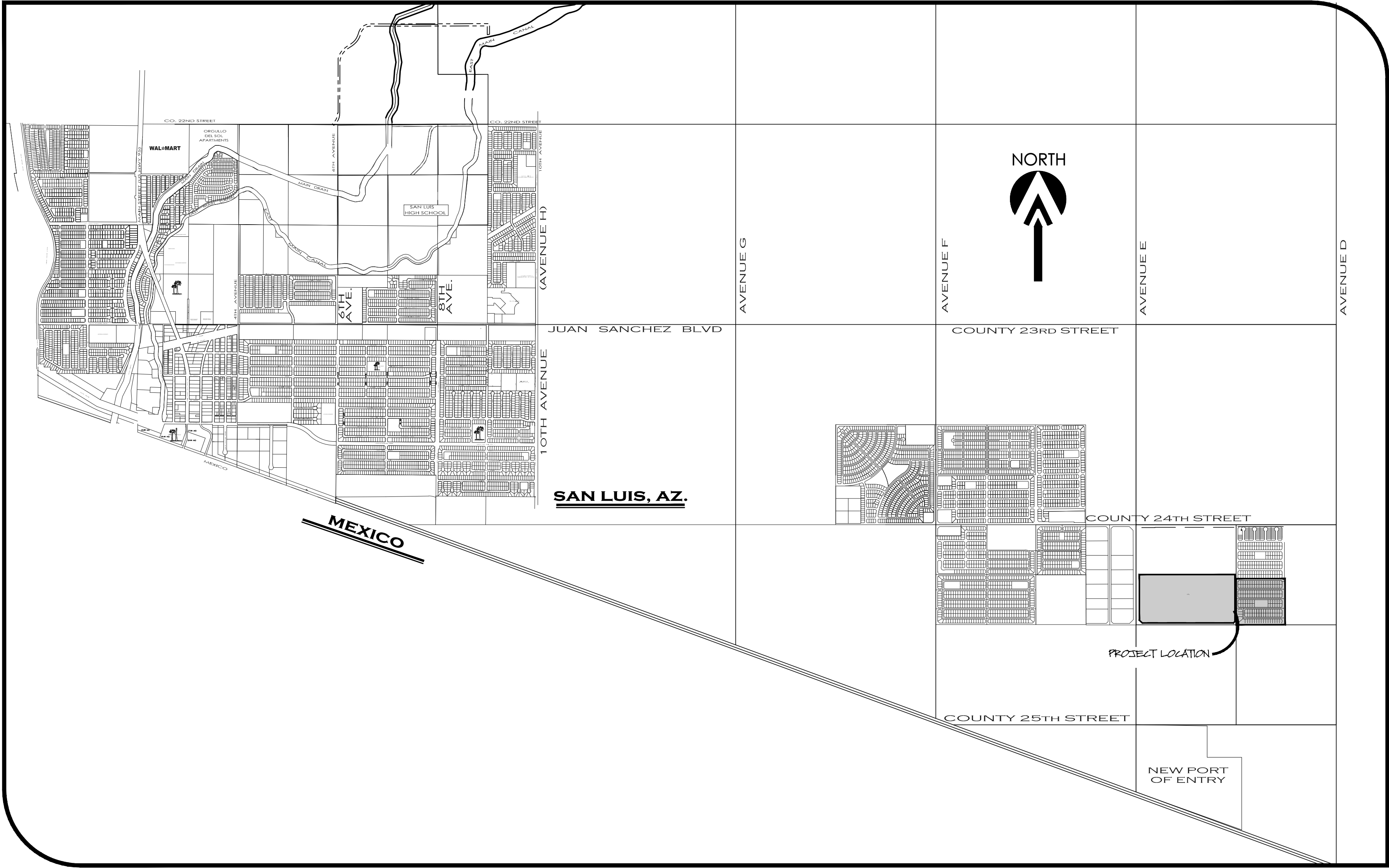


ORCHIDEA PARK PHASE 2 SUBDIVISION

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 W½ OF THE NW¼ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
OCTOBER OF 2025 ACREAGE: 110.27 AC (GROSS)

FINAL PLAT

BOOK _____, OF _____
PAGE _____



VICINITY MAP
SCALE: NTS

OWNER OF RECORD - LOT 297A

SUPERINTENDENT
YUMA UNION HIGH SCHOOL DISTRICT #70

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF YUMA }

ON THIS THE ____ DAY OF ____, 20__ BEFORE ME, THE UNDERSIGNED
NOTARY, PERSONALLY APPEARED:
YUMA UNION HIGH SCHOOL DISTRICT #70

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

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

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 W½ OF THE NW¼ OF SECTION 14, T11S, R24W G.&S.R.B.&M., YUMA COUNTY, ARIZONA, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, STREETS 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

SUPERINTENDENT
YUMA UNION HIGH SCHOOL DISTRICT #70

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

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

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF YUMA }

ON THIS THE ____ DAY OF ____, 20__ BEFORE ME, THE UNDERSIGNED
NOTARY, PERSONALLY APPEARED: SUPERINTENDENT
YUMA UNION HIGH SCHOOL DISTRICT #70

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

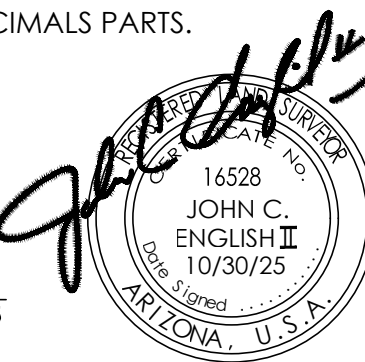
BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

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

R.L.S. No. 16528



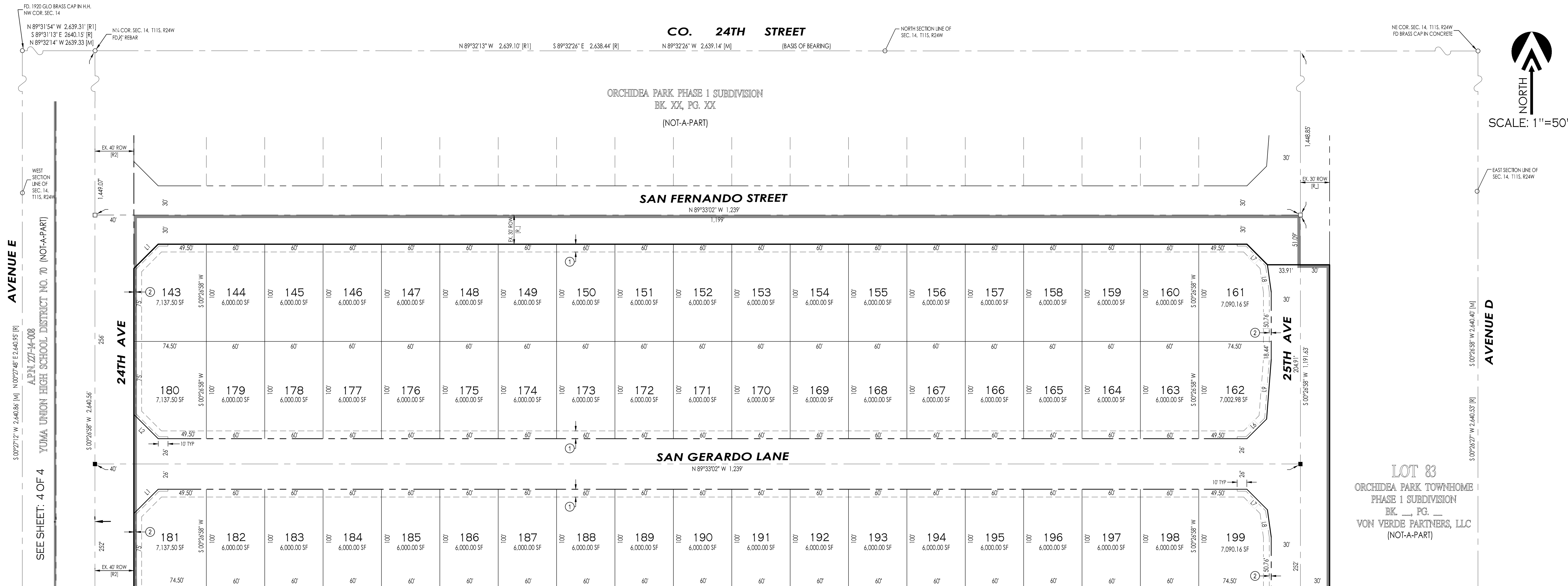
ELABORATED BY:
Vnv 23-600

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

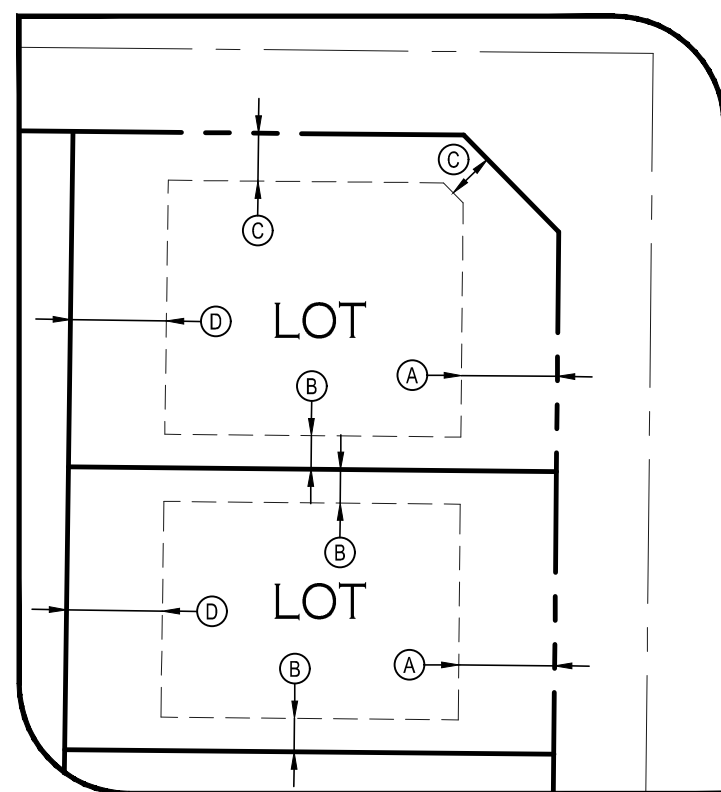
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RECORDED IN BK. ___ OF PLATS, PG. ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY AZ.
ALSO LOCATED IN A PORTION OF THE W¹/₂ OF THE NW¹/₄ OF SECTION 14, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
OCTOBER OF 2025 ACREAGE: 110.27 AC (GROSS)

FINAL PLAT



TYP. LOT BUILDING
SETBACK LAYOUT



BUILDING SETBACKS KEYNOTES

- (A) FRONT YARD SETBACK = 20 FEET (C) SIDE STREET YARD SETBACK = 10 FEET
(B) SIDE YARD SETBACK = 7 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" E	28.41'
L9	N 04°53'09" E	61.50'

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	110°46'40"	88.18'	60.86'	117.67'

LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT OF WAY LINE
- INDICATES EASEMENT LINE
- 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)
- INDICATES BRASS CAP
- INDICATES YUMA COUNTY RECORDERS
- INDICATES GENERAL LAND OFFICE
- 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#2012-29214, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.
- DATA REFERS TO WARRANTY DEED WITH FEE#2012-29214, AS RECORDED IN YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

KEYNOTES

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

BASIS OF BEARING

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

BEARING S 89°32'26" E

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- PROJECT ZONING: R-1-5

OWNER OF RECORD:

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

ELABORATED BY:

Vnv 23-600



2619 S. Ave. 216E, Ste 3 928-329-0000 Tel
Yuma, Az. 85365 928-247-6232 Fax
www.vega-nvega.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 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 SUBJECT 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 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.
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OCTOBER OF 2025 ACREAGE: 110.27 AC (GROSS)

FINAL 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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CURVE TABLE				
NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	110°46'40"	88.18'	60.86'	117.67'

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

ELABORATED BY:
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2619 S. Ave. 2 1/2, 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 RIGHT OF WAY LINE [R1]
 - INDICATES EASEMENT LINE [R2]
 - 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) Y.C.R.
 - INDICATES BRASS CAP G.L.O.
 - INDICATES MEASURED DATA N.A.E.
 - DATA REFERS TO U.S. G.L.O. MAP SECTION 14, TOWNSHIP 11 SOUTH, RANGE 24 WEST
 - GILA & SALT RIVER MERIDIAN, ARIZONA, FILED MARCH 12, 1922 IN THE U.S. SURVEYOR GENERALS OFFICE
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 - 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.
 - INDICATES YUMA COUNTY RECORDERS
 - INDICATES GENERAL LAND OFFICE
 - INDICATES NON ACCESS EASEMENT

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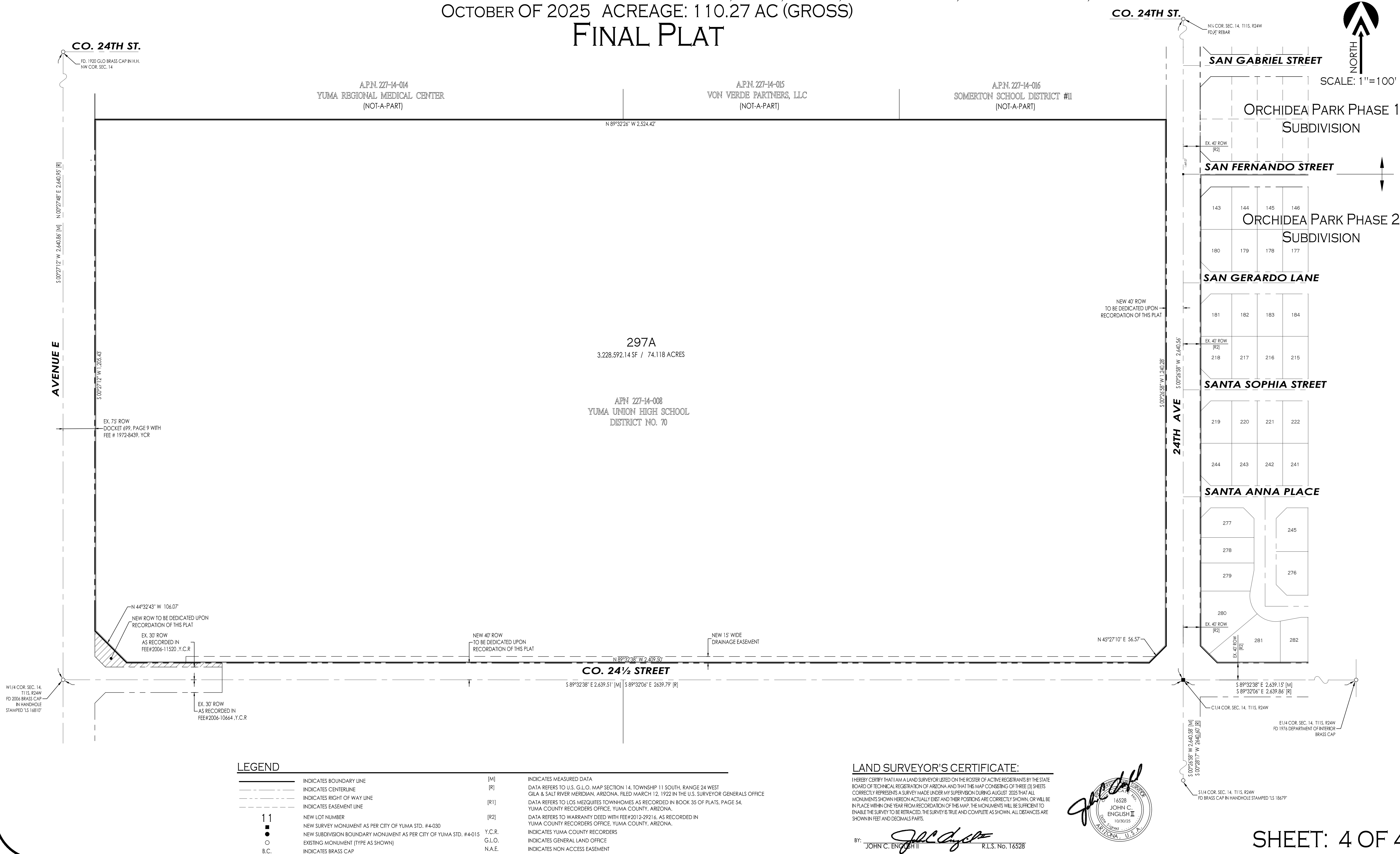
BY: *John C. English II* R.L.S. No. 16528

