

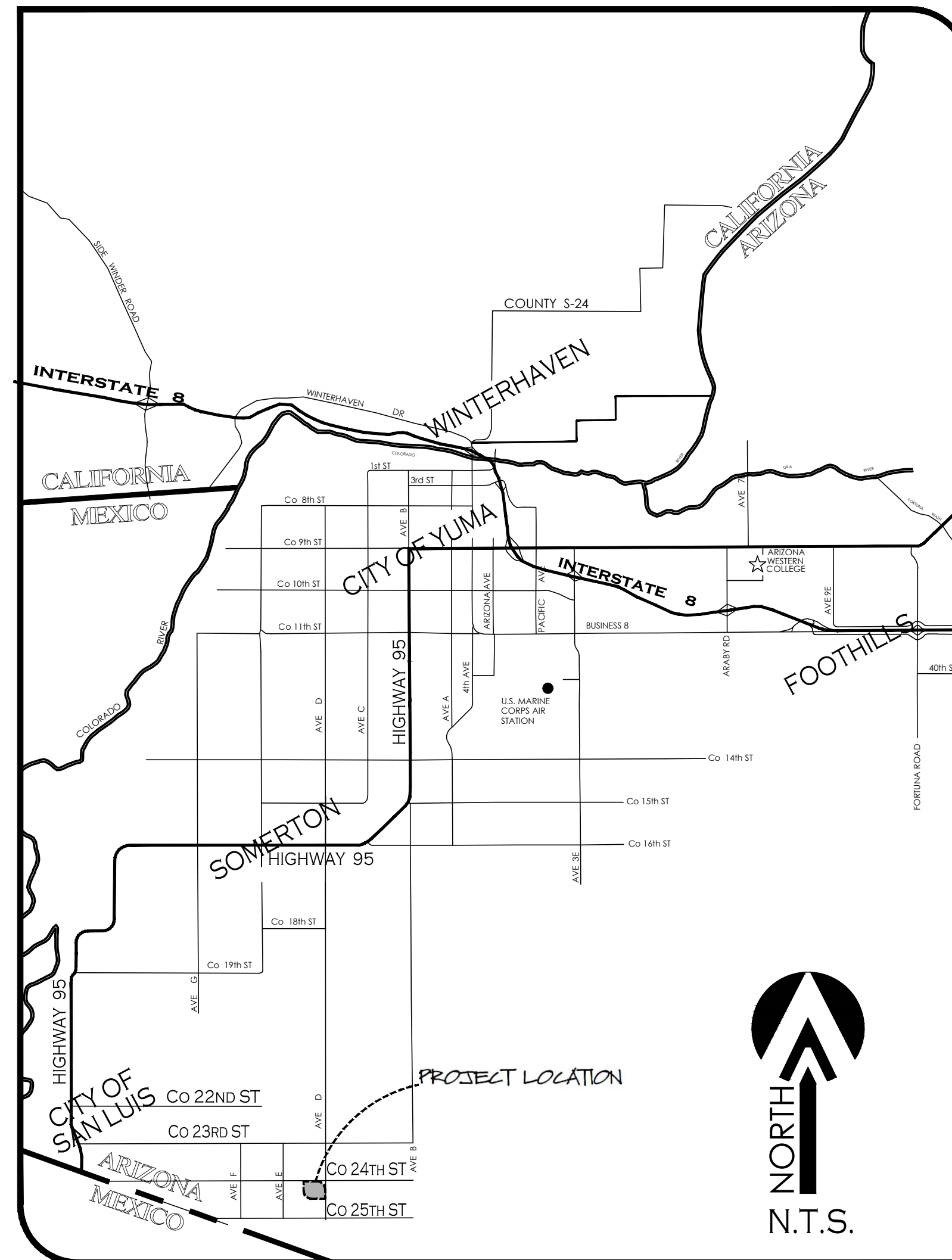
PRELIMINARY PLAT

ORCHIDEA PARK PHASE 2

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\"/>
	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE
	INDICATES LOT NUMBERS
	NEW YUMA COUNTY STD. DETAIL No. 4-040 SUBD BOUNDARY MONUMENT
	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
	EXISTING MONUMENT (TYPE AS SHOWN)
	INDICATES BRASS CAP
	INDICATES YUMA COUNTY RECORDERS
	INDICATES EXISTING POWER POLE
	INDICATES CALCULATED DATA
	INDICATES MEASURED DATA
	INDICATES EXISTING ELECTRICAL BOX
	INDICATES EXISTING GAS PADDLE
	INDICATES EXISTING MANHOLE
	INDICATES EXISTING FIRE HYDRANT
	INDICATES EXISTING WATER METER
	INDICATES EXISTING WATER VALVE
	INDICATES EX. CURB ELEVATION
	INDICATES EX. SIDEWALK ELEVATION
	INDICATES EX. ASPHALT ELEVATION
	INDICATES EX. NATURAL SOIL ELEVATION
	INDICATES NEW ASPHALT ELEVATION
	INDICATES NEW CURB ELEVATION
	INDICATES NEW GUTTER ELEVATION



VICINITY MAP
N.T.S.

GENERAL CONSTRUCTION NOTES:

- THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-5348) AT LEAST 48 HOURS MIN. PRIOR TO THE BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DAMAGED TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
- ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
- ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
- DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
- REFER TO SHEETS 2 OF 2 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
- SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
- ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS. STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
- THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
- NO STREET, WATER, SEWER AND IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF SAN LUIS. FOR MAINTENANCE UNTIL "AS-BUILT", CERTIFIED, REPRODUCIBLE PLANS ARE FILED WITH AND ACCEPTED BY THE CITY OF SAN LUIS PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

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Paving and Grading Plan	---	2
Water and Sewer Plan	---	3
Water and Sewer Plan	---	4

OWNER:

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

BENCHMARK:

FOUND BRASS CAP IN HAND HOLE
LOCATED AT THE W/COR. SEC. 14, T11S, R24W,
ALSO BEING THE INTERSECTION OF
AVE 'E' AND Co. 24-1/2 STREET

ELEVATION: 159.81 FEET

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

ENGINEER:

