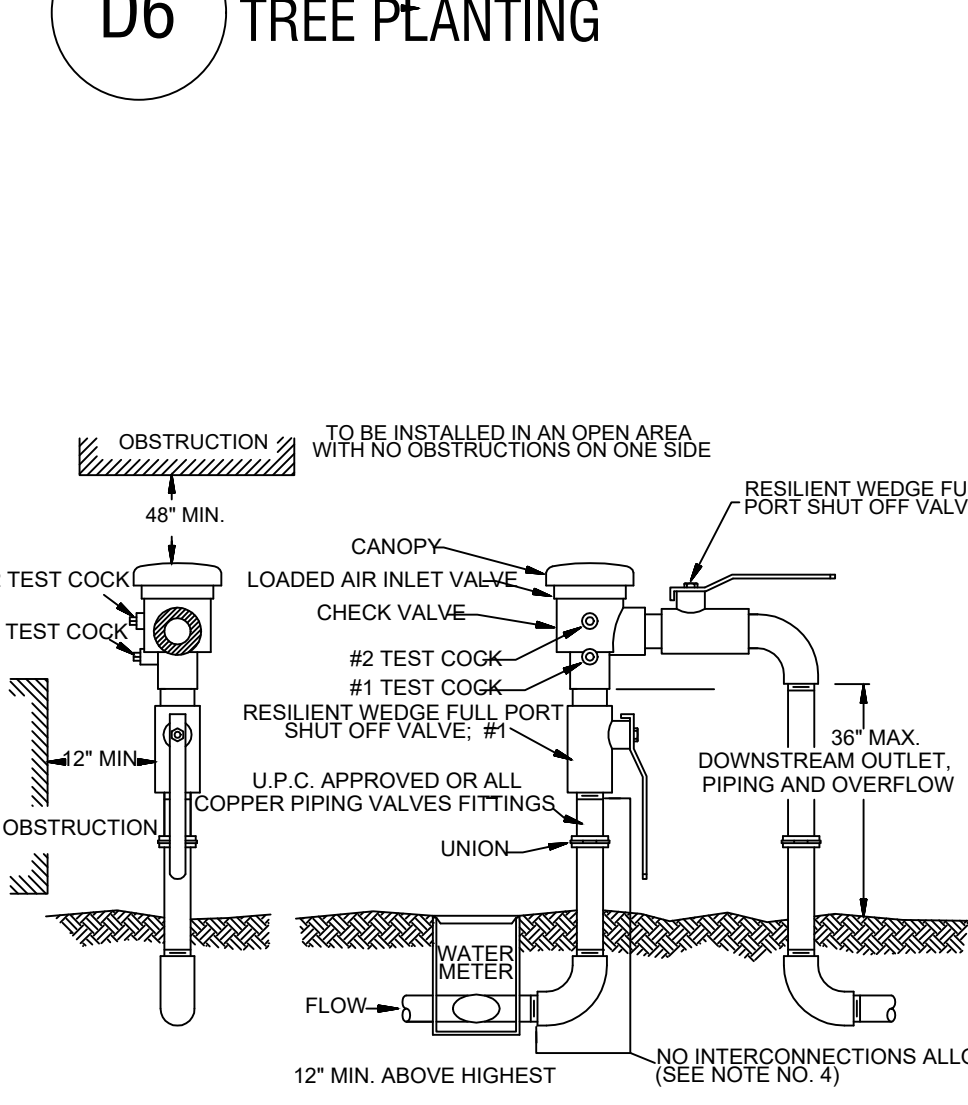
**D8 DECOMPOSED GRANITE**



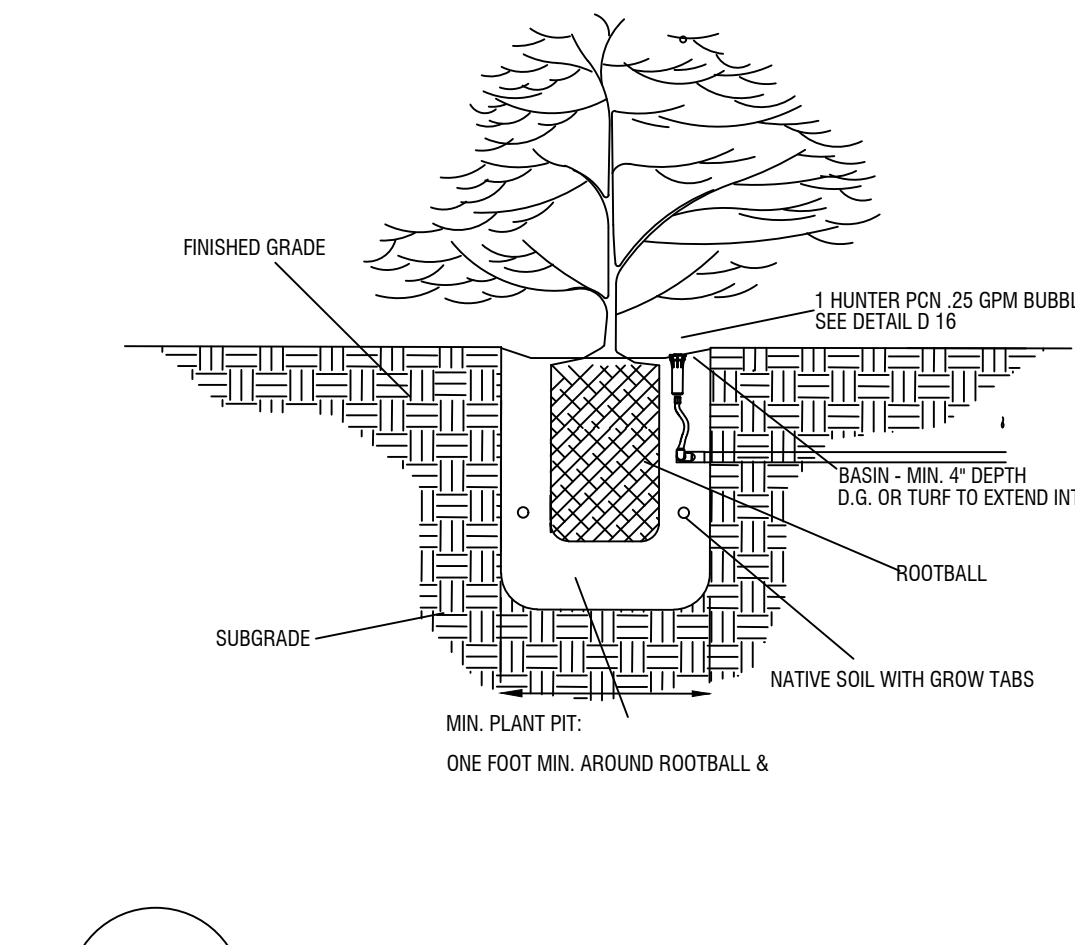
**D9 FLUSH OUT**



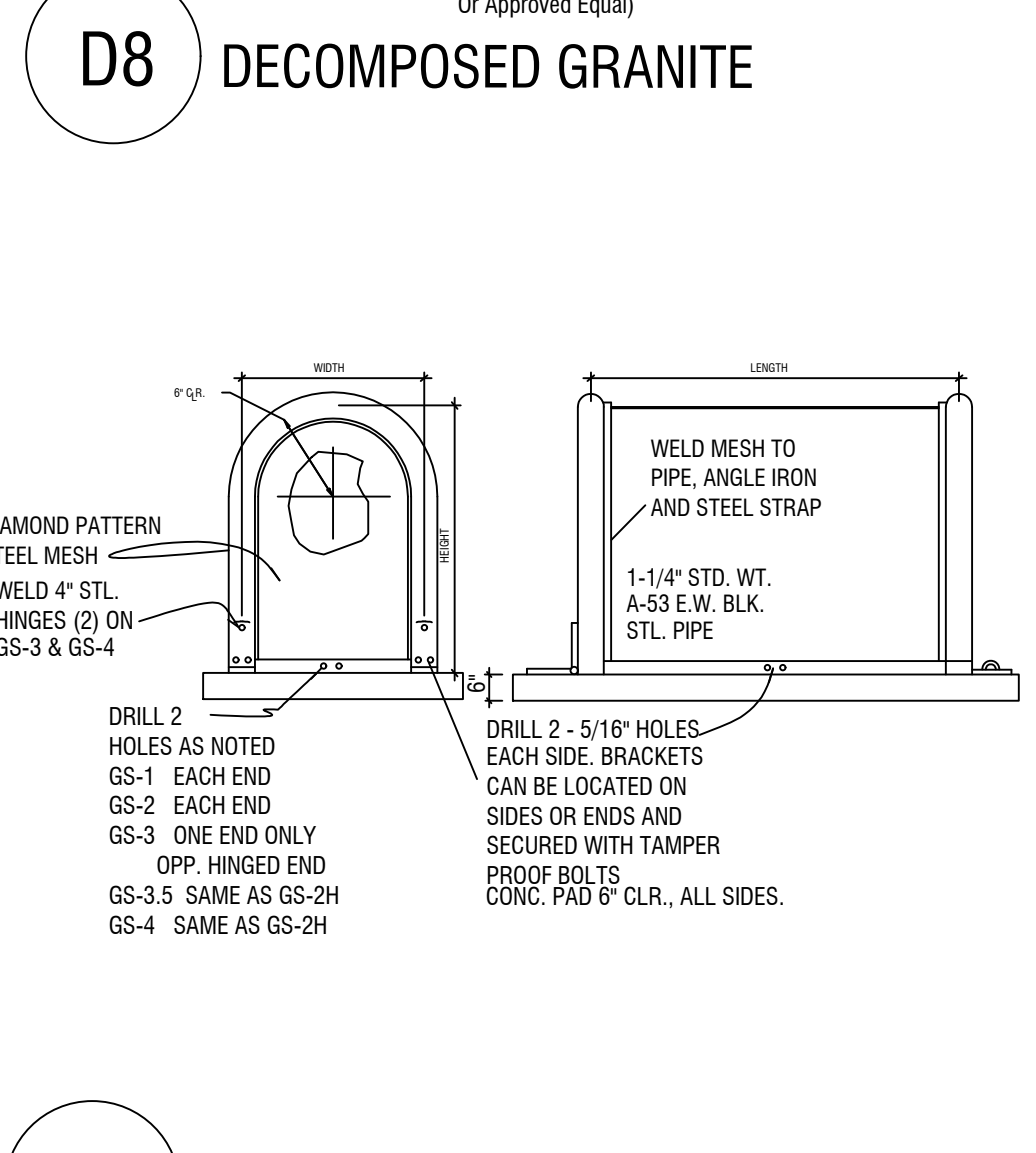
**D10 PIPE AND SLEEVE SIZING**



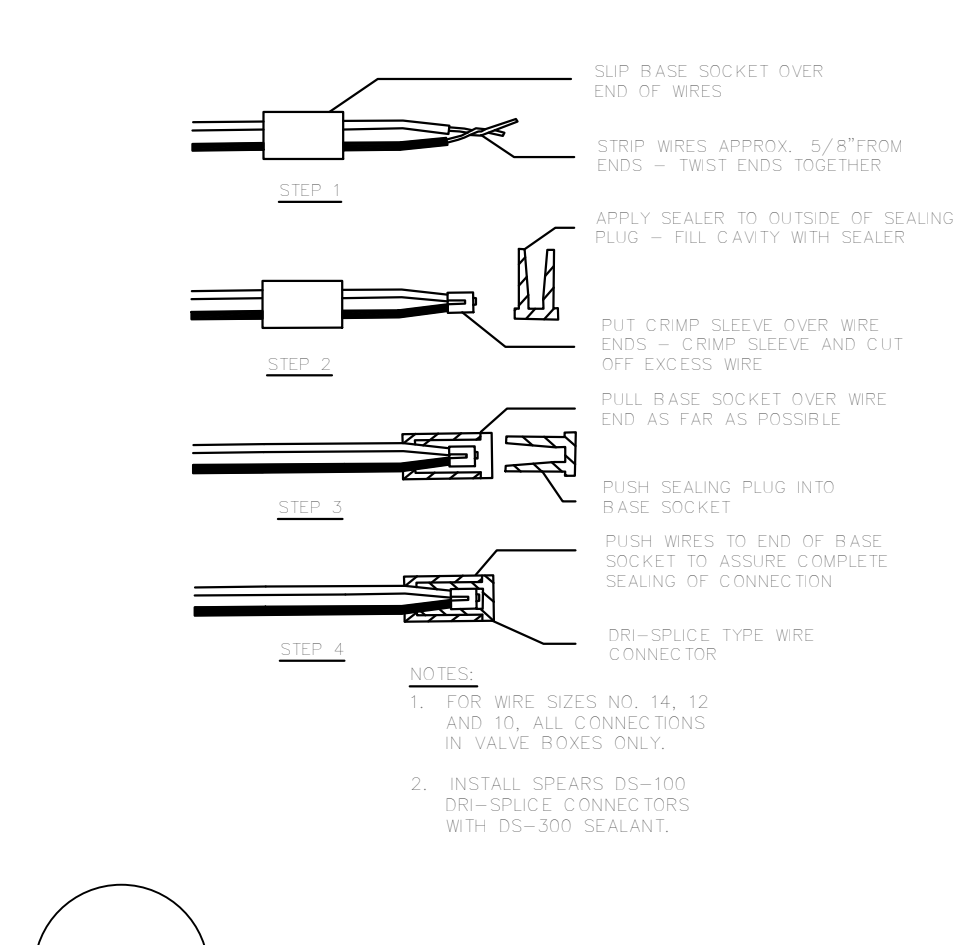