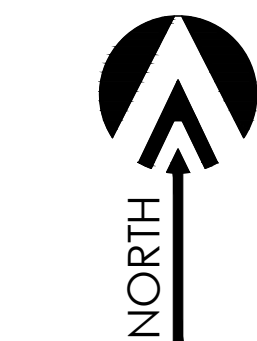


ORCHIDEA PARK PHASE 2 SUBDIVISION

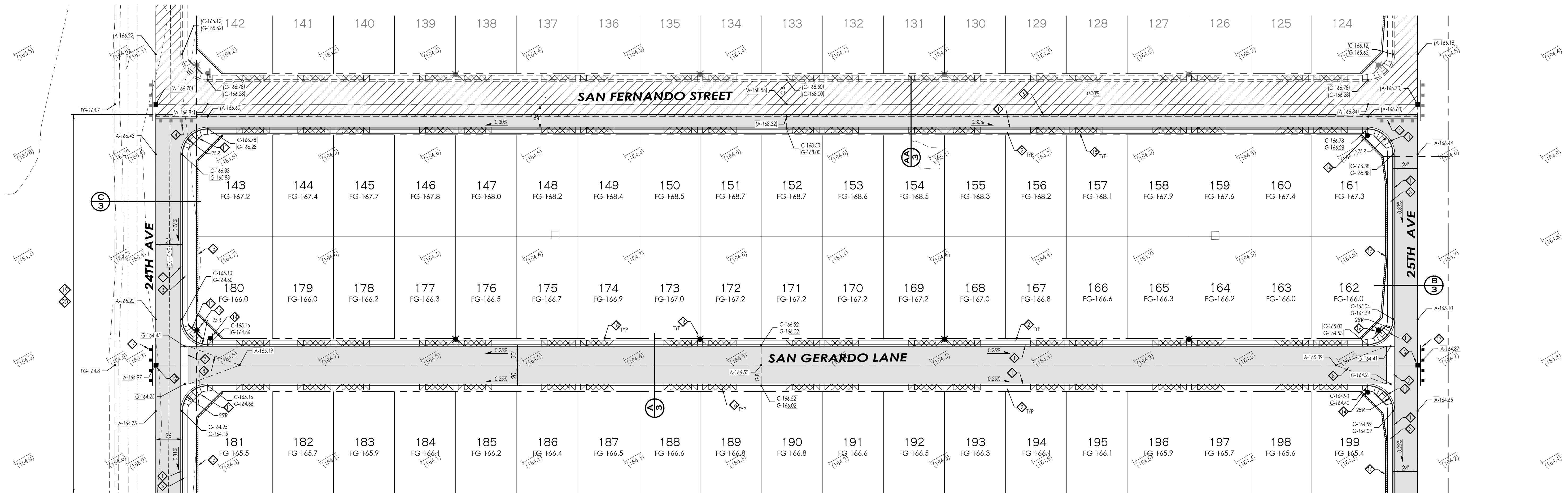
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OCTOBER OF 2025 ACREAGE: 110.27 AC (GROSS)

FINAL PLAT





SCALE: 1"=50'



MATCHLINE SEE SHEET 2

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. ASPHALT ELEVATION
	INDICATES EX. SEWER LINE		INDICATES EX. NATURAL SOIL ELEVATION
	INDICATES EX. GAS LINE		INDICATES NEW ASPHALT 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 EXISTING CMU WALL
	B.C.		
	INDICATES BRASS CAP		
	Y.C.R.		
	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 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 3'6" 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
- RAISE EXISTING GAS VALVE TO GRADE - BY SWGS

BENCHMARK:

ROUND 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

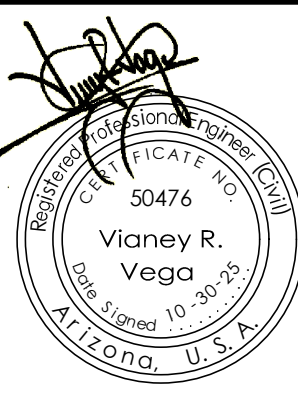
ELEVATION: 159.81 FEET

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

PAVING & GRADING
ORCHIDEA PARK
PHASE 2 SUBDIVISION



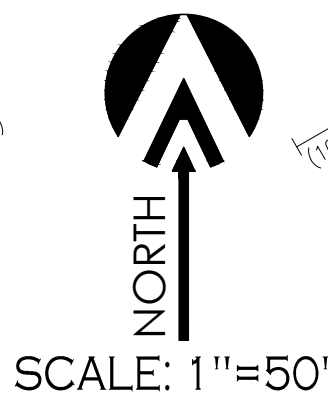
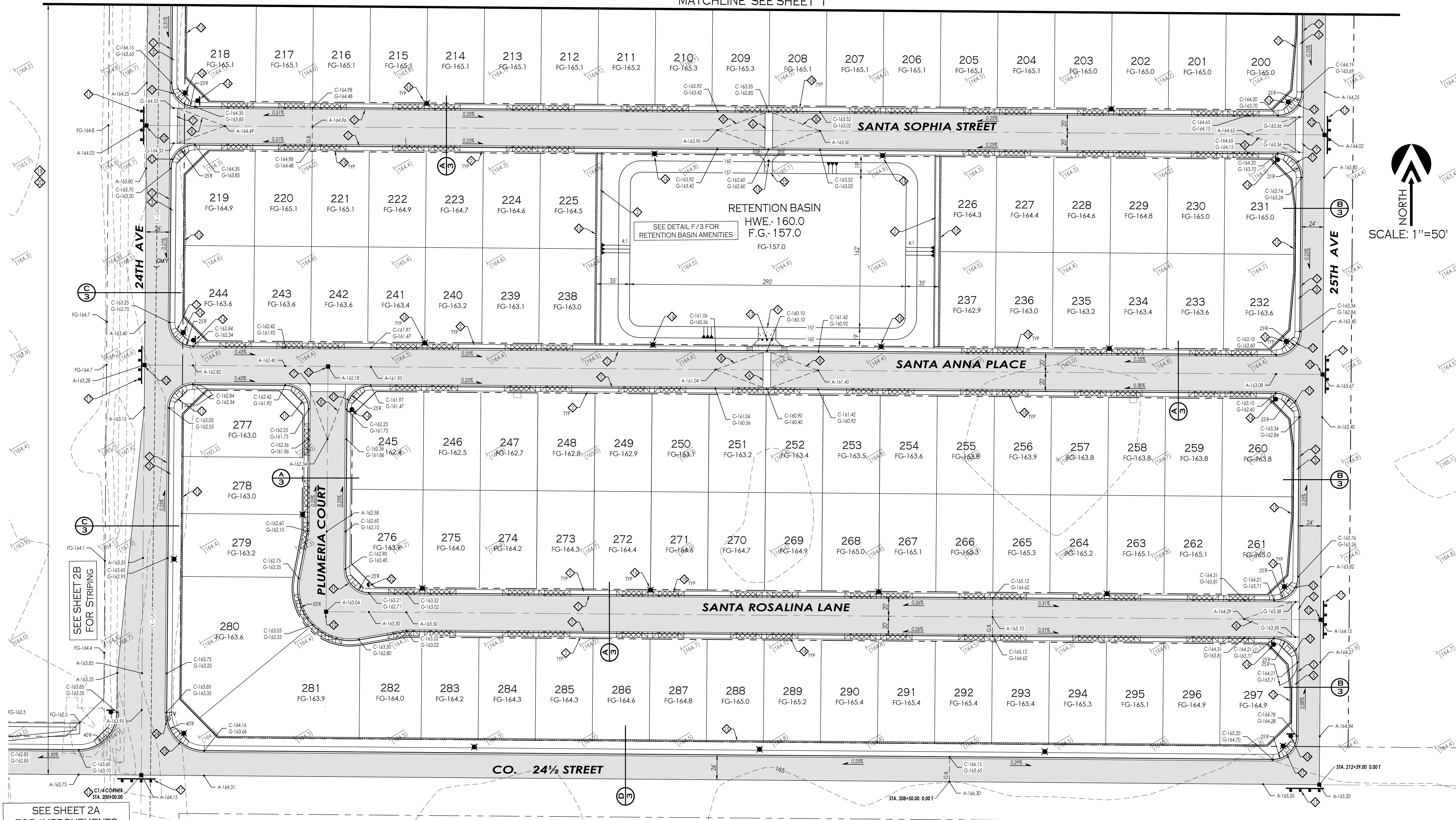
Notes:

Scale: N.T.S. Date: OCT 2025
Drawn: staff Job #: VnV23-600
Checked: Vna

Sheet

1

MATCHLINE SEE SHEET 1



SEE SHEET 2A
FOR IMPROVEMENTS

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 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
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- 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 3'6" HIGH MAXIMUM)
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- NEW 6" CONCRETE SPILLWAY - SEE DETAIL
- RAISE EXISTING GAS VALVE TO GRADE - BY SWGAS

DRAINAGE REPORT

1- DRAINAGE REPORT
DRAINAGE AREA # 1
USING THE RATIONAL METHOD
Q= CIA=PEAK RUNOFF (VOL.)
(C) PEAK RATE RUNOFF = 0.43
(1) 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 = 57,950 SF
BOTTOM AREA = 46,876 SF
DEPTH = 3 FT
VOL. PROVIDED = $(57,950 + 46,876) \frac{(3.0)}{2} = 157,239 \text{ CF}$
TOTAL VOL. PROVIDED = 157,239 CF
FACTOR OF SAFETY = $\frac{157,239 \text{ CF}}{119,657 \text{ CF}} = 1.31 > 1.25$ 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
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 R24W.
ALSO BEING THE INTERSECTION OF
AVE E AND CO. 24-1/2 STREET

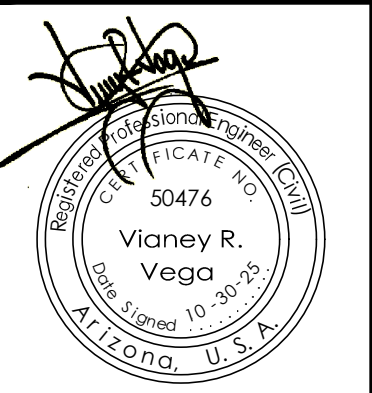
ELEVATION: 159.81 FEET

UTILITIES WARNING

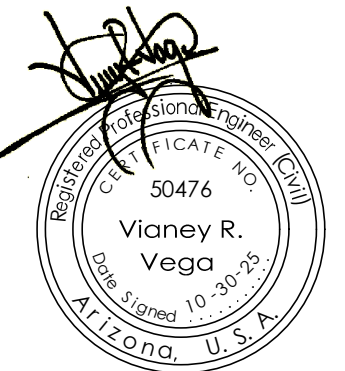
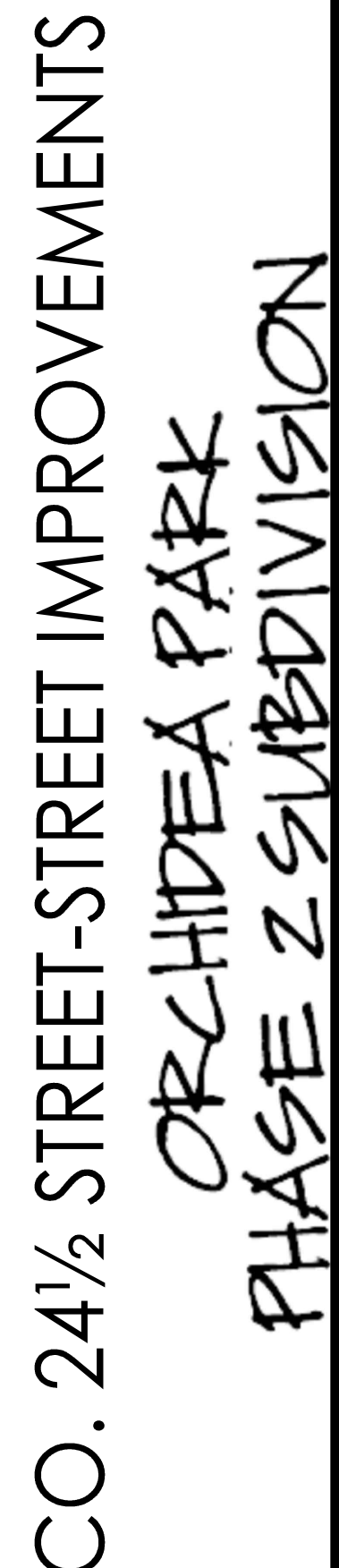
UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. WHETHER SHOWN ON THESE PLANS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

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

PAVING & GRADING
ORCHIDEA PARK
PHASE 2 SUBDIVISION



Notes:
Scale: N.T.S. Date: OCT 2025
Drawn: staff Job #: VnV23-600
Checked: vna
Sheet



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	
		
		
		
		
		
		
		
		
		
		
		