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

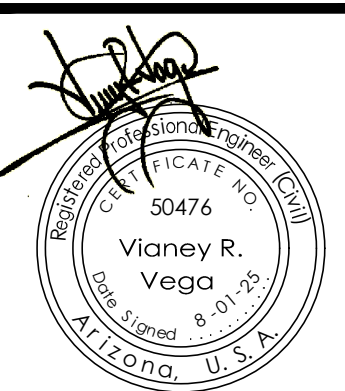
UTILITIES WARNING

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

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

2619 S. AVE. 2 1/2 E. STE#3
 YUMA, AZ. 85364
 VnV@vegaNvega.com

Cover Sheet
 ORCHIDEA PARK
 PHASE 2 SUBDIVISION



Notes:

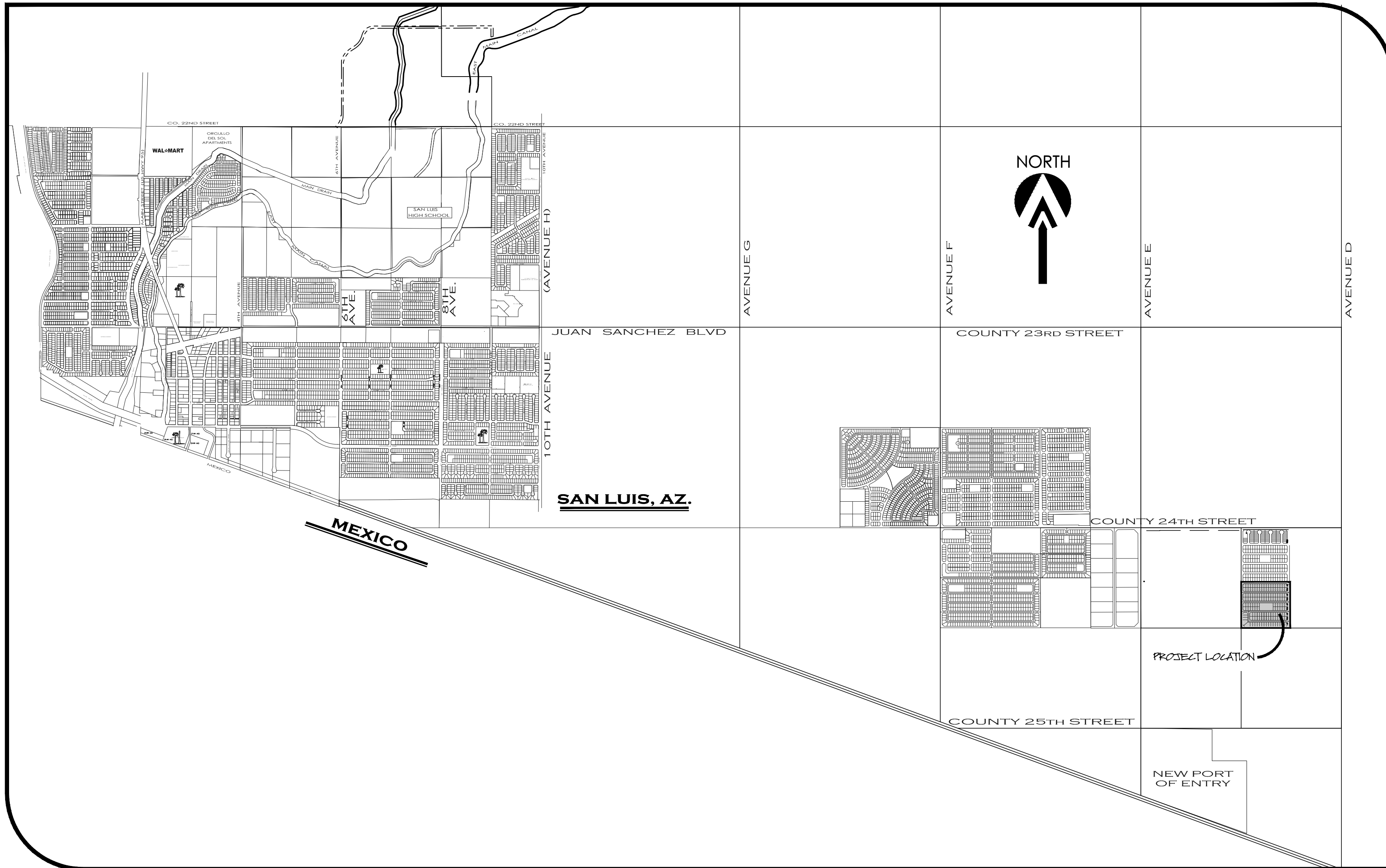
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I:\WWW\DRG\VM\PROJECTS\VM\2023\PROJECTS\VM\23-600\ORCHIDEA\SUBDIVISION\01_CADD\FILES\DWG\ORCHIDEA PHASE 2\VMV23-600_ORCHIDEA PHASE COVER.DWG

ORCHIDEA PARK PHASE 2 SUBDIVISION

A SUBDIVISION OF LOT 82A OF ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION
 RECORDED IN BK. ___ OF PLATS, PG. ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.
 ALSO LOCATED IN A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 AUGUST OF 2025 ACREAGE: 31.58 AC (GROSS)

PRELIMINARY PLAT



VICINITY MAP
 SCALE: NTS

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:
 THAT VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF LOT 82A OF ORCHIDEA PARK PHASE 1 SUBDIVISION RECORDED IN BK. ___ OF PLATS, PG. ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ. ALSO LOCATED IN A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 14, T11S, R24W G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, STREETS AND TRACT UNDER THE NAME OF "ORCHIDEA PARK PHASE 2 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACT AND STREETS CONSTITUTING SAID "ORCHIDEA PARK 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 VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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: VON VERDE PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED ATTESTED BY THE SIGNATURE OF DAVID J. LOO, AS
 MANAGER OF NEW MESA MANAGER, LLC
 MANAGER OF HOF MESA, LLC
 MANAGER OF VON VERDE DEVELOPMENT, LLC
 MANAGER OF VON VERDE PARTNERS, LLC

THEREUNTO DULY AUTHORIZED ON THIS ___ DAY OF ___ 20__.