**D7 PIPE AND WIRE TRENCHING**



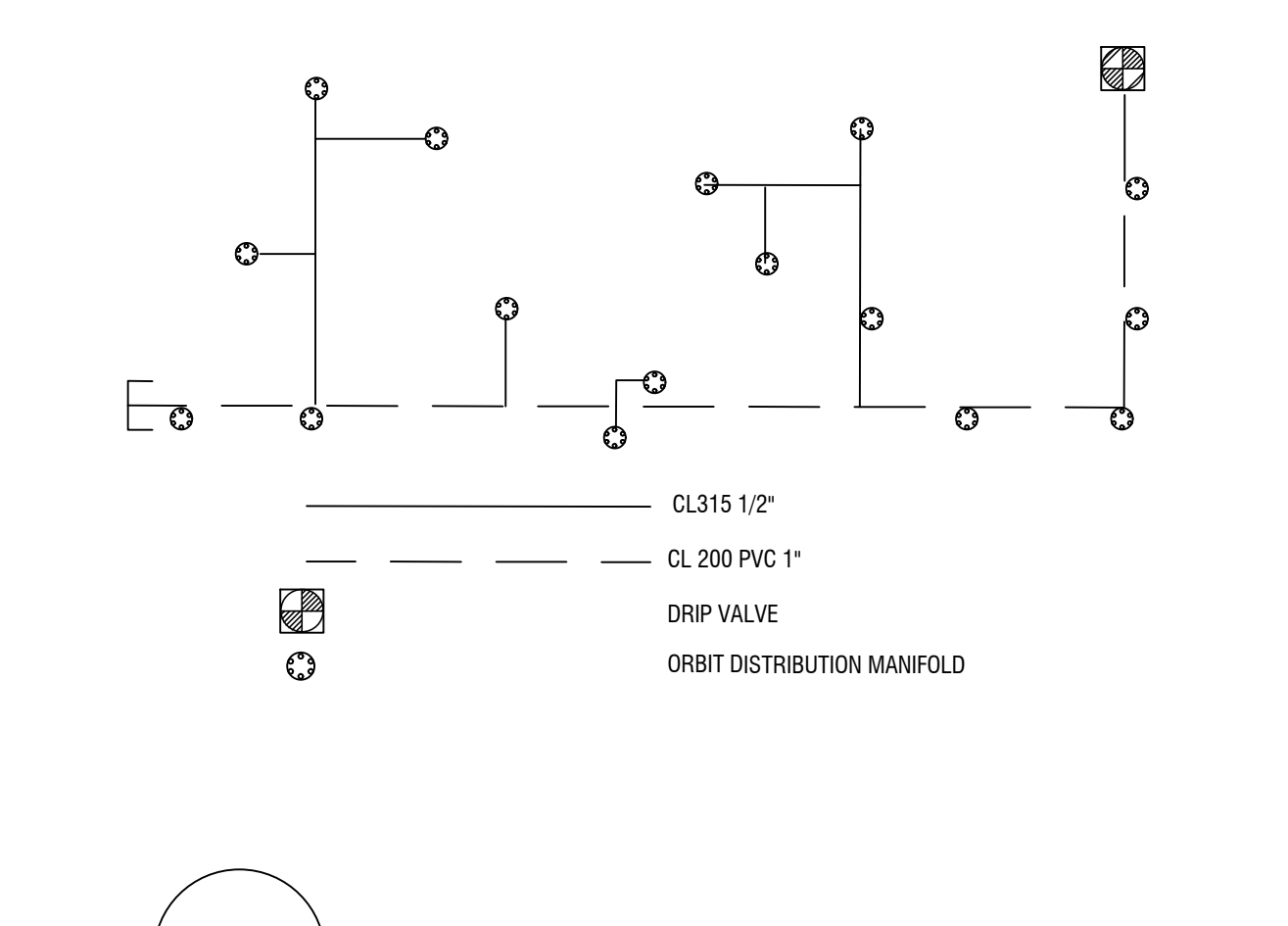
**D11 TREE IRRIGATION DETAIL**



**D12 GARDSHACK ENCLOSURE**



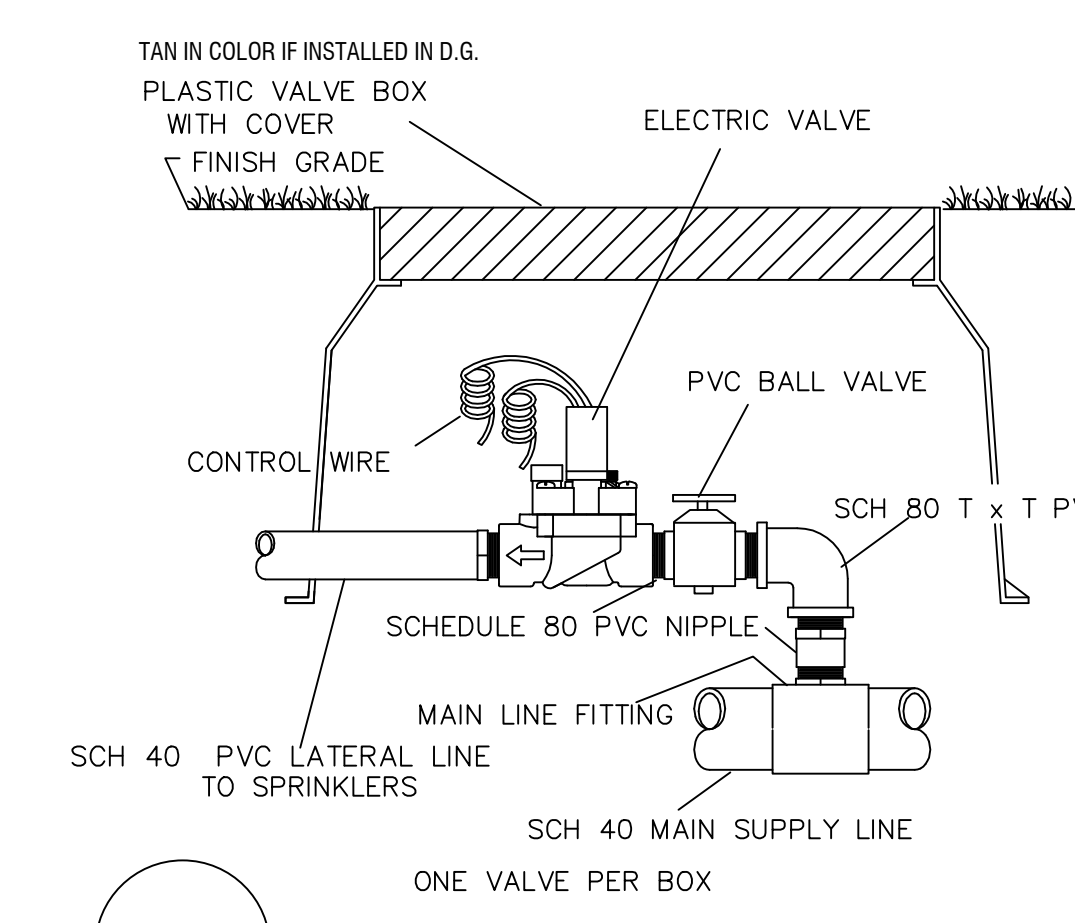
**D13 IRRIGATION WIRE CONNECTIONS**



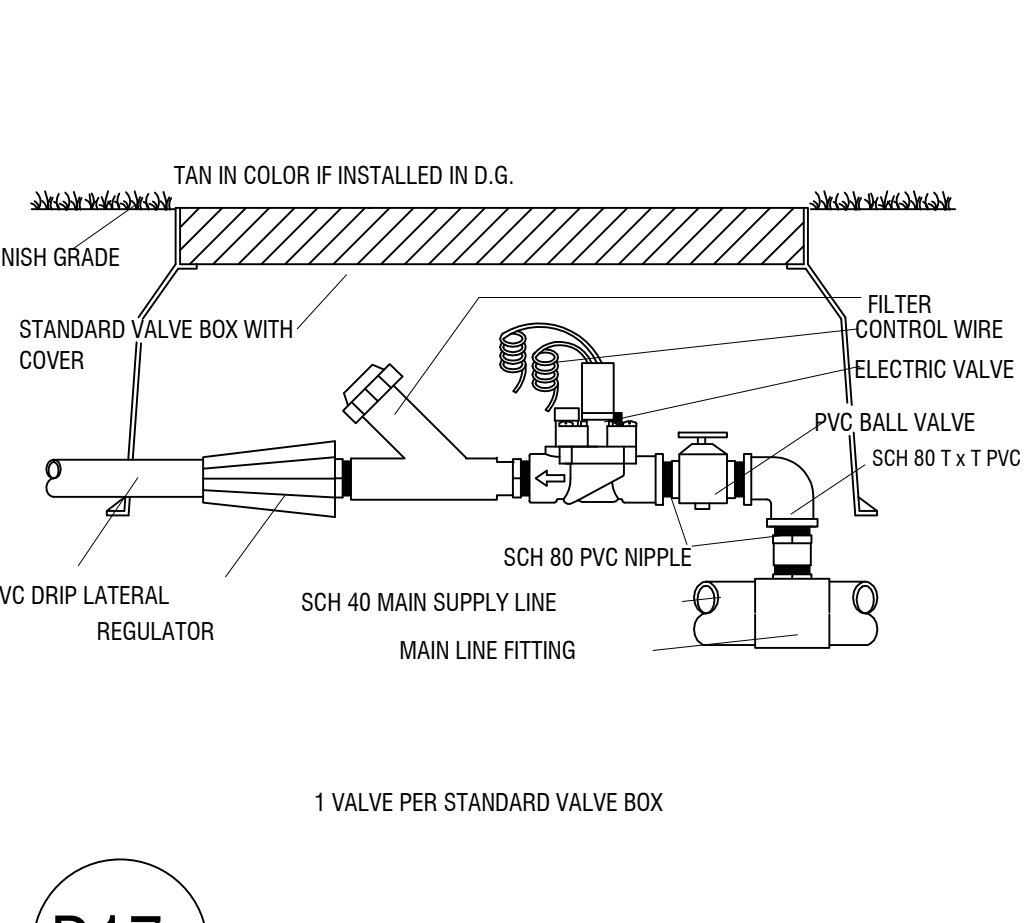
**D14 EMITTER PVC PIPE LAY OUT**

**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**



**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.
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.

CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO APPLICATION OF HERBICIDE.

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  
 2619 S. AVE. 2 1/2 E. STE#3  
 YUMA, AZ. 85364  
 928-329-0000 TEL  
 928-247-6232 FAX  
 Vn@veganvega.com

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

**INSTRUCTIONS & NOTES**

Notes:

---



---



---



---

Scale: N.T.S. Date: APR 2024  
 Drawn: Staff Job #: vnv23-600  
 Checked:

Sheet

**L1.6**

CALL TWO WORKING DAYS  
 1-800-STAKE-IT



# 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 1<sup>st</sup> 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, 25<sup>th</sup> Avenue and 24<sup>th</sup> Avenue.
9. Lot 124 seems to be shallow in comparison to curb elevation, verify or clarify accordingly.
10. For 24<sup>th</sup> 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 Tejada  
Associate Planner