UTILITIES WARNING

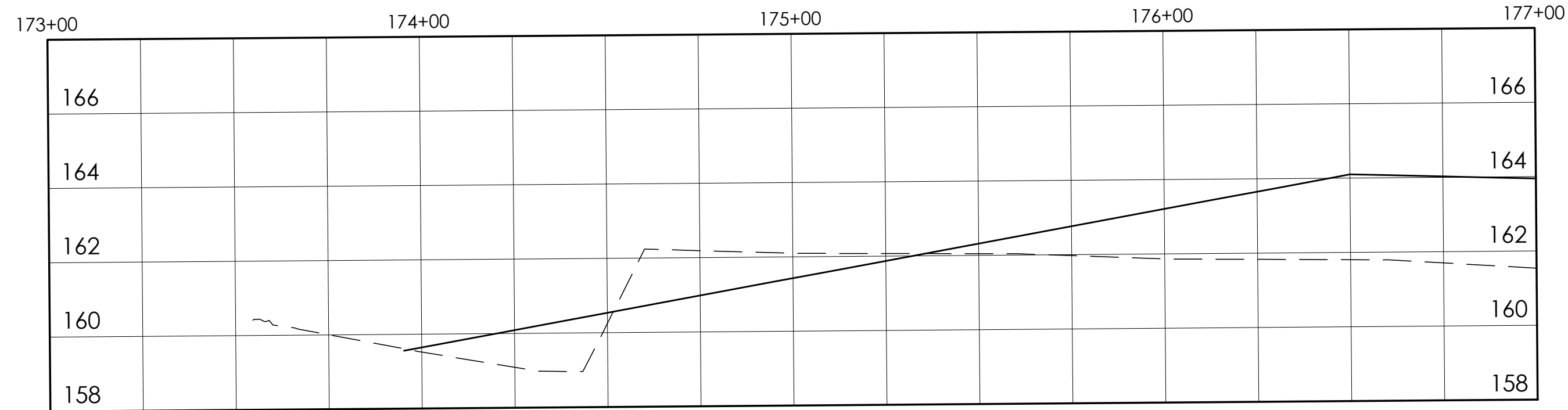
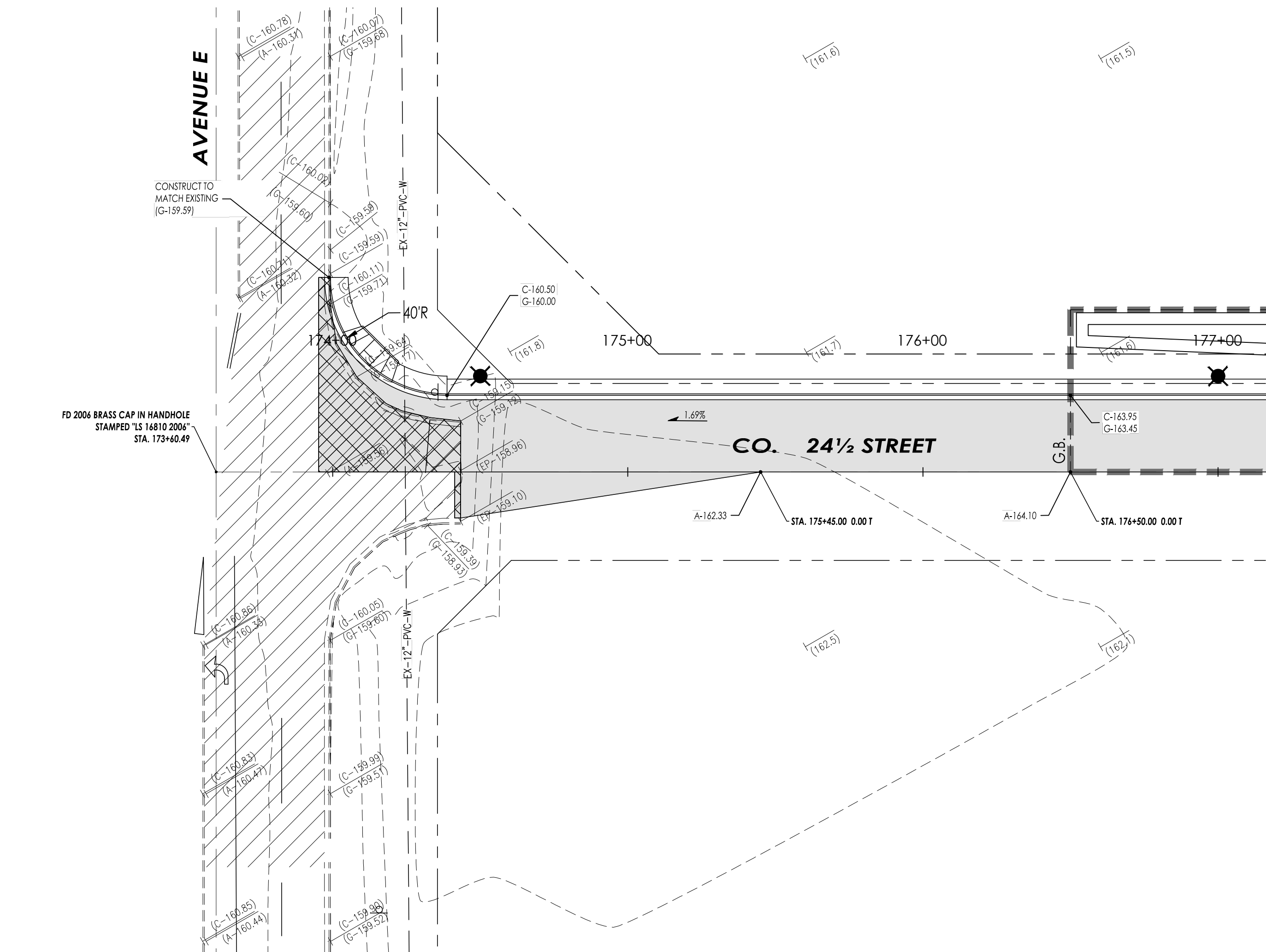
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CALL TWO WORKING DAYS
BEFORE YOU DIG

1-800-STAKE-IT

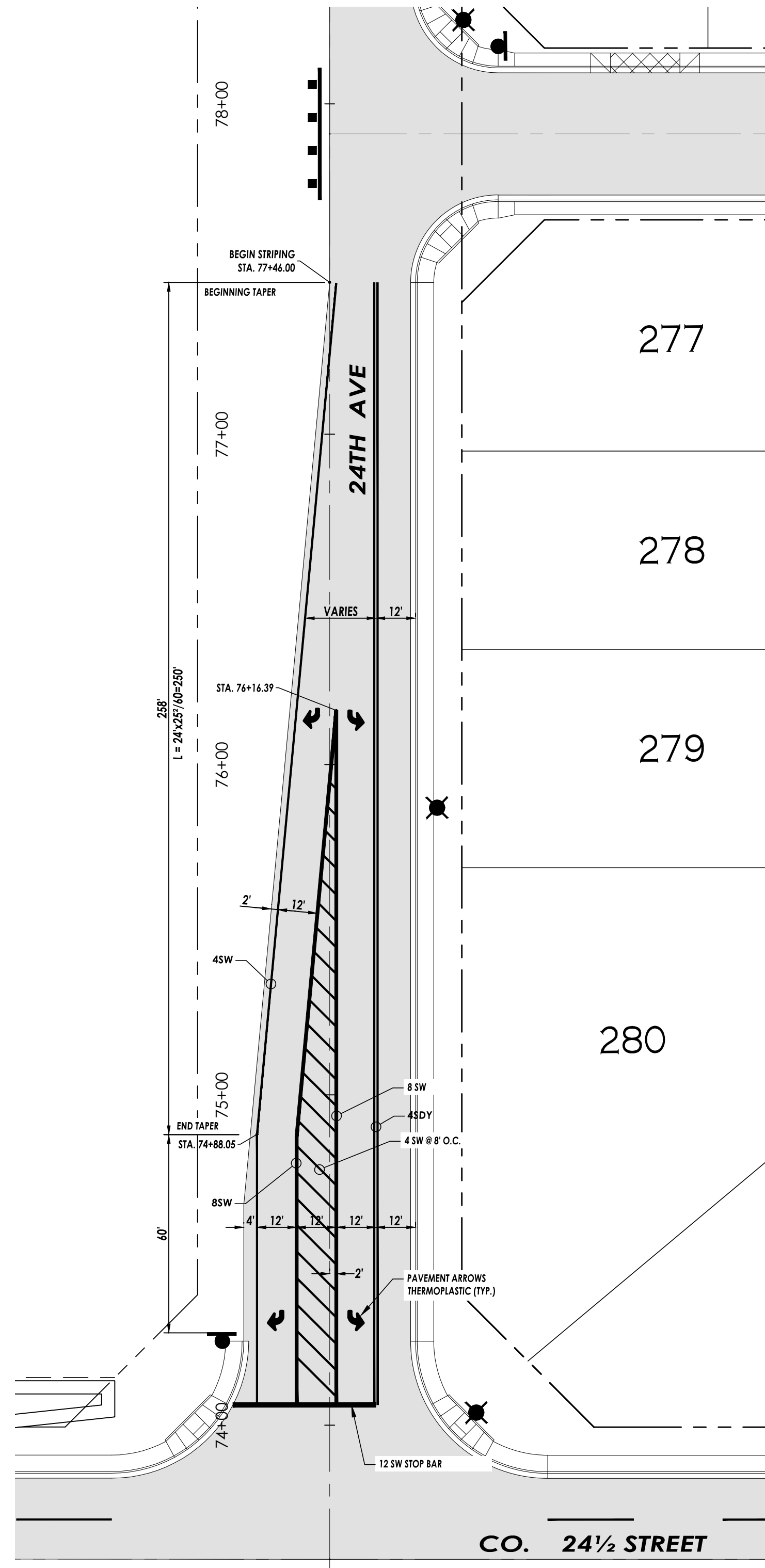
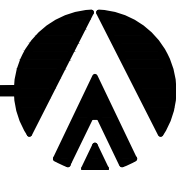
2A

\\VNV\DRIVE\PROJECTS\2023\PROJECTS\VINV23-400 ORCHIDEA PHASE 2\VINV23-400 ORCHIDEA PHASE 2\PAVING\DWG



CO. 24 1/2 STREET & AVENUE E

NORTH
SCALE: 1"=30'

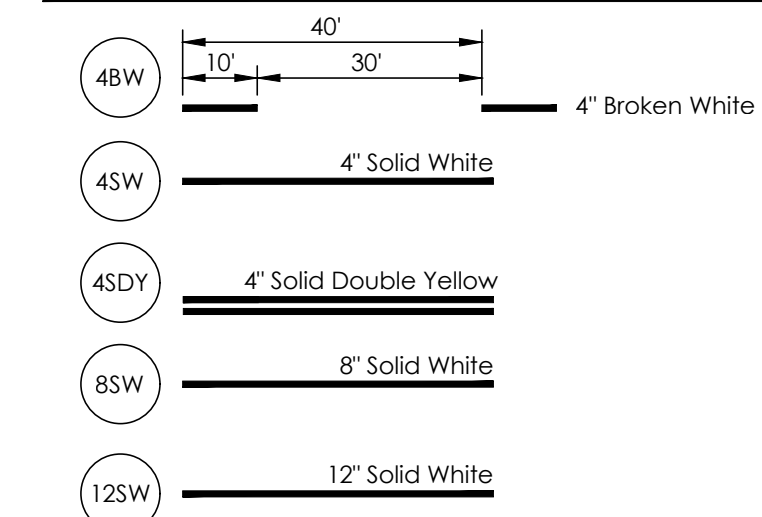


CO. 24 1/2 STREET & 24TH AVE - STRIPING PLAN

NORTH
SCALE: 1"=30'



NOTES:



NOTES:

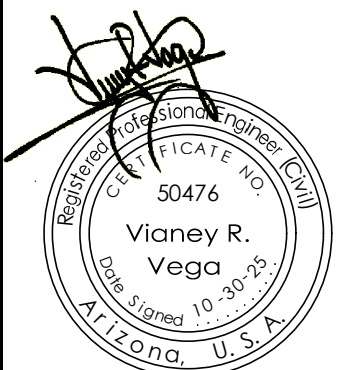
* PAVEMENT MARKING AND REGULATORY SIGNS AS PER MUTCD CURRENT EDITION
* ALL STRIPING MUST BE THERMOPLASTIC OR APPROVED EQUAL (UNLESS NOTED OTHERWISE)

UTILITIES WARNING

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

STRIPING PLAN
ORCHIDEA PARK
PHASE 2 SUBDIVISION



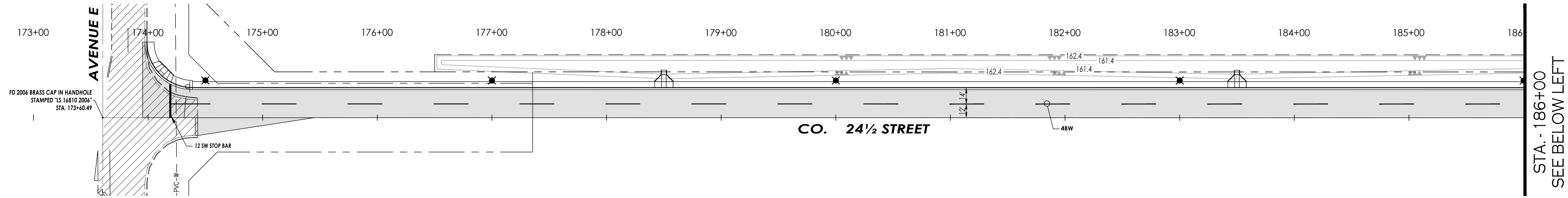
Notes:

Scale: N.T.S. Date: OCT 2023
Drawn: Staff Job #: vnv23-400
Checked: vna

Sheet

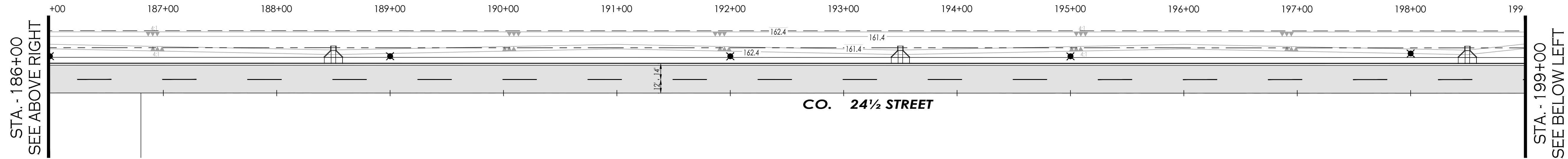
2B

\\VNW\VNW\DRIVE\VNW\PROJECTS\VIN\23\PROJECTS\VIN\23-600\ORCHIDEA\SUBDIVISION\01_CADD FILES\DWG\ORCHIDEA PHASE 2\VIN\23-600_ORCHIDEA PHASE 2\PAVING.DWG



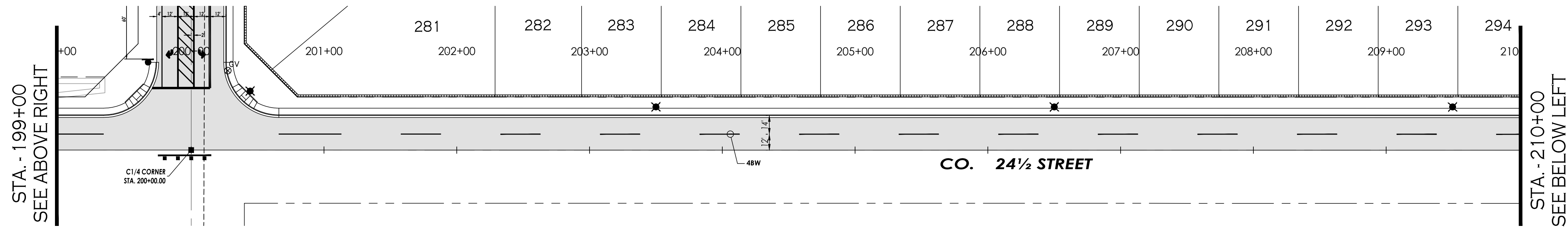
CO. 24 1/2 STREET - STRIPING PLAN

NORTH
SCALE: 1"=50'