DAVID J. LOO
 MANAGER OF NEW MESA MANAGER, LLC
 MANAGER OF HOF MESA, LLC
 MANAGER OF VON VERDE DEVELOPMENT, LLC
 MANAGER OF VON VERDE PARTNERS, LLC

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF YUMA }

ON THIS THE ___ DAY OF ___, 20__ BEFORE ME, THE UNDERSIGNED
 NOTARY, PERSONALLY APPEARED: DAVID J. LOO
 MANAGER OF NEW MESA MANAGER, LLC
 MANAGER OF HOF MESA, LLC
 MANAGER OF VON VERDE DEVELOPMENT, LLC
 MANAGER OF VON VERDE PARTNERS, LLC

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 JUNE OF 2025 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
 16528
 8/01/25
 ARIZONA, U.S.A.

APPROVED

STATE OF ARIZONA }
 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 DEVELOPMENT SERVICES

 CITY PUBLIC WORKS DIRECTOR

 CITY ENGINEER

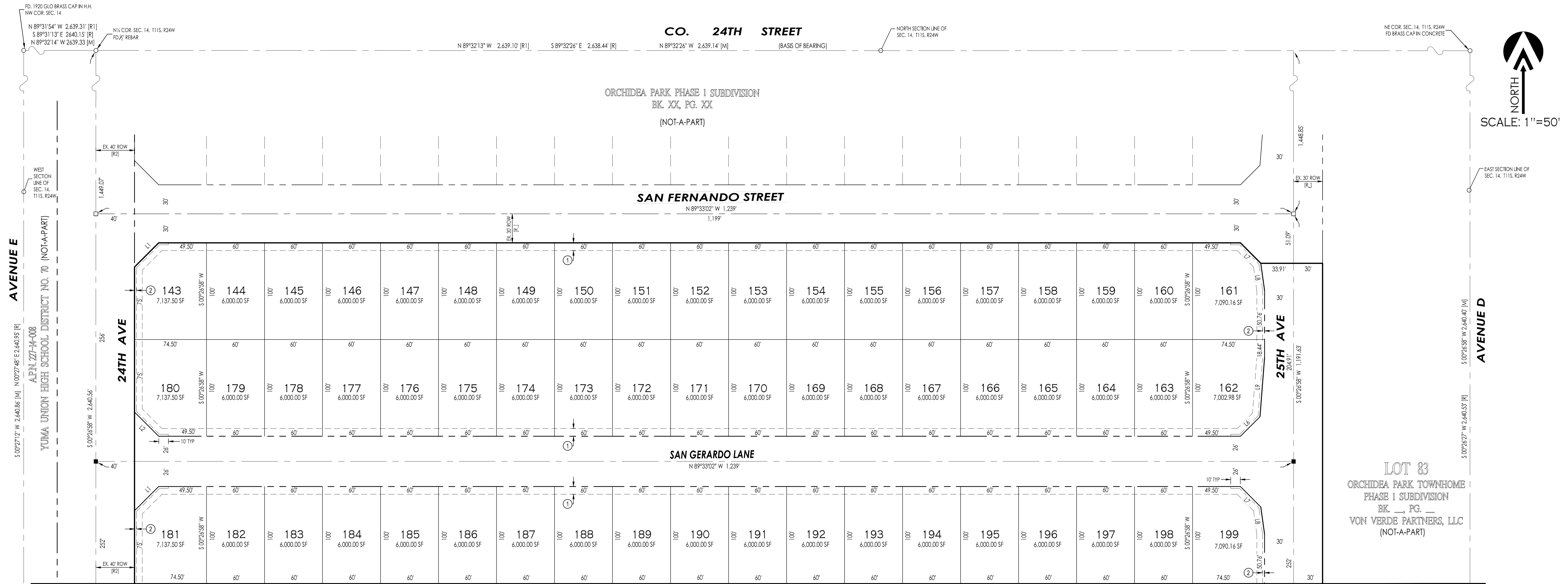
ELABORATED BY:
 Vnv 23-600

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 2 SUBDIVISION

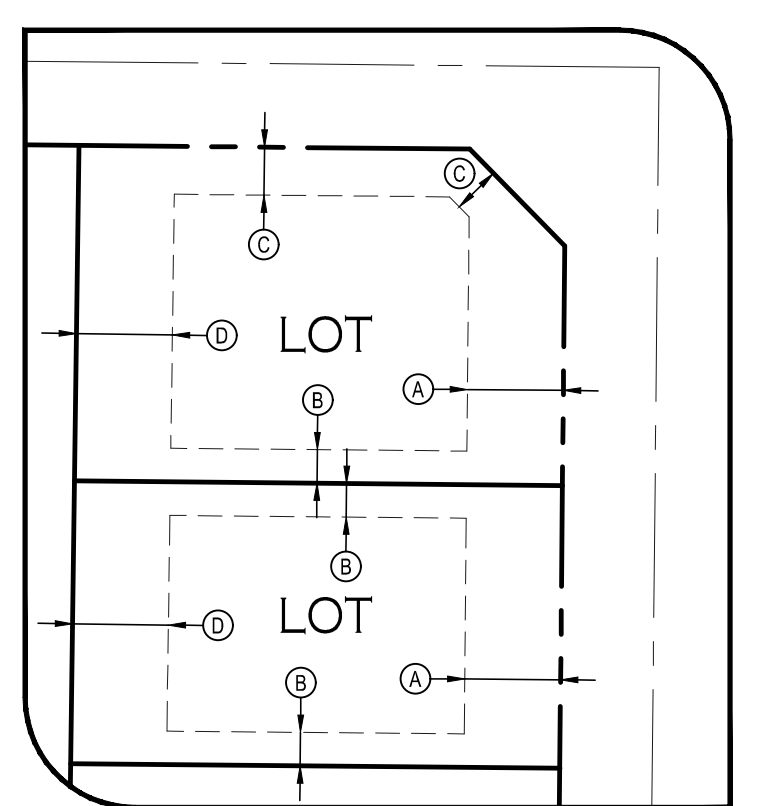
A SUBDIVISION OF LOT 82A OF ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION
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 AUGUST OF 2025 ACREAGE: 31.58 AC (GROSS)

PRELIMINARY PLAT



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	35.36'
L2	N 44°33'02" W	35.36'
L3	S 45°27'10" W	35.35'
L4	S 10°50'18" W	50.00'
L5	S 80°03'38" W	50.00'
L6	S 45°26'58" W	28.63'
L7	N 44°33'02" W	29.83'
L8	N 07°27'11" W	28.41'
L9	N 04°53'09" E	61.50'

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	110°48'40"	88.18'	60.86'	117.67'

LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- - - - - INDICATES RIGHT OF WAY LINE
- - - - - INDICATES EASEMENT LINE
- 1 1 NEW LOT NUMBER
- NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON ACCESS EASEMENT
- [M] INDICATES MEASURED DATA
- [R] DATA REFERS TO U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST, GILA & SALT RIVER MERIDIAN, ARIZONA, FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERALS OFFICE
- [R1] DATA REFERS TO LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
- [R2] DATA REFERS TO WARRANTY DEED WITH FEE#2012-29214, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
- [R3] DATA REFERS TO WARRANTY DEED WITH FEE#2012-29214, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

KEYNOTES

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

BASIS OF BEARING

THE NORTH SECTION LINE OF THE NE 1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF COUNTY 24TH), AS SHOWN ON LOS MEZQUITES TOWNHOMES AS RECORDED IN BOOK 35 OF PLATS, PAGE 54, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
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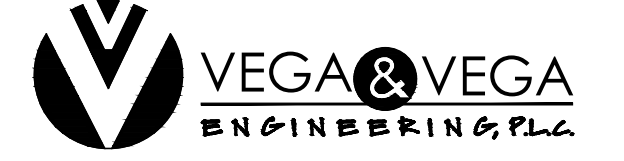
NOTE

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

OWNER OF RECORD:

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

ELABORATED BY:
 Vnv 23-600



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

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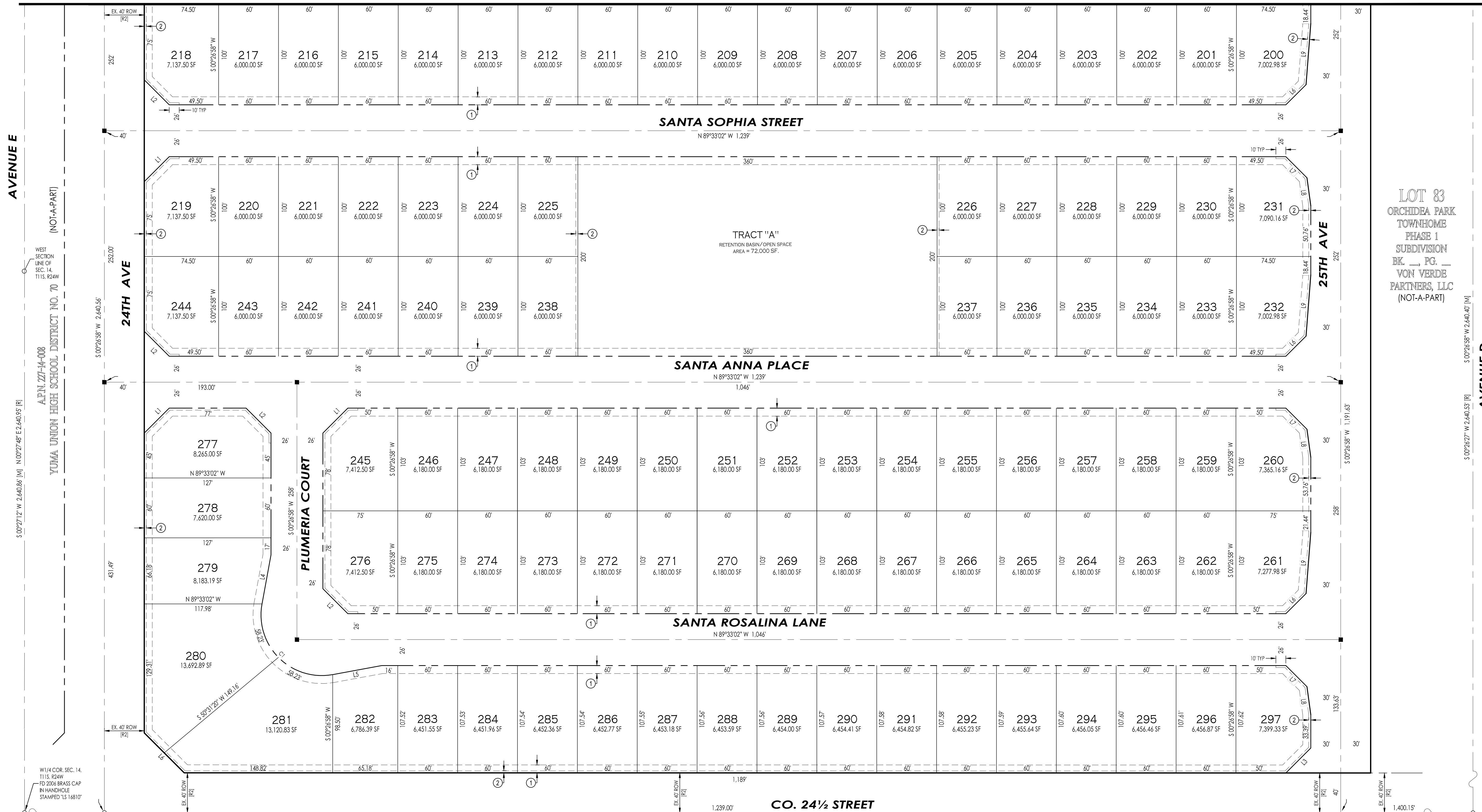
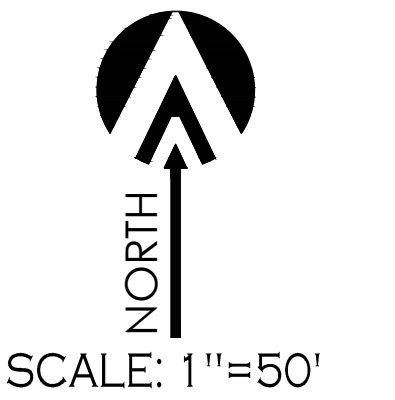
BY: JOHN C. ENGLISH II R.L.S. No. 16528

ORCHIDEA PARK PHASE 2 SUBDIVISION

A SUBDIVISION OF LOT 82A OF ORCHIDEA PARK TOWNHOMES PHASE 1 SUBDIVISION
 RECORDED IN BK. ___ OF PLATS, PG. ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.
 ALSO LOCATED IN A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
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PRELIMINARY PLAT

MATCHLINE SEE SHEET 2 OF 3



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

LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)
L1	S 45° 26' 58" W	35.36'
L2	N 44° 33' 02" W	35.36'
L3	S 45° 27' 10" W	35.35'
L4	S 10° 50' 18" W	50.00'
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NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
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- KEYNOTES**
- ① NEW 8" UTILITY EASEMENT
 - ② NEW 1" NON-ACCESS EASEMENT