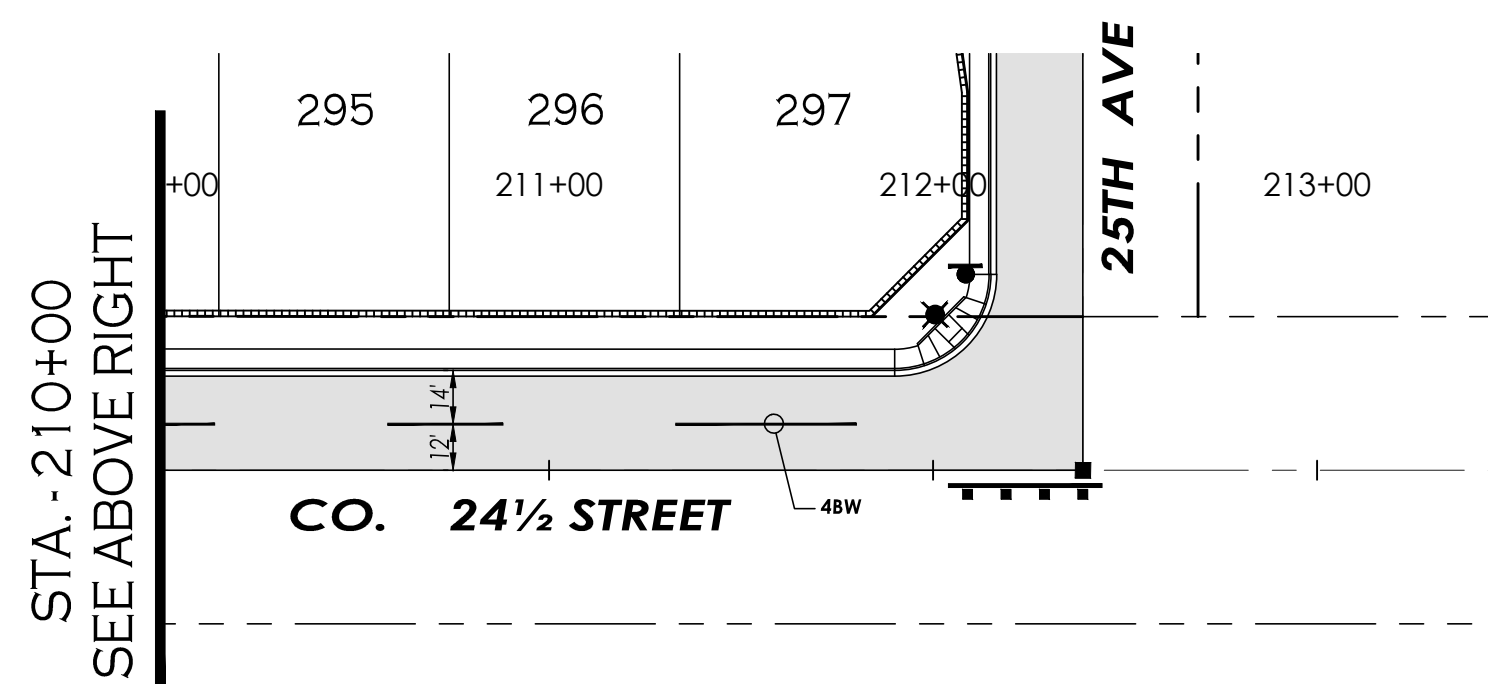
CO. 24 1/2 STREET - STRIPING PLAN

NORTH
SCALE: 1"=50'



CO. 24 1/2 STREET - STRIPING PLAN

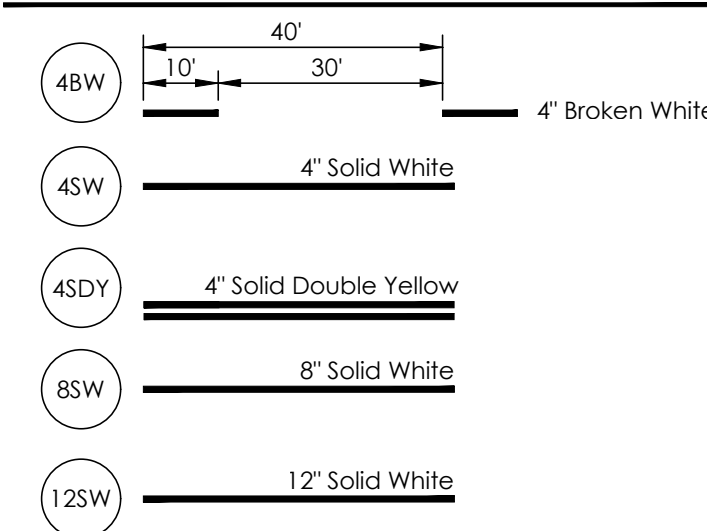
NORTH
SCALE: 1"=50'



CO. 24 1/2 STREET - STRIPING PLAN

NORTH
SCALE: 1"=50'

NOTES:



NOTES:

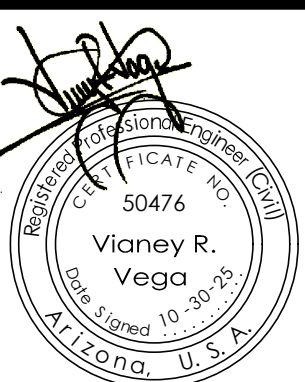
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CALL TWO WORKING DAYS
BEFORE YOU DIG
1-800-STAKE-IT

CO. 24 1/2 STREET-STREET STRIPING
ORCHIDEA PARK
PHASE 2 SUBDIVISION

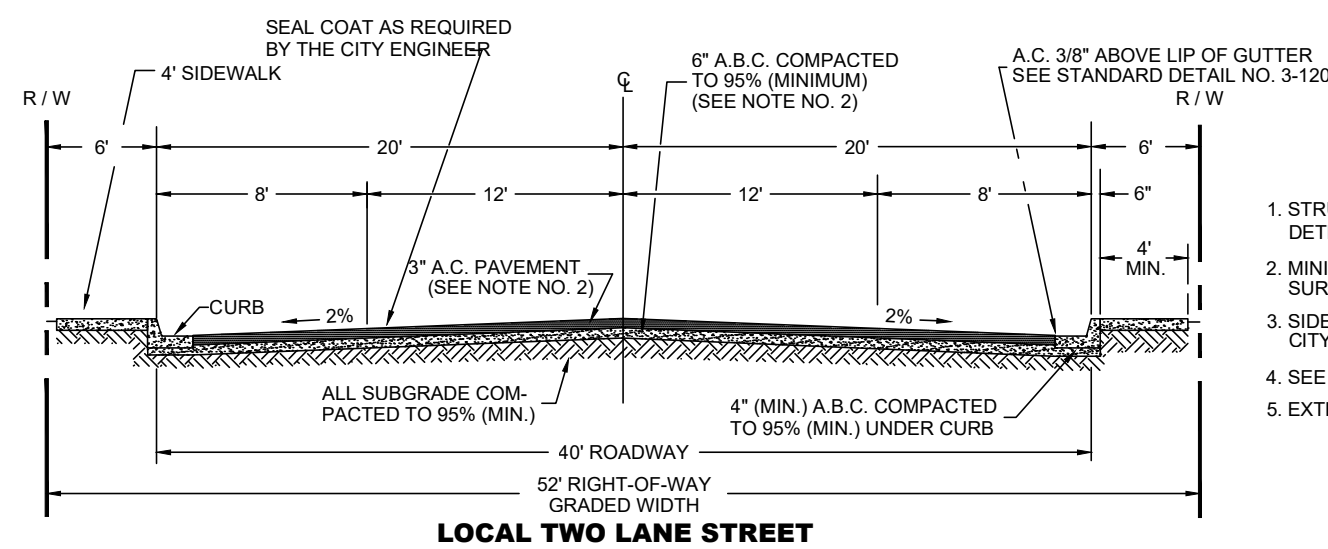


Notes:

Scale: N.T.S. Date: OCT 2025
Drawn: staff Job #: VnV23-600
Checked: Vna

Sheet

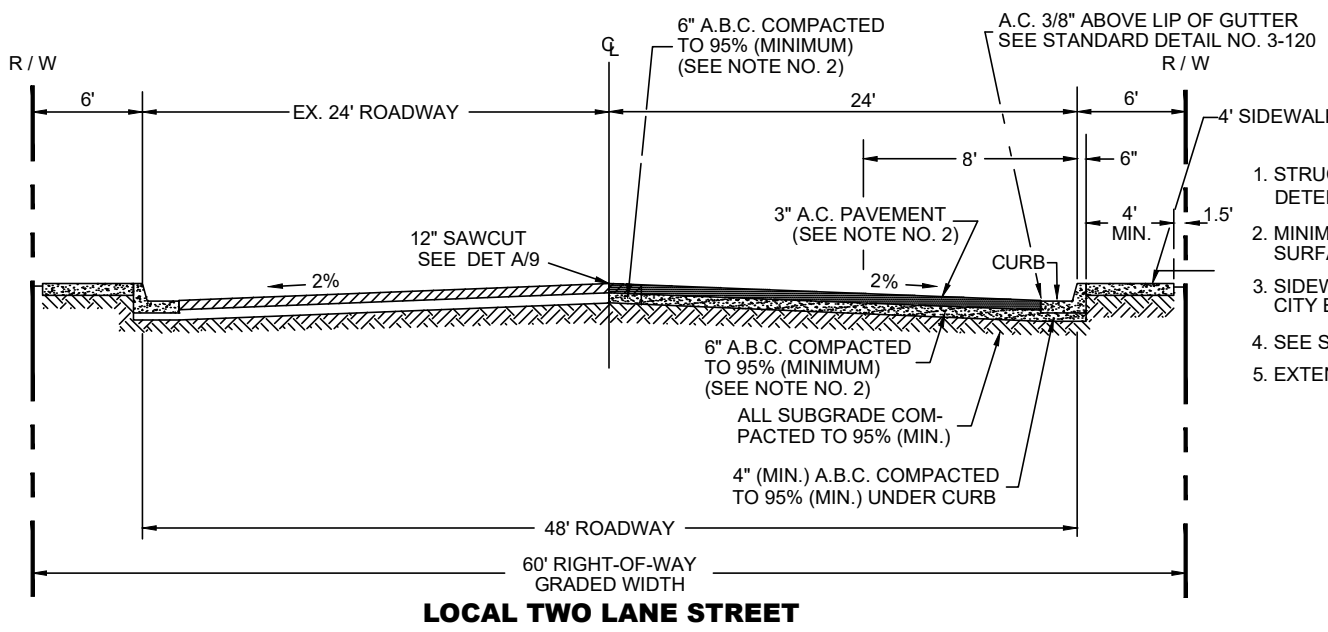
2C



LOCAL TWO LANE STREET

CITY OF YUMA STD. 2-530 (MODIFIED)

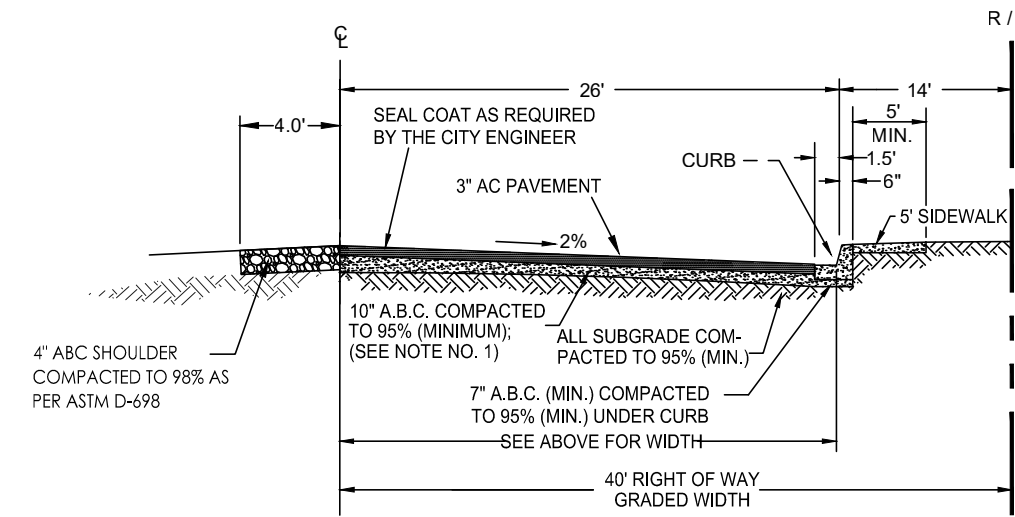
A
3



LOCAL TWO LANE STREET

SAN FERNANDO STREET

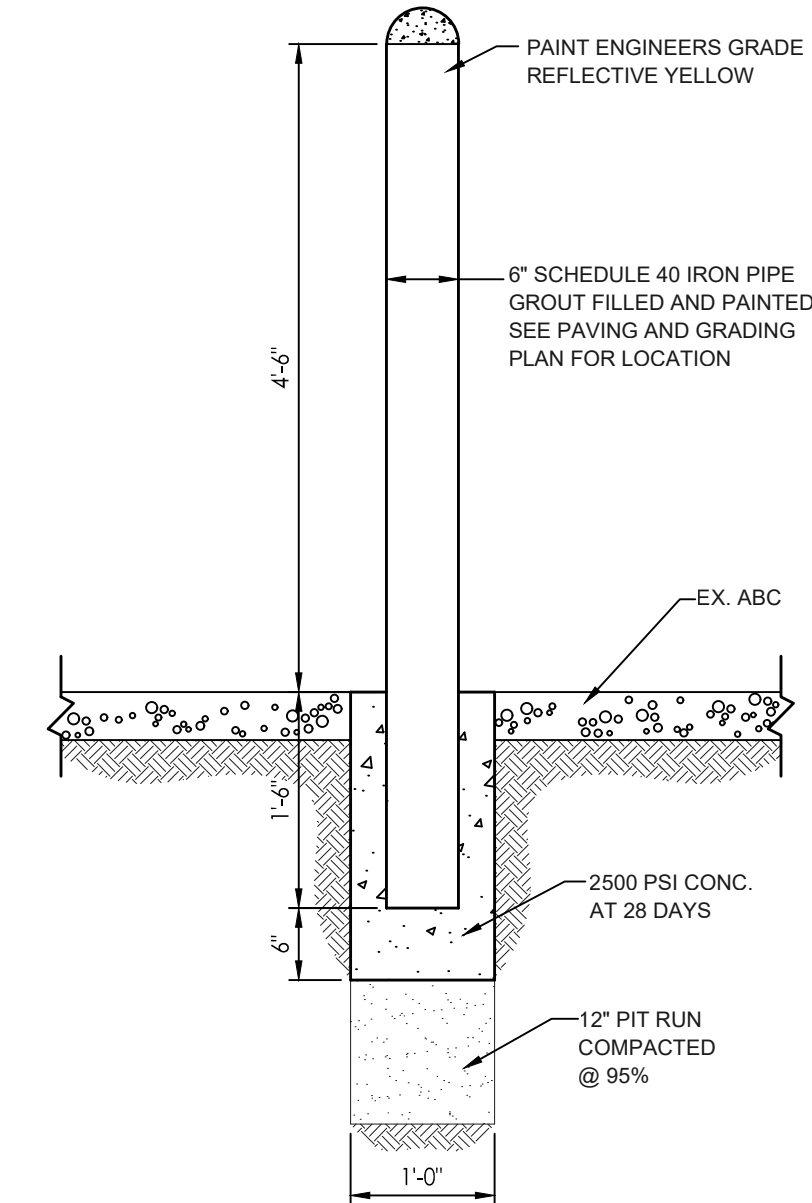
AA
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Co. 24 1/2 TH. STREET

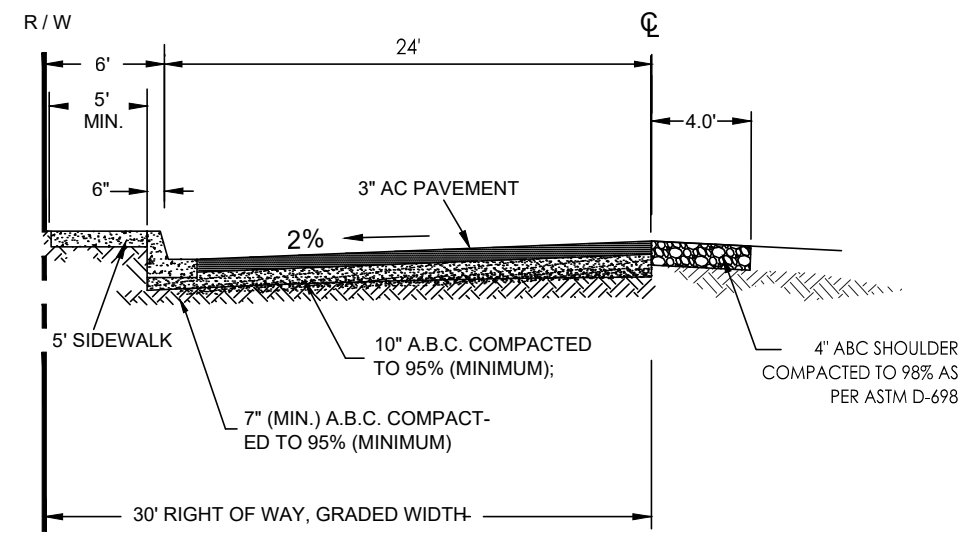
YUMA COUNTY STD-2-030 - (MODIFIED)

D
4



GUARD POST DETAIL

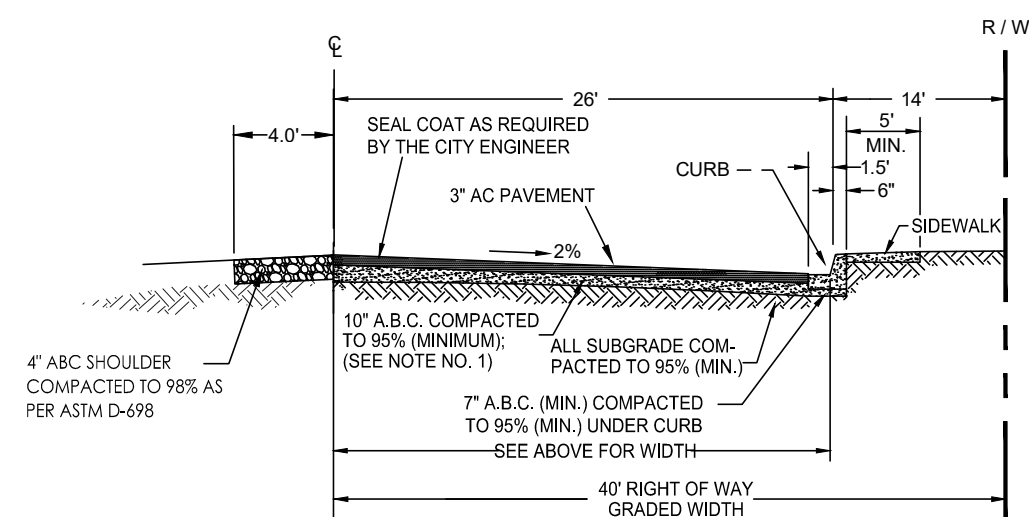
E
3



25TH AVENUE

CITY OF YUMA STD. 2-025 (MODIFIED)

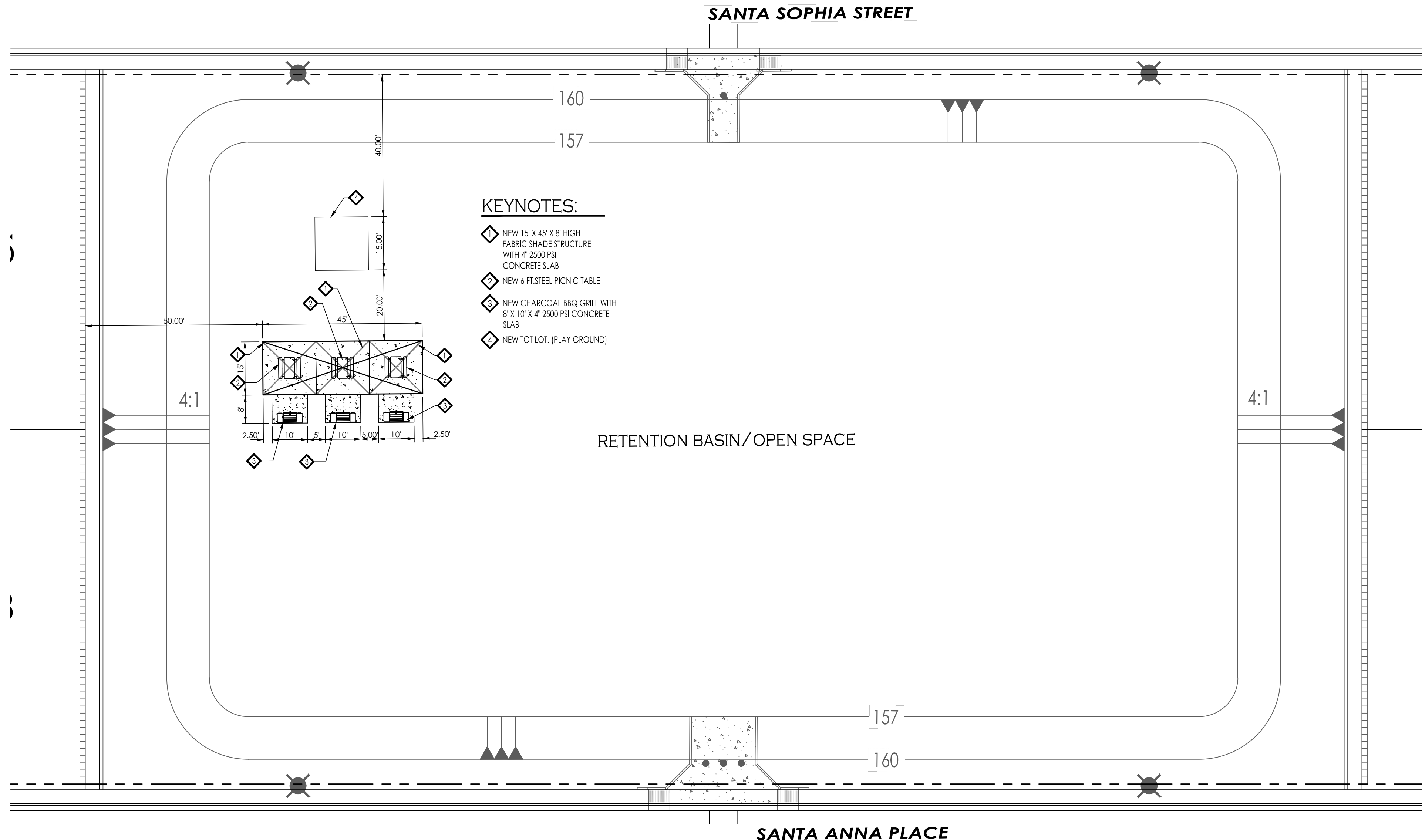
B
3



24TH AVENUE

CITY OF YUMA STD. 2-020 (MODIFIED)

C
3



RETENTION BASIN/OPEN SPACE

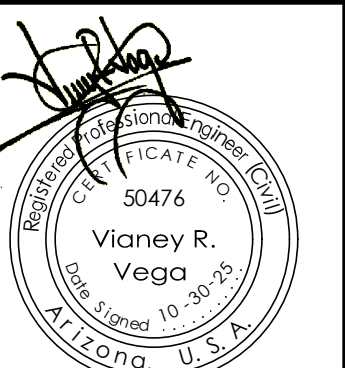
SANTA ANNA PLACE

RETENTION BASIN AMENITIES

F
3

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

Typical Street Sections
ORCHIDEA PARK
PHASE 2 SUBDIVISION



Notes:

Scale: N.T.S. Date: OCT 2025

Drawn: Staff Job #: Vn23-600

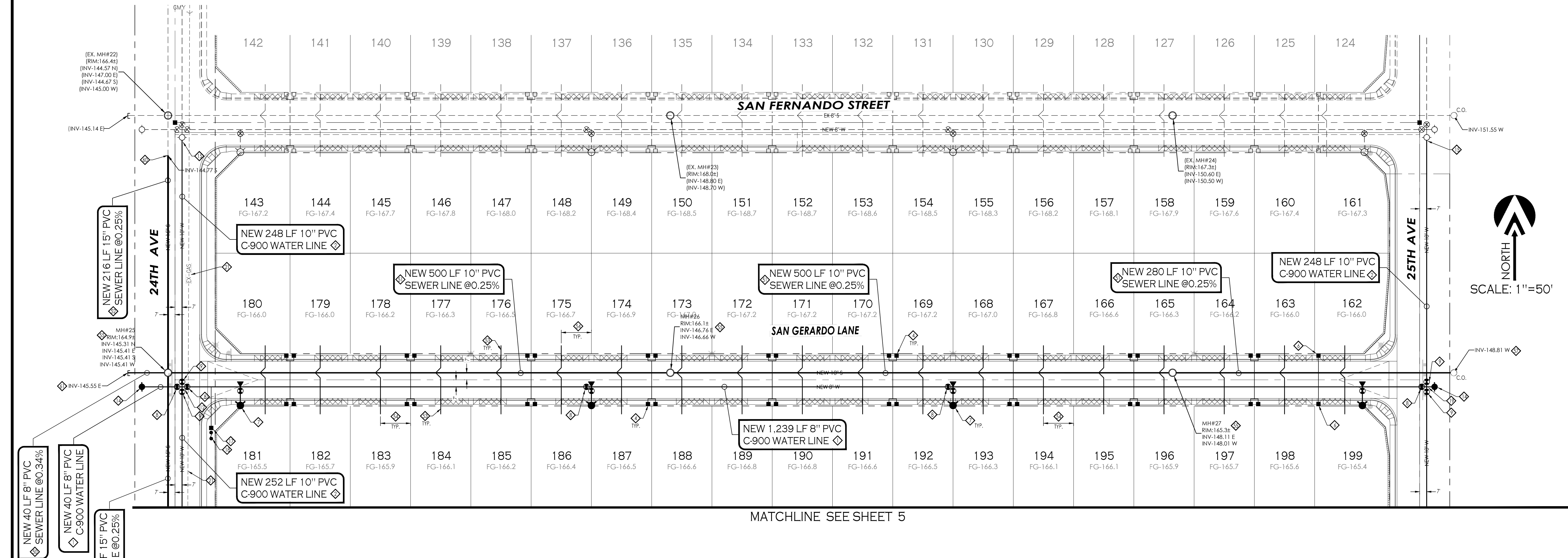
Checked: Vna

Sheet

3

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

\\VNW\ENR\VM\PROJECTS\VM\2023\PROJECTS\VN\23-600 ORCHIDEA PHASE 2\VN\23-600 ORCHIDEA PHASE 2\WATER.DWG



LEGEND

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

WATER KEYNOTES:

- INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
- INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
- 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.
- 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 WATERTIGHT END CAP
- NOT USED

UTILITIES WARNING

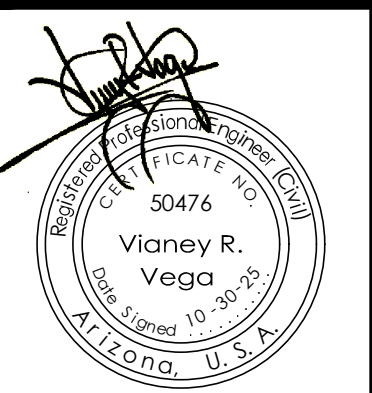
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NOTE:

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

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

WATER & SEWER PLAN
ORCHIDEA PARK
PHASE 2 SUBDIVISION



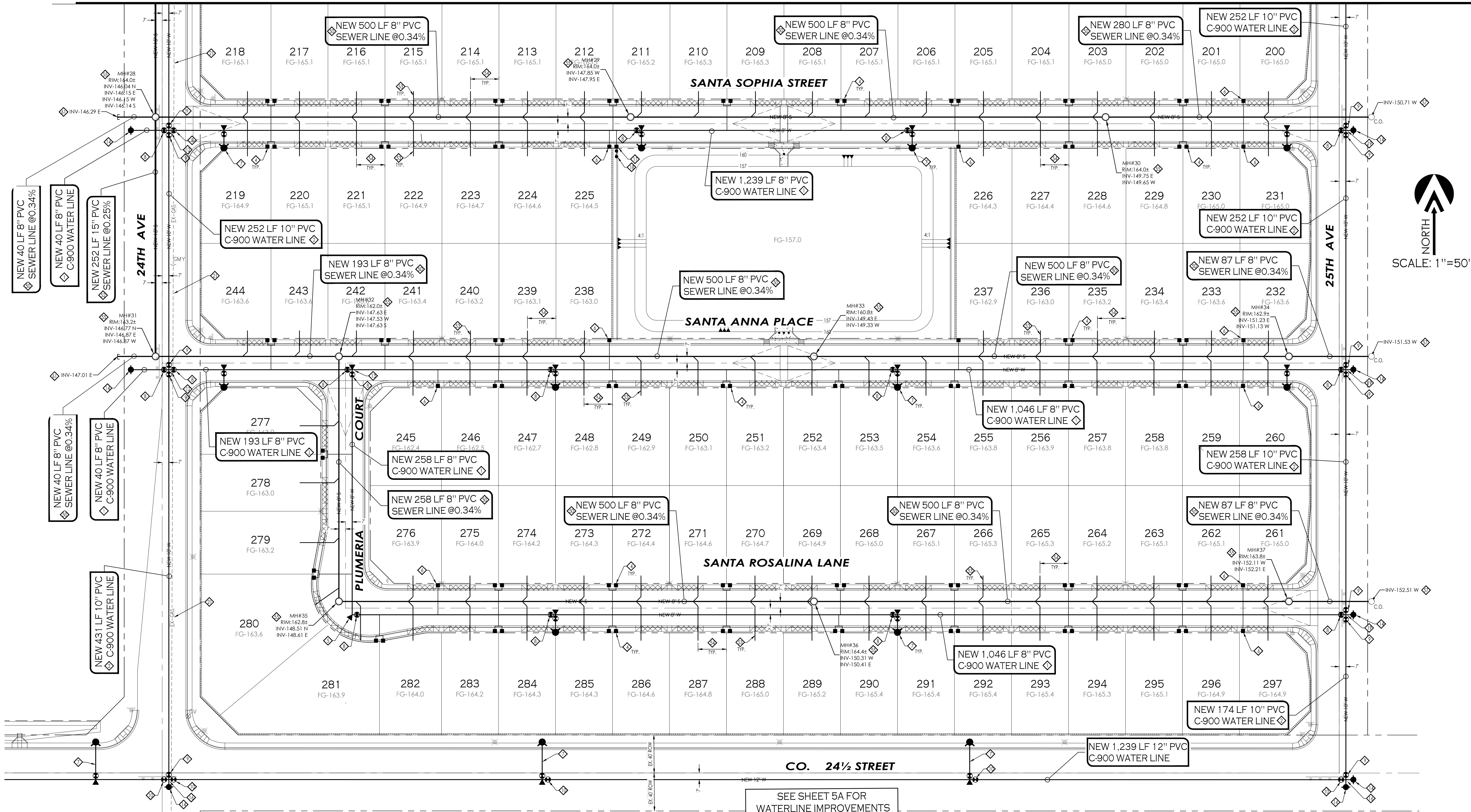
Notes:

Scale: N.T.S. Date: OCT 2025
Drawn: staff Job #: VN23-600
Checked: vna

Sheet

4

MATCHLINE SEE SHEET 4



LEGEND

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

WATER KEYNOTES:

- ◆ 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.
- ◆ 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 WATERTIGHT END CAP
◆ NOT USED