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 Vrv 23-600

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

LEGEND

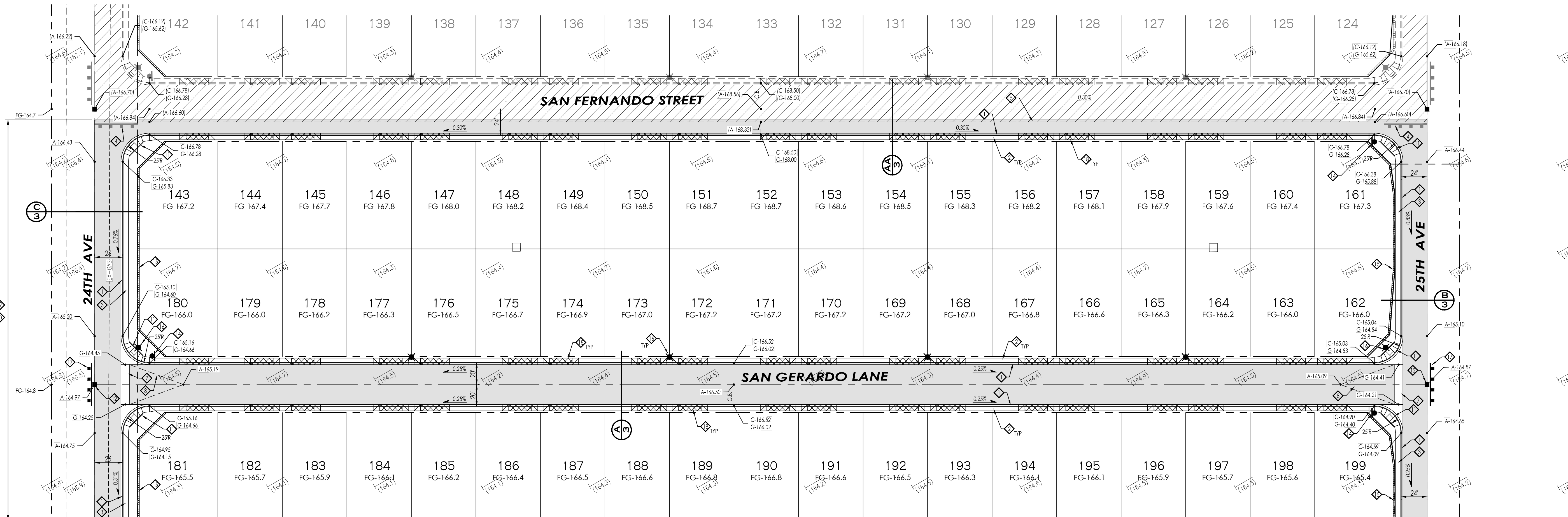
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	INDICATES EASEMENT LINE	[R2]	DATA REFERS TO WARRANTY DEED WITH FEE#2012-29216, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
	NEW LOT NUMBER	Y.C.R.	INDICATES YUMA COUNTY RECORDERS
	NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030	G.L.O.	INDICATES GENERAL LAND OFFICE
	NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015	N.A.E.	INDICATES NON ACCESS EASEMENT
	EXISTING MONUMENT (TYPE AS SHOWN)		
	INDICATES BRASS CAP		

LAND SURVEYOR'S CERTIFICATE:
 I 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 THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING AUGUST 2025 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



NORTH
SCALE: 1"=50'



MATCHLINE SEE SHEET 2

LEGEND

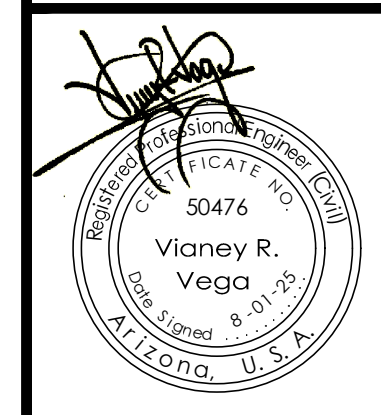
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	INDICATES EX. CONCRETE		INDICATES EXISTING MANHOLE
	INDICATES BOUNDARY LINE		INDICATES EXISTING FIRE HYDRANT
	INDICATES CENTERLINE		INDICATES EXISTING WATER METER
	INDICATES RIGHT-OF-WAY LINE		INDICATES EXISTING WATER VALVE
	INDICATES EX. FENCE		INDICATES 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 SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015		INDICATES NEW ASPHALT PAVEMENT
	NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030		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
 - REMOVE EXISTING BARRICADE 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" VALLEY GUTTER LAYOUT - AS PER C.O.Y. STD. 3-085
 - NEW 50" CROWN TRANSITION
 - NEW 19" CONCRETE SPILLWAY - SEE DETAIL.
 - NEW CONCRETE SIDEWALK RAMP (40' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
 - NEW CONCRETE SIDEWALK RAMP (25' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
 - NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030
 - INSTALL GUARD POSTS (PER PLAN), 5FT APART CENTERED ON SPILLWAY.
 - NEW DOUBLE FACED STREET SIGN-STOP SIGN - AS PER C.O.Y. STD. 8-020
 - NEW 6' HIGH CMU WALL (6FT HIGH REQUIREMENT IS ON THE SIDE OF THE HIGHEST ELEVATION) AS PER C.O.Y. STD. 1-015 (CMU WALL LOCATED WITHIN THE FRONT OR SIDE SETBACK OF LOTS MUST BE 3' HIGH MAXIMUM).
 - NEW STREET LIGHT - TYPE A (4700 LUMENS) AS PER C.O.Y. STD. 7-010 AND C.O.Y. STD. 7-015 (IN RETENTION BASIN PROVIDE DUAL MAST ARM.)
 - NEW TYPE III BARRICADE - AS PER C.O.Y. STD. 1-045
 - NEW 21' WIDE DRIVEWAY - AS PER C.O.Y. STD. 3-105
 - REMOVE EXISTING CONCRETE LINED IRRIGATION DITCH
 - PROTECT AND ADJUST EXISTING GAS LINE AS NECESSARY IF NEEDED - COORDINATE WITH SOUTHWEST GAS
 - NEW 4" CONCRETE SPILLWAY (USE 6" SIDEWALK, 6' CURB TRANSITION AND OMIT CMU BLOCK)
 - NEW DOUBLE FACED STREET SIGN - AS PER C.O.Y. STD. 8-020
 - NEW 6" CONCRETE SPILLWAY - SEE DETAIL.