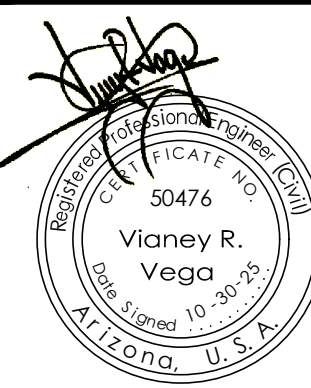
UTILITIES WARNING

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NOTE:

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

WATER & SEWER PLAN
ORCHIDEA PARK
PHASE 2 SUBDIVISION

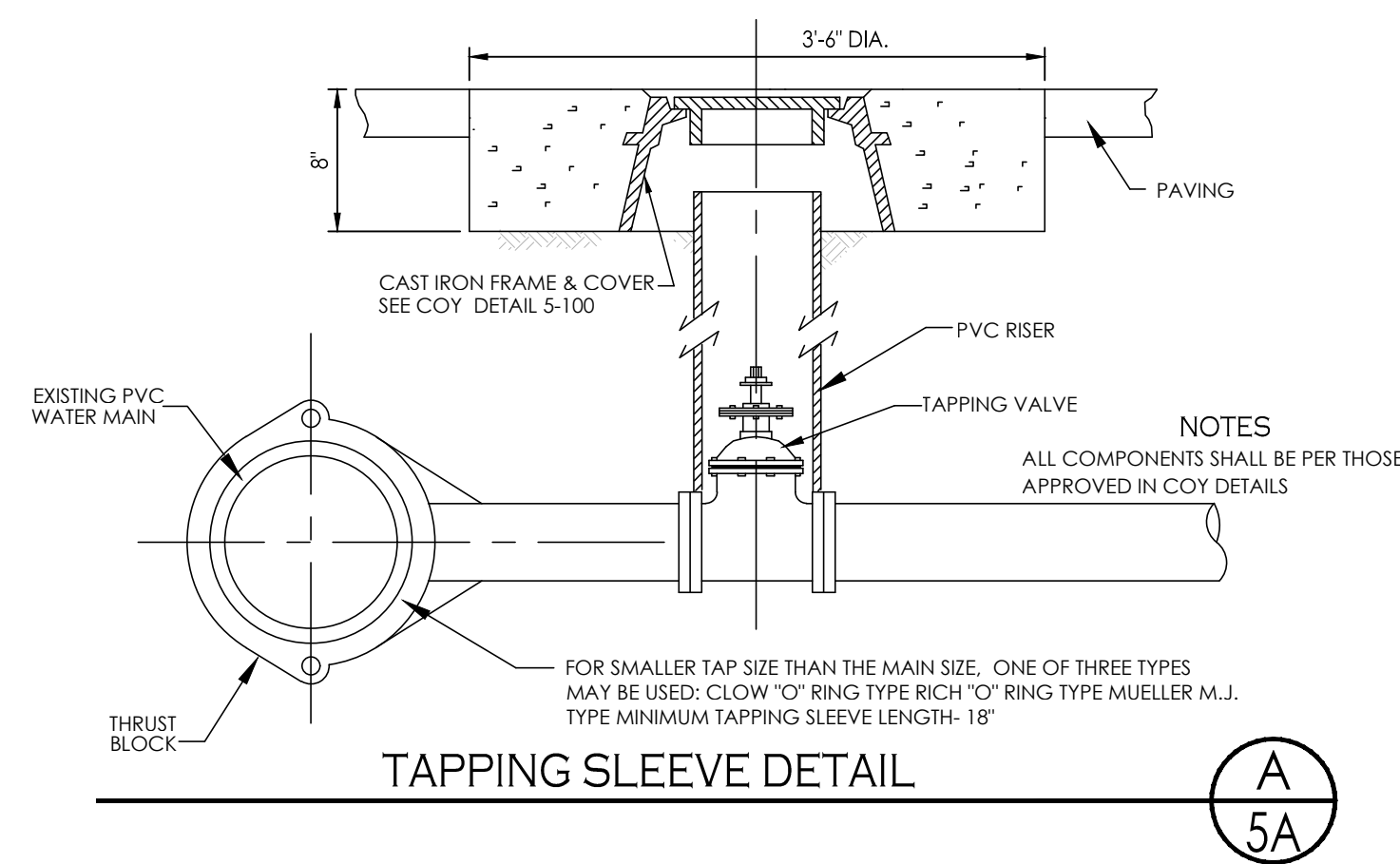
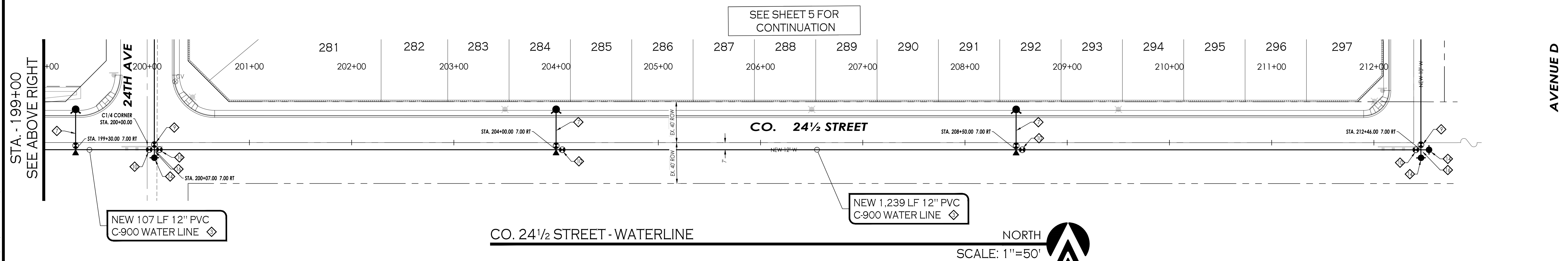
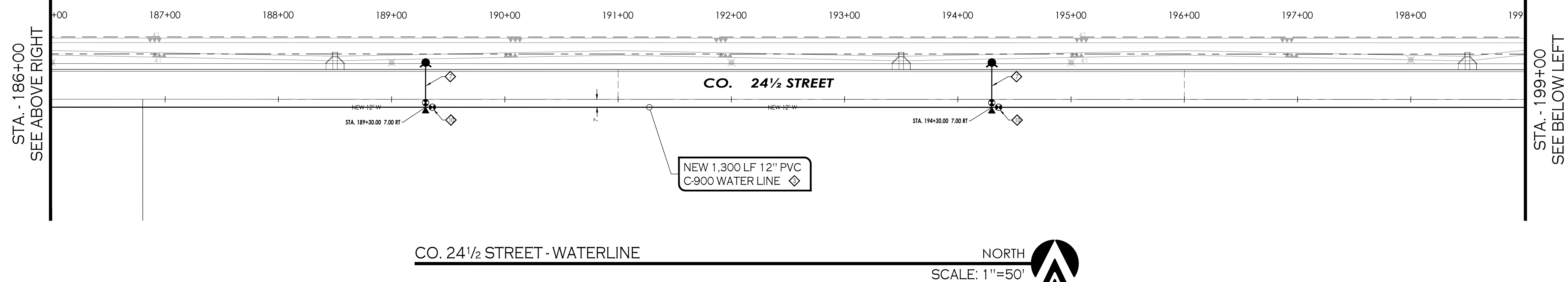
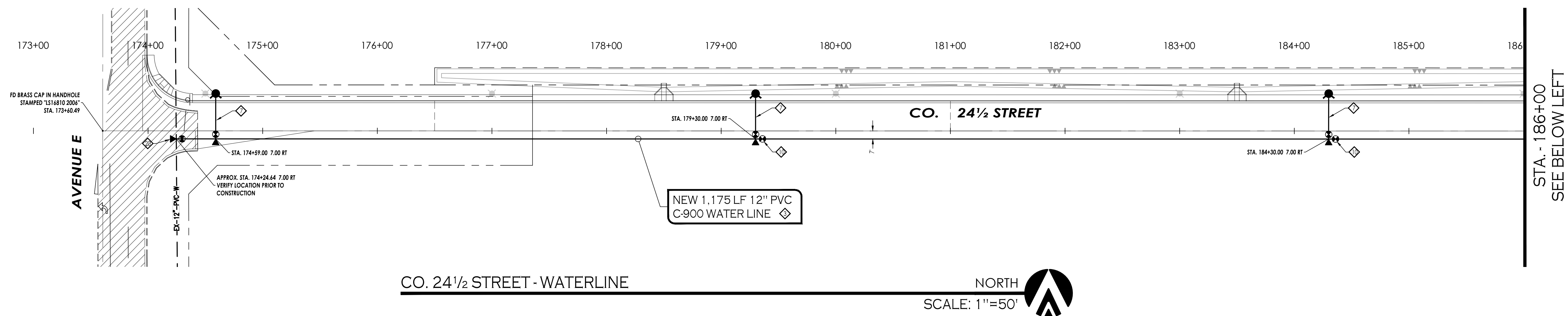


Notes:

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Drawn: Staff Job #: VnV23-600
Checked: Vna

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

WATER KEYNOTES:

- ◆ INSTALL 8" WATER MAIN - AS PER C.O.Y. STD. 5-010
 - ◆ INSTALL 10" WATER MAIN - AS PER C.O.Y. STD. 5-010
 - ◆ 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 WAS SHOWN ON PLANS, INSTRUCT 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. 5-035 & 5-055 (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 SLICE, 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

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CALL TWO WORKING DAYS
BEFORE YOU DIG

1-800-STAKE-IT

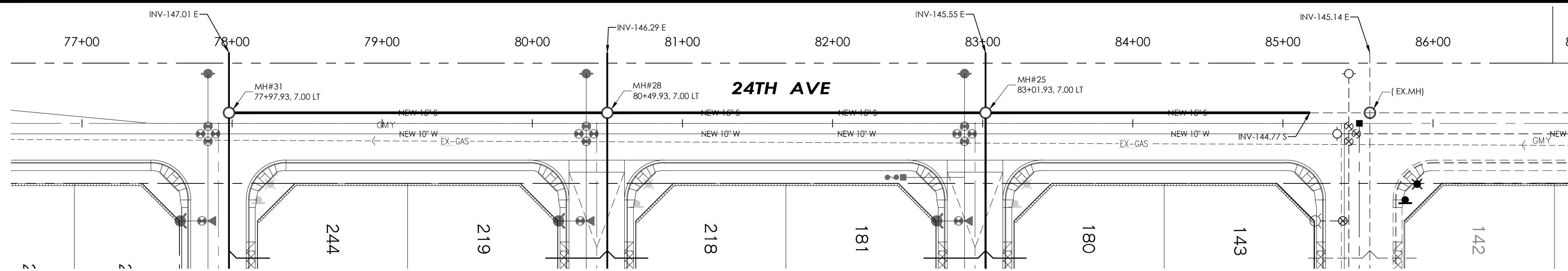


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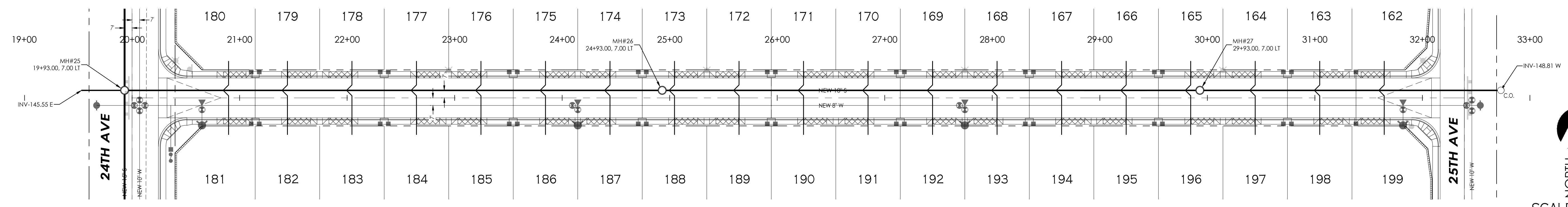
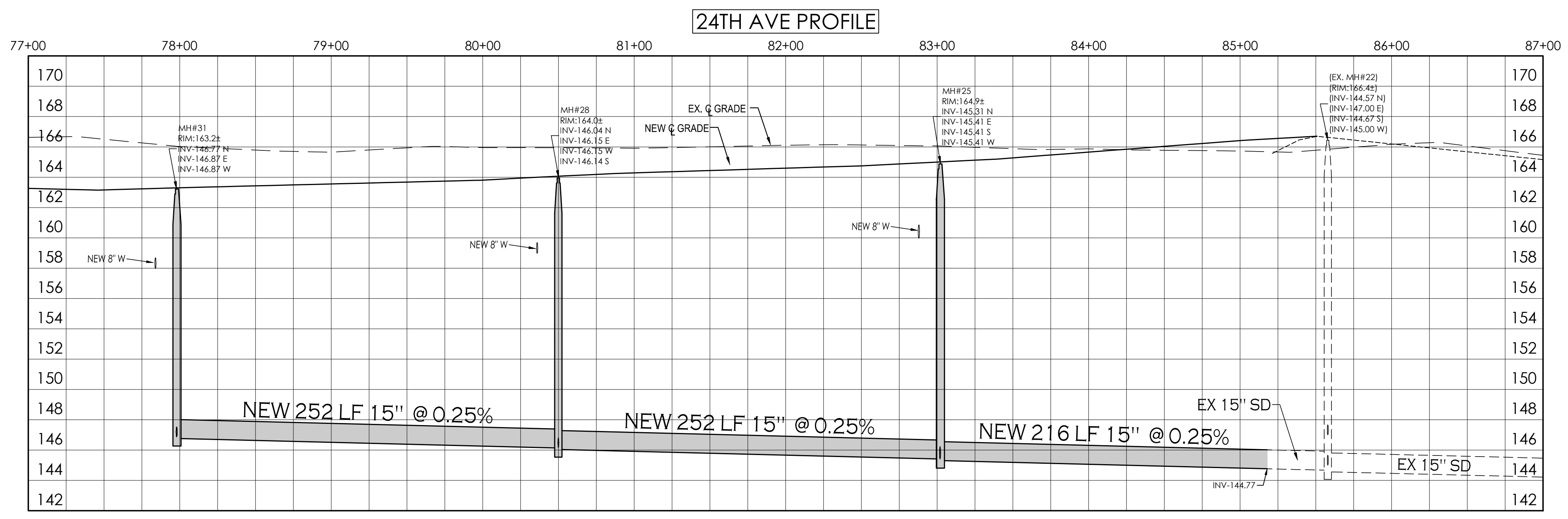
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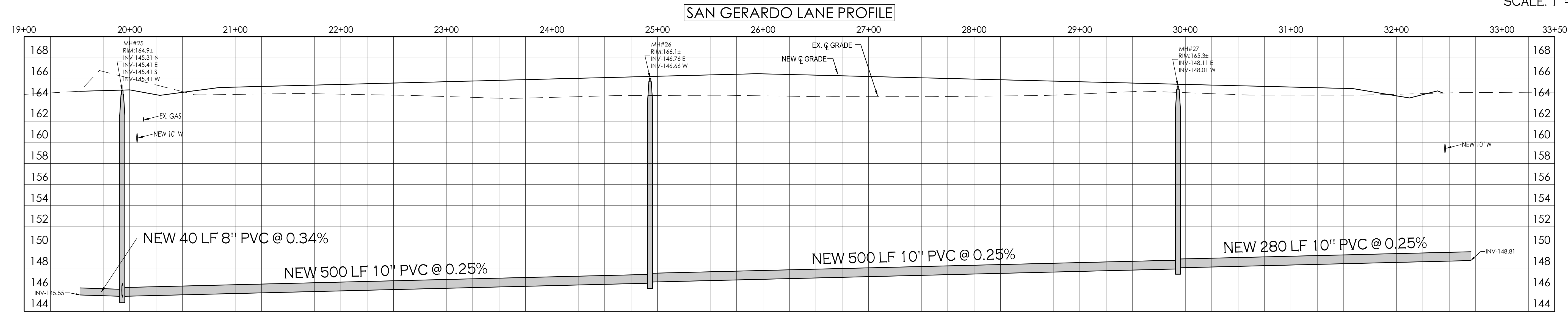
5A



NORTH
SCALE: 1"=50'



NORTH
SCALE: 1"=50'



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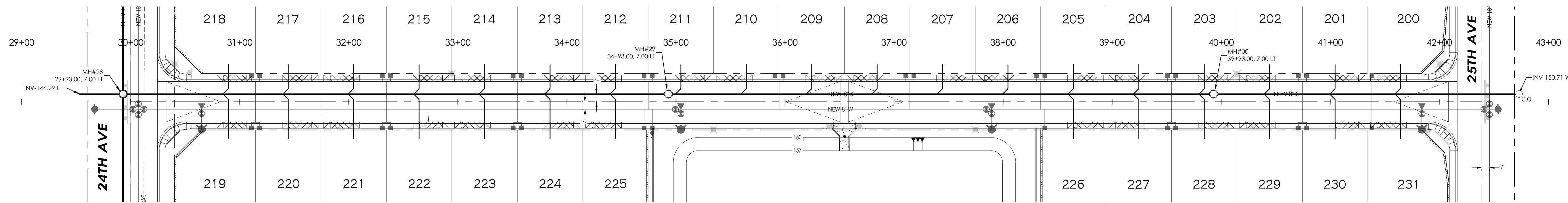
CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

SEWER PLAN & PROFILE
ORCHIDEA PARK
PHASE 2 SUBDIVISION



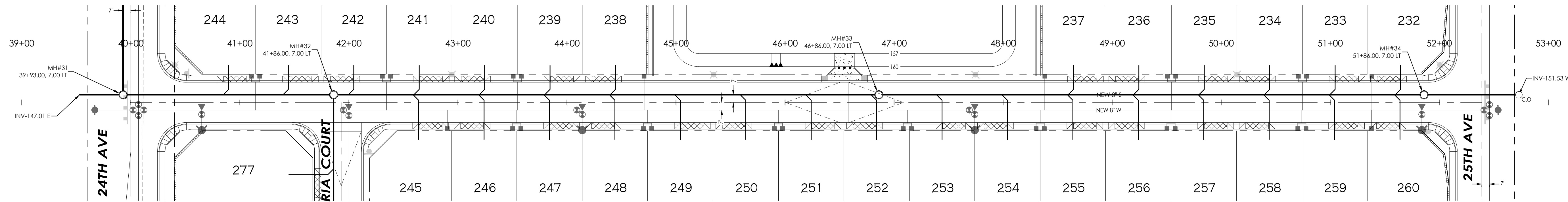
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VEGA & VEGA
ENGINEERS PLLC
2619 S. AVE. 2 1/2 E. STE #3
YUMA, AZ. 85364
928-329-0000 TEL
928-247-6232 FAX
VnV@vegaengineers.com



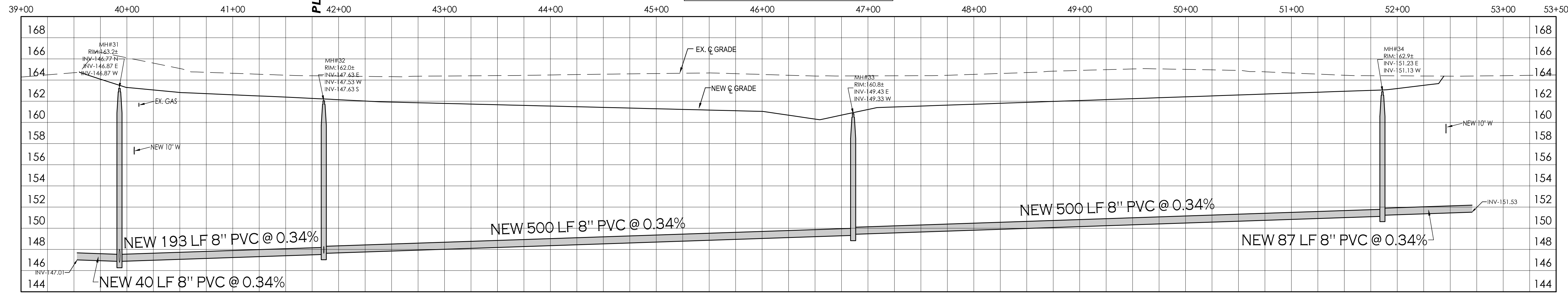
NORTH
SCALE: 1"=50'

SANTA SOPHIA STREET PROFILE



NORTH
SCALE: 1"=50'

SANTA ANNA PLACE PROFILE



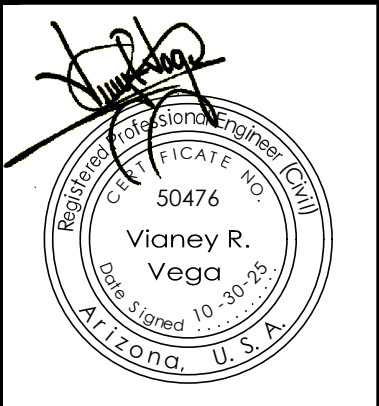
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CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

SEWER PLAN & PROFILE

ORCHIDEA PARK
PHASE 2 SUBDIVISION

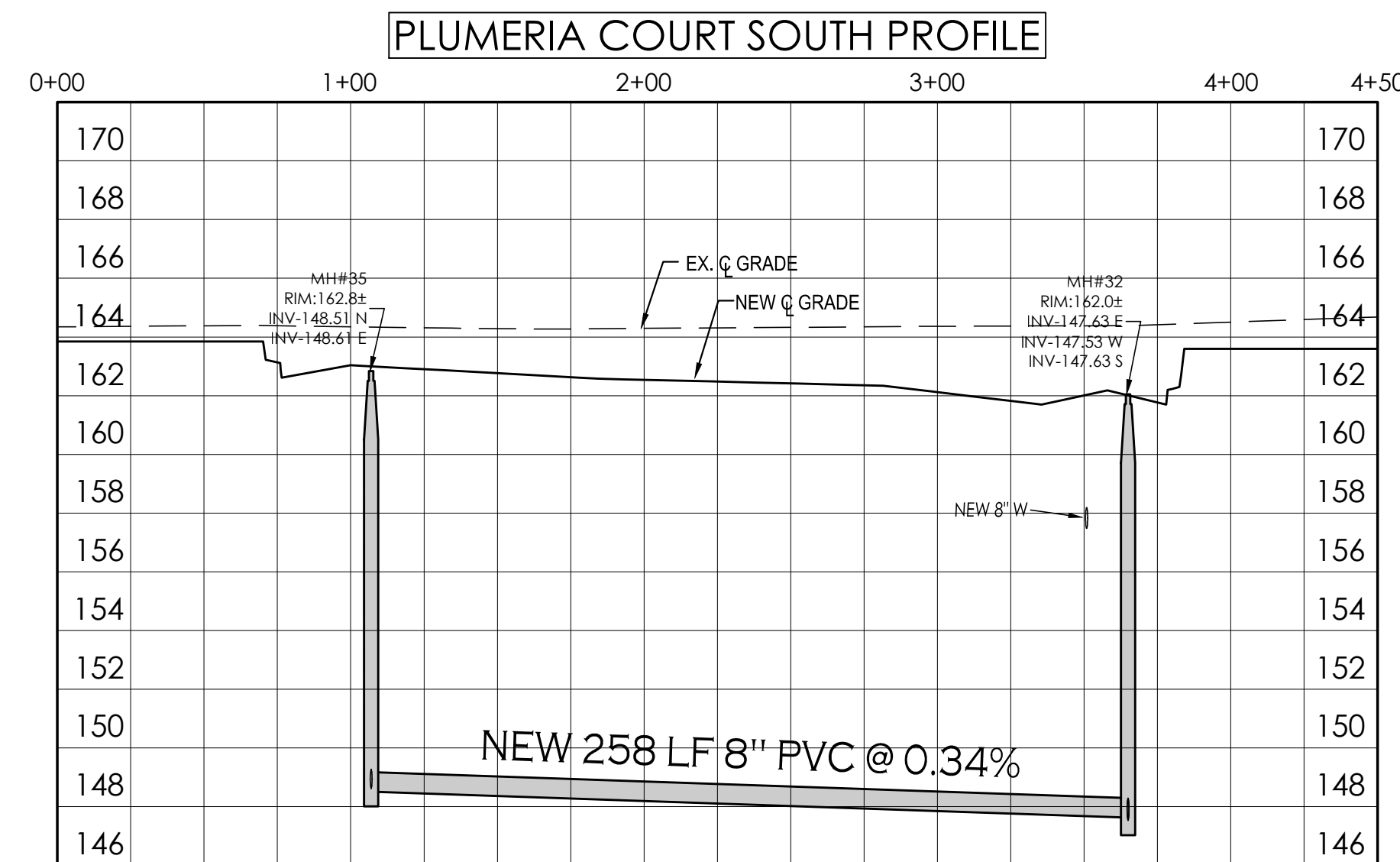
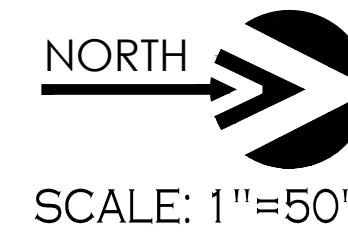
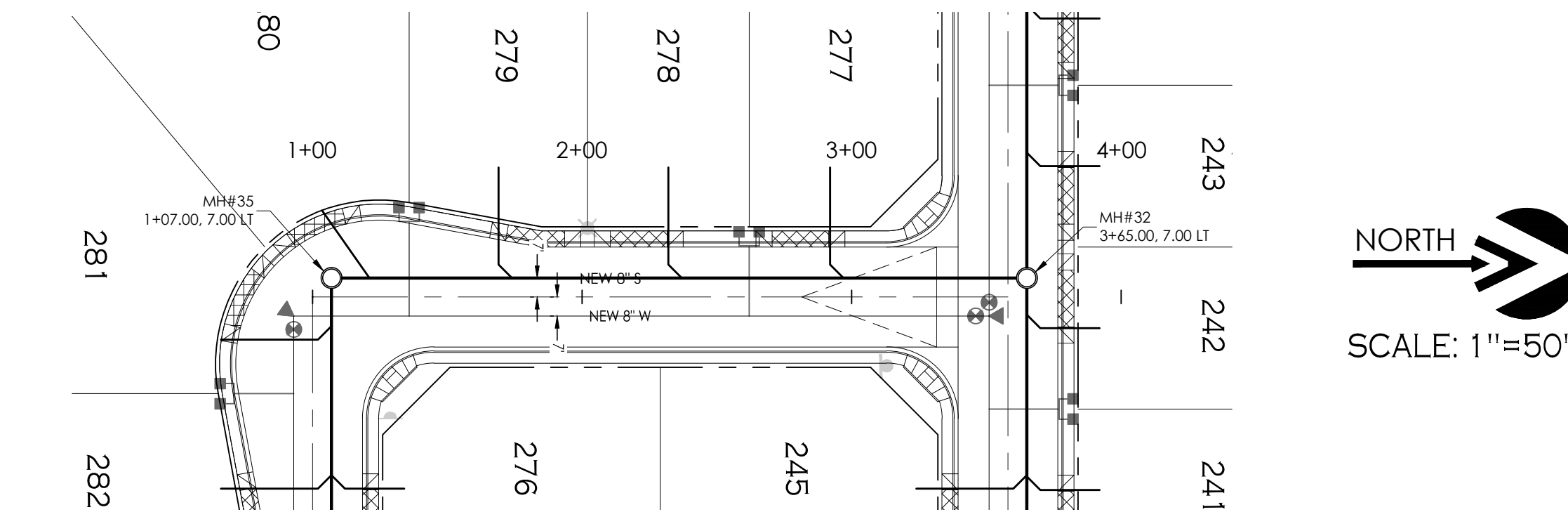
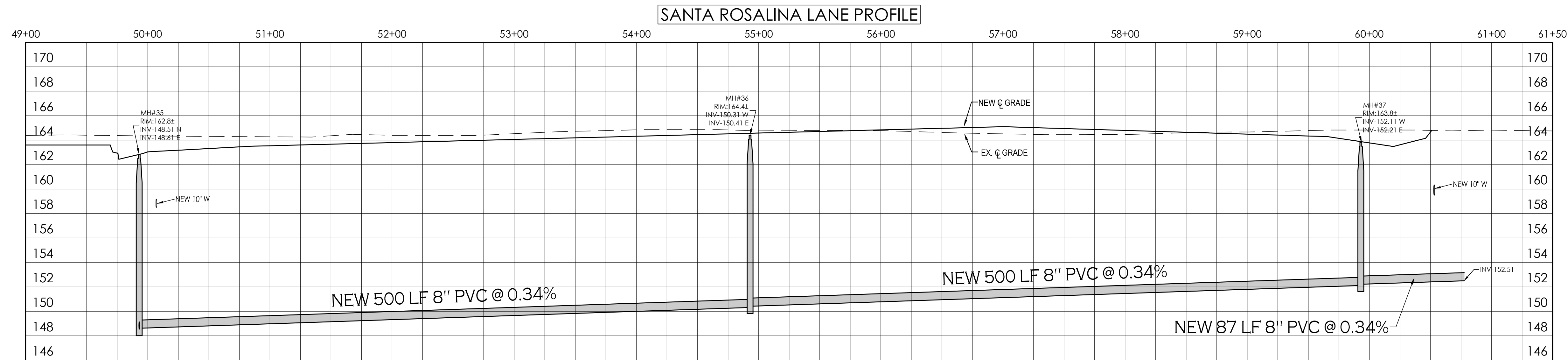
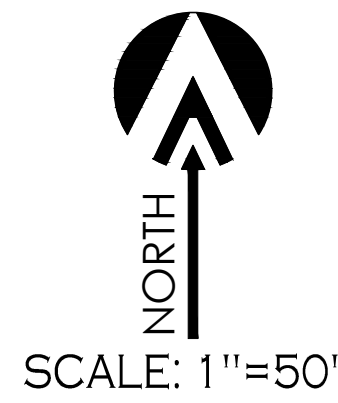
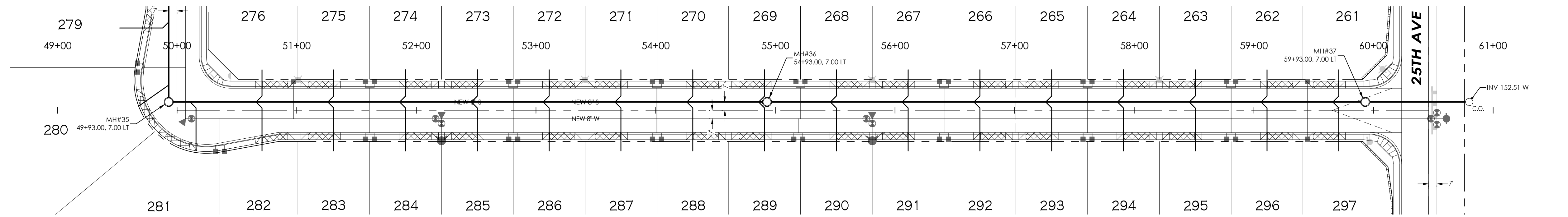