BENCHMARK:
FOUND BRASS CAP IN HAND HOLE
LOCATED AT THE W/COR. SEC. 14 T11S, R24W.
ALSO BEING THE INTERSECTION OF
AVE 'E' AND Co. 24-1/2 STREET
ELEVATION: 159.81 FEET

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

PAVING & GRADING
ORCHIDEA PARK
PHASE 2 SUBDIVISION



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MATCHLINE SEE SHEET 1



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ENGINEERS & PLANNERS
2619 S. AVE. 2 1/2 E. STE #3
YUMA, AZ. 85364
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PAVING & GRADING
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- ### LEGEND
- INDICATES EX. ASPHALT PAVEMENT
 - INDICATES EX. CONCRETE
 - INDICATES BOUNDARY LINE
 - INDICATES CENTERLINE
 - INDICATES RIGHT-OF-WAY LINE
 - INDICATES EX. FENCE
 - INDICATES EX. ELECTRICAL OVERHEAD LINE
 - EX. 6" PVC = W INDICATES EX. WATER LINE
 - EX. 8" PVC = S INDICATES EX. SEWER LINE
 - EX. GAS = G INDICATES EX. GAS LINE
 - NEW SUBDIVISION BOUNDARY MONUMENT AS PER CITY OF YUMA STD. #4-015
 - NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030
 - EXISTING MONUMENT (TYPE AS SHOWN)
 - B.C. INDICATES BRASS CAP
 - Y.C.R. INDICATES YUMA COUNTY RECORDERS
 - INDICATES EXISTING STREET SIGN
 - INDICATES EXISTING MANHOLE
 - INDICATES EXISTING FIRE HYDRANT
 - INDICATES EXISTING WATER METER
 - INDICATES EXISTING WATER VALVE
 - INDICATES NEW STREET LIGHT
 - INDICATES EX. CURB ELEVATION
 - INDICATES EX. SIDEWALK ELEVATION
 - INDICATES EX. ASPHALT ELEVATION
 - INDICATES EX. NATURAL SOIL ELEVATION
 - INDICATES NEW ASPHALT ELEVATION
 - INDICATES NEW ASPHALT PAVEMENT
 - INDICATES NEW CONCRETE
 - INDICATES NEW CMU WALL
 - INDICATES EXISTING CMU WALL

- ### 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
 - REMOVE EXISTING BARRICADE
 - 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" VALLEY GUTTER LAYOUT - AS PER C.O.Y. STD. 3-085
 - NEW 50' CROWN TRANSITION
 - NEW 19" CONCRETE SPILLWAY - SEE DETAIL
 - NEW CONCRETE SIDEWALK RAMP (40' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
 - NEW CONCRETE SIDEWALK RAMP (25' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
 - NEW SURVEY MONUMENT AS PER CITY OF YUMA STD. #4-030
 - INSTALL GUARD POSTS (PER PLAN), 5FT APART CENTERED ON SPILLWAY
 - NEW DOUBLE FACED STREET SIGN-STOP SIGN - AS PER C.O.Y. STD.-8-020
 - NEW 6" HIGH CMU WALL (6FT HEIGHT REQUIREMENT IS ON THE SIDE OF THE HIGHEST ELEVATION) AS PER C.O.Y. STD. 1-015 (CMU WALL LOCATED WITHIN THE FRONT OR SIDE SETBACK OF LOTS MUST BE 3" HIGH MAXIMUM.)
 - NEW STREET LIGHT - TYPE A (4700 LUMENS) AS PER C.O.Y. STD. 7-010 AND C.O.Y. STD. 7-015 (IN RETENTION BASIN PROVIDE DUAL MAST ARM.)
 - NEW TYPE III BARRICADE - AS PER C.O.Y. STD. 1-045
 - NEW 21" WIDE DRIVEWAY - AS PER C.O.Y. STD. 3-105
 - REMOVE EXISTING CONCRETE LINED IRRIGATION DITCH
 - PROTECT AND ADJUST EXISTING GAS LINE AS NECESSARY IF NEEDED - COORDINATE WITH SOUTHWEST GAS
 - NEW 4" CONCRETE SPILLWAY (USE 5" SIDEWALK, 6" CURB TRANSITION AND OMIT CMU BLOCK)
 - NEW DOUBLE FACED STREET SIGN - AS PER C.O.Y. STD.-8-020
 - NEW 6" CONCRETE SPILLWAY - SEE DETAIL

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 = 1,379.922 SF = 31.679 AC
Q = (0.43)(1.22)(31.679) = 16.619 CF
TOTAL RUNOFF = 7,200 (16.619) = 119.657 CF

STORAGE VOLUME PROVIDED AREA # 1
RETENTION BASIN
TOP AREA = 59,810 SF
BOTTOM AREA = 48,496 SF
DEPTH = 3 FT
VOL. PROVIDED = $(59,810 + 48,496) (3.0) = 162,459$ CF
TOTAL VOL. PROVIDED = 162,459 CF
FACTOR OF SAFETY = $\frac{162,459}{119,657} = 1.35 > 1.25$ THEREFORE OK.

OPEN SPACE CALCULATIONS

PROJECT AREA = 1,380,852 SF = 31.68 AC
5% OPEN SPACE REQUIRED = 1,379,981 SF X 5% = 68,999 SF
OPEN SPACE PROVIDED: AREA RETENTION BASIN = 59,810 SF
24TH AVENUE LANDSCAPING AREA = 10,592 SF
70,402 SF

TOTAL AREA OPEN SPACE PROVIDED: = 70,402 SF
70,402 SF. > 68,999 SF THEREFORE OK

BENCHMARK:

FOUND BRASS CAP IN HAND HOLE
LOCATED AT THE W/4 COR. SEC. 14 T11S R24E.
ALSO BEING THE INTERSECTION OF
AVE 'E' AND CO. 24-1/2 STREET

ELEVATION: 159.81 FEET

UTILITIES WARNING

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



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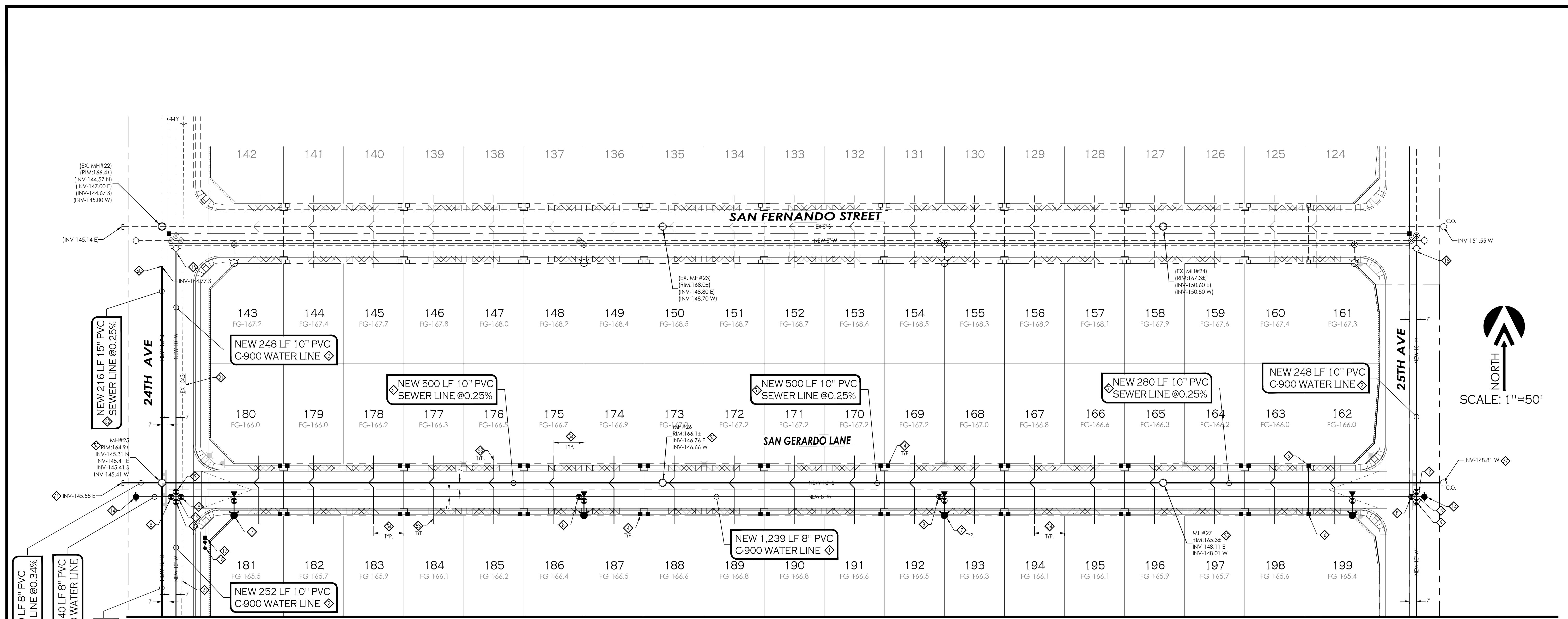
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WATER & SEWER PLAN
ORCHIDEA PARK
PHASE 2 SUBDIVISION



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MATCHLINE SEE SHEET 5

LEGEND

163	INDICATES EX. CONTOURS ELEVATION	NEW PVC S	INDICATES NEW SANITARY SEWER LINE
==EX. 6" PVC W==	INDICATES EX. WATER LINE	NEW S-S	NEW SEWER STUB
==EX. 8" PVC S==	INDICATES EX. SEWER LINE	NEW S-O	NEW SEWER MANHOLE
○ MH	INDICATES EXISTING MANHOLE	NEW S-C	NEW SEWER CLEANOUT
○ FH	INDICATES EXISTING FIRE HYDRANT	NEW 4" PVC S	NEW 4" PVC SEWER SERVICE
○ WM	INDICATES EXISTING WATER METER	NEW PVC W	INDICATES NEW WATER LINE
○ WV	INDICATES EXISTING WATER VALVE	NEW S-W	NEW SINGLE WATER SERVICE
50	INDICATES LOT NUMBERS	NEW W-W	FIRE LINE W/ END PLUG AND THRUST BLOCK
		NEW W-V	NEW WATER VALVE
		NEW W-FH	NEW FIRE HYDRANT
		NEW W-TB	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
- ◆ INSTALL 12" WATER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055
- ◆ NEW 8" 90° PVC ELL W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◆ INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055.
- ◆ NEW COMPLETE FIRE HYDRANT AND FIRE HYDRANT STREET MARKERS AS PER C.O.Y. STD. 5-155 & 5-160
- ◆ 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. 5-045, 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.
- ◆ NEW 12"x12"x10" TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◆ INSTALL 1" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060 (LANDSCAPING IRRIGATION)
- ◆ INSTALL 1" REDUCE PRESSURE ASSEMBLY - AS PER C.O.Y. STD. 5-130 (LANDSCAPING IRRIGATION)
- ◆ NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◆ NEW 12" TAPPING SLEEVE. CONNECT NEW 12" WATER LINE TO EX. 12" WATER MAIN. SAWCUT EXISTING PAVEMENT AS NEEDED FOR CONNECTION AND REPLACE WITH NEW PAVEMENT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 12" WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION - SEE DETAILS.
- ◆ PROTECT AND ADJUST EXISTING GAS LINE AS NECESSARY IF NEEDED - COORDINATE WITH SOUTHWEST GAS

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 POLYMER SANITARY SEWER MANHOLE - AS PER DETAILS
- ◆ NEW SHALLOW SEWER MANHOLE - AS PER MAG STD. 420 & 422
- ◆ NEW SANITARY SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005 (TEMPORARY C.O. FOR PROPOSED SEWER LINE EXTENSION FOR FUTURE CONNECTION OUTSIDE OF PAVEMENT AREA)
- ◆ 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 WATER TIGHT END CAP
- ◆ NOT USED

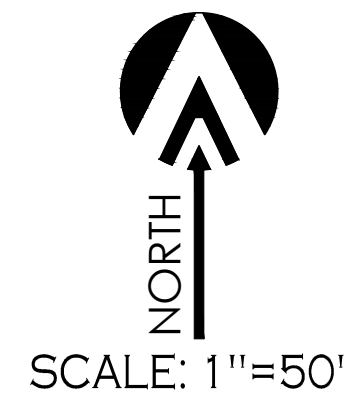
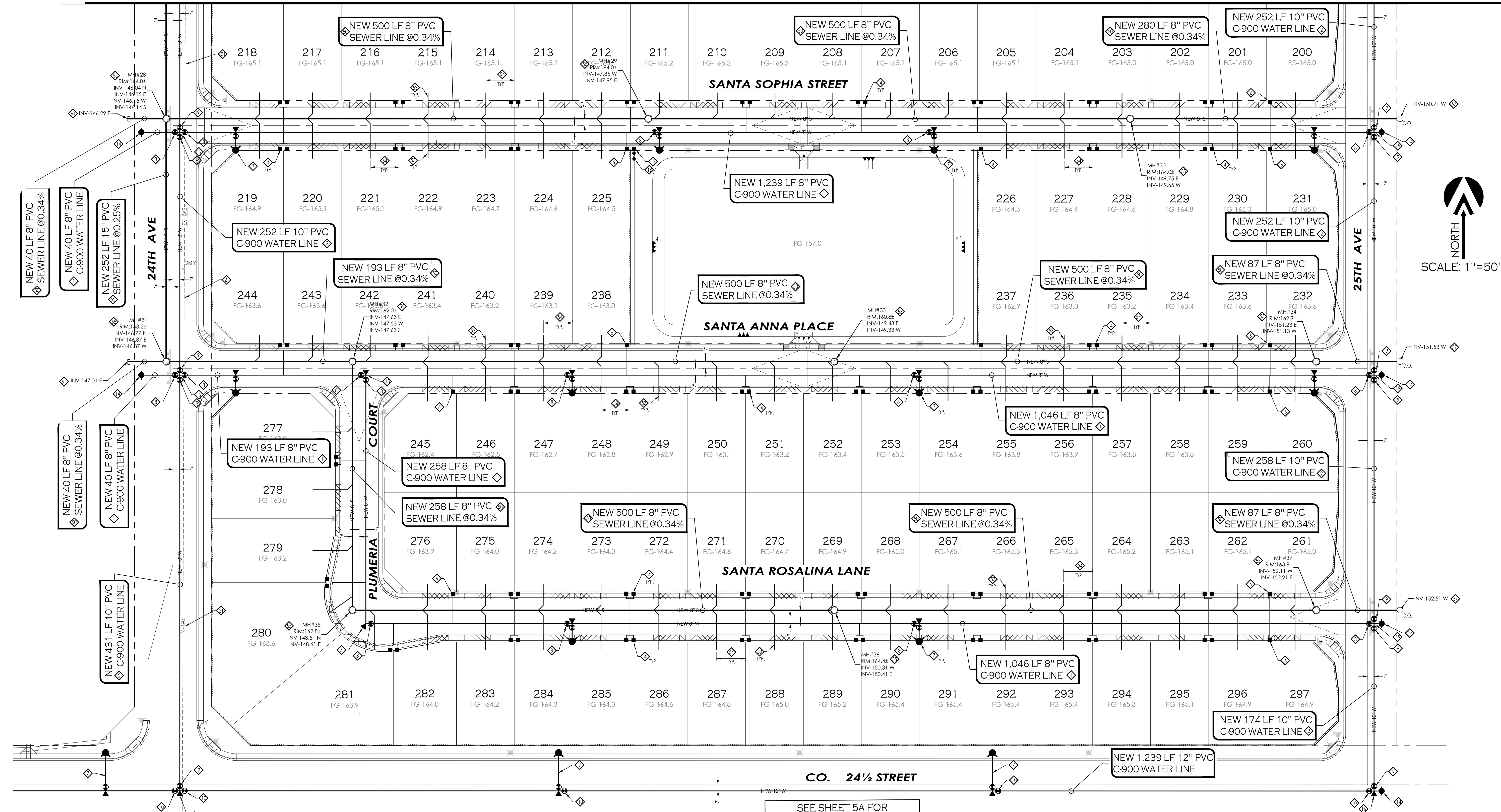
NOTE:
SEE SHEETS 6, 7 AND 8 FOR SEWER PLAN & PROFILE

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
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MATCHLINE SEE SHEET 4



VEGA & VEGA
ENGINEERS & PLANNERS
2619 S. AVE. 2 1/2 E. STE #3
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928-247-6232 FAX

WATER & SEWER PLAN
ORCHIDEA PARK
PHASE 2 SUBDIVISION

LEGEND

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

WATER KEYNOTES:

- ◆ INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ INSTALL 12" WATER MAIN - AS PER C.O.Y. STD. 5-010
- ◆ INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055
- ◆ NEW 8" 90° PVC ELL W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◆ INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055.
- ◆ NEW COMPLETE FIRE HYDRANT AND FIRE HYDRANT STREET MARKERS AS PER C.O.Y. STD. 5-155 & 5-160
- ◆ 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.

SEE SHEET 5A FOR WATERLINE IMPROVEMENTS ON CO. 24 1/2 ST

- ◆ NEW 12"x12"x10' TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◆ INSTALL 1" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060 (LANDSCAPING IRRIGATION)
- ◆ INSTALL 1" REDUCE PRESSURE ASSEMBLY - AS PER C.O.Y. STD. 5-130 (LANDSCAPING IRRIGATION)
- ◆ NEW 10"x10"x8"x8" CROSS W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◆ NEW 12" TAPPING SLEEVE. CONNECT NEW 12" WATER LINE TO EX. 12" WATER MAIN. SAWCUT EXISTING PAVEMENT AS NEEDED FOR CONNECTION AND REPLACE WITH NEW PAVEMENT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 12" WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION - SEE DETAILS
- ◆ PROTECT AND ADJUST EXISTING GAS LINE AS NECESSARY IF NEEDED - COORDINATE WITH SOUTHWEST GAS

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 POLYMER SANITARY SEWER MANHOLE - AS PER DETAILS
- ◆ NEW SHALLOW SEWER MANHOLE - AS PER MAG STD. 420 & 422
- ◆ NEW SANITARY SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005 (LANDSCAPING IRRIGATION).
- ◆ 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 WATER TIGHT END CAP
- ◆ NOT USED

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NOTE:
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CALL TWO WORKING DAYS BEFORE YOU DIG
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