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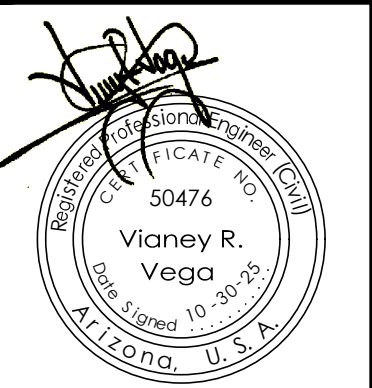
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SEWER PLAN & PROFILE

ORCHIDEA PARK PHASE 2 SUBDIVISION

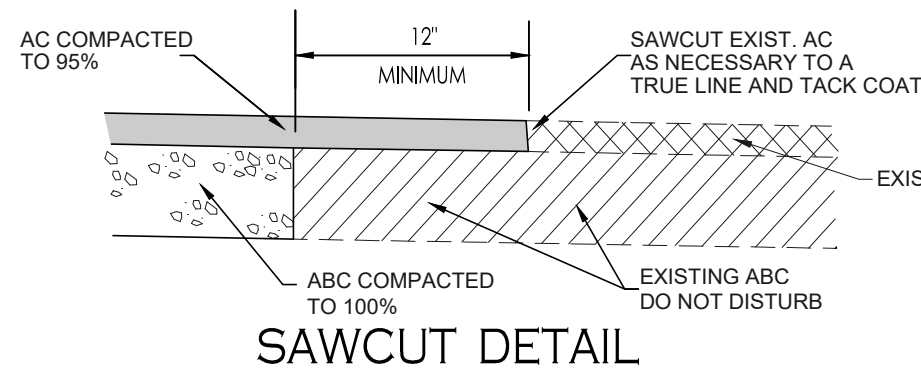


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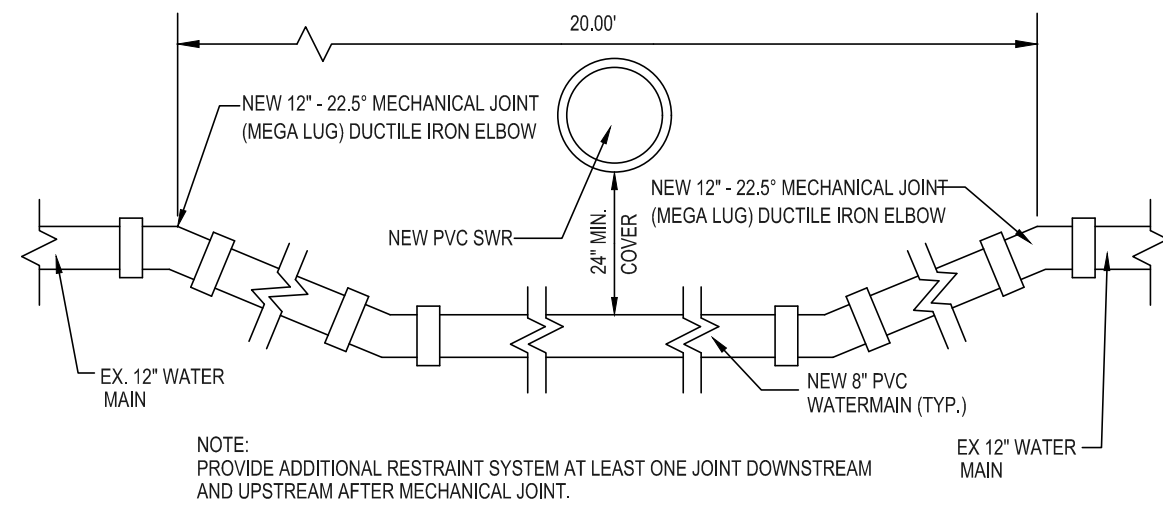
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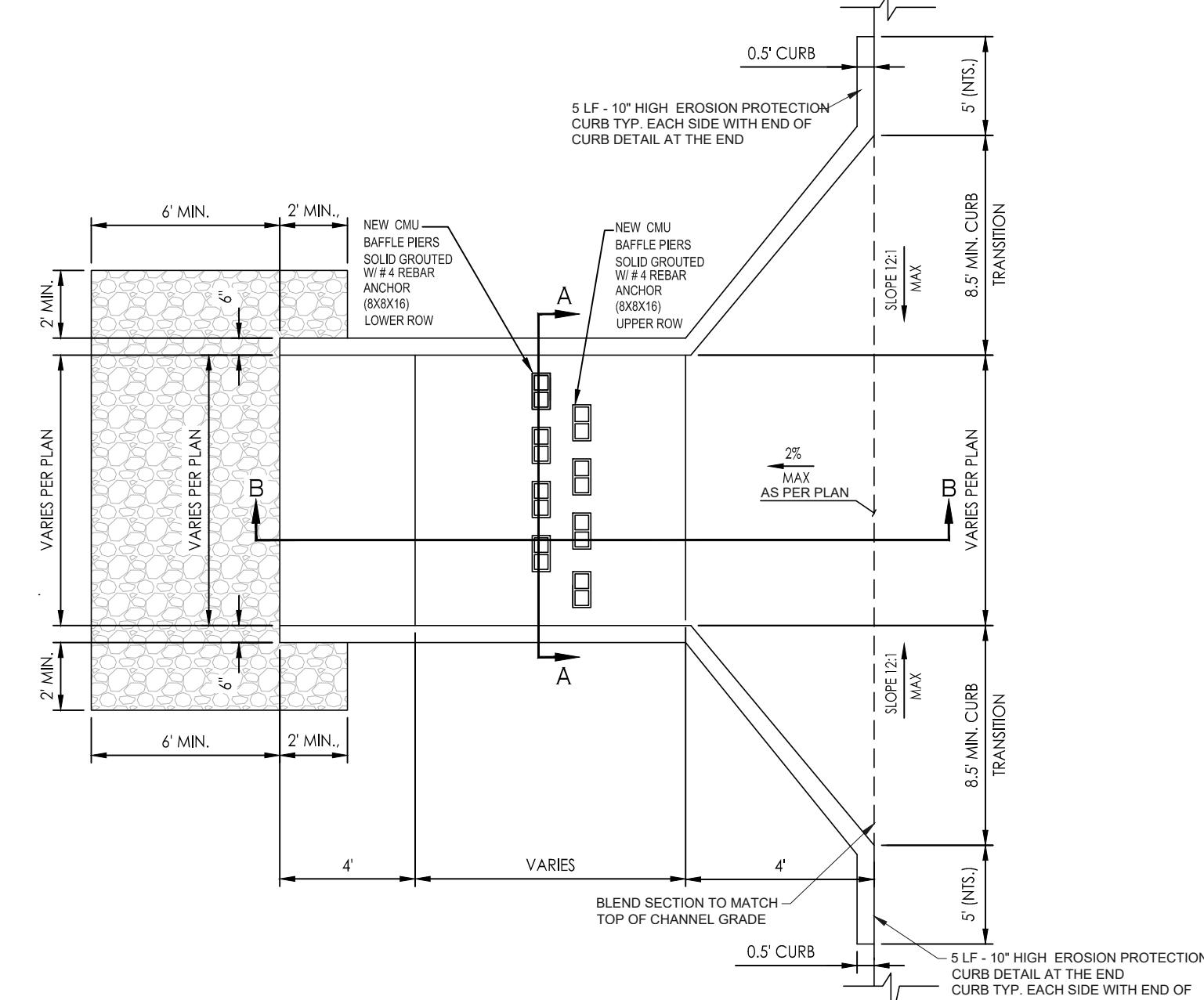
SAWCUT DETAIL

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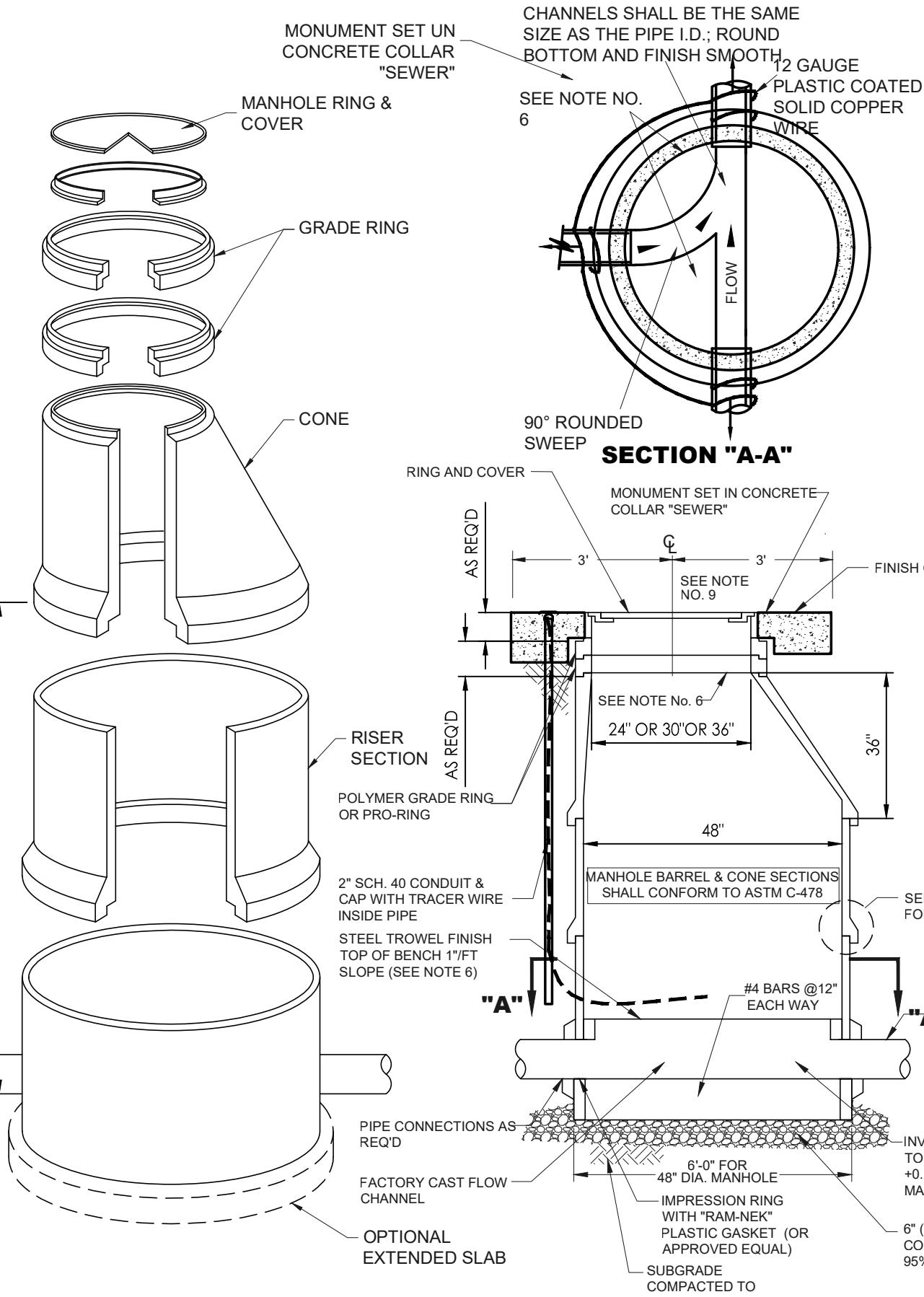
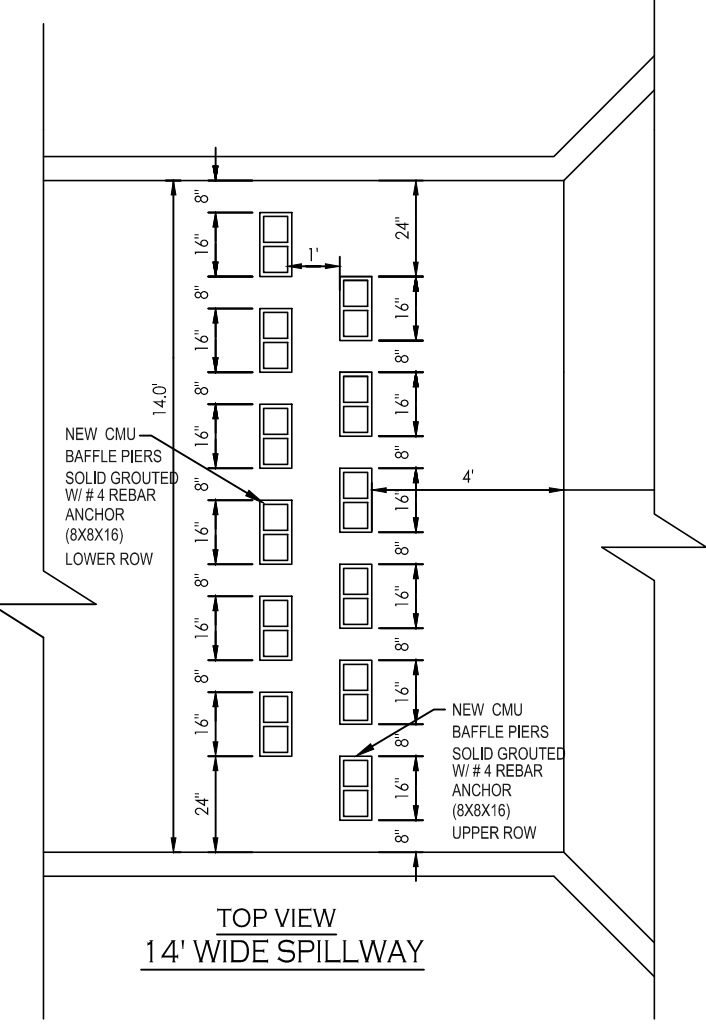
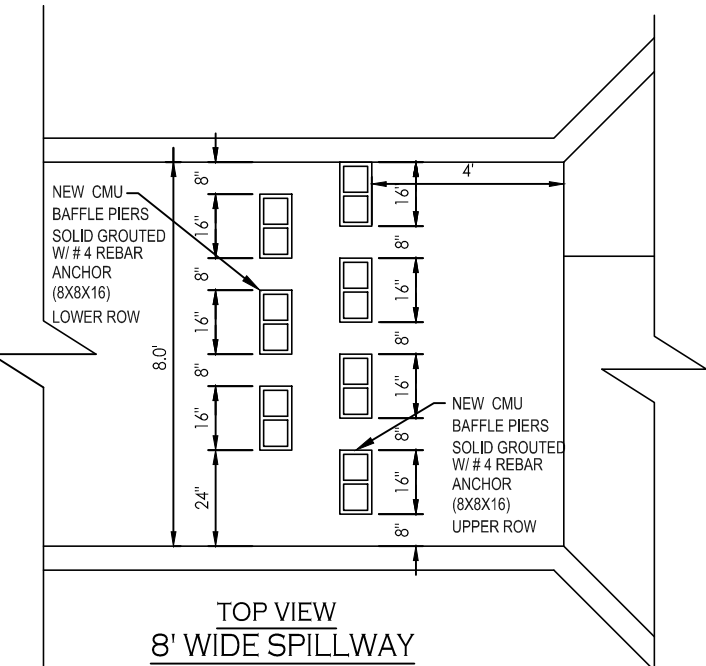
LOWERING DETAIL OF NEW WATER LINE

B
9



CONCRETE SPILLWAY

C
9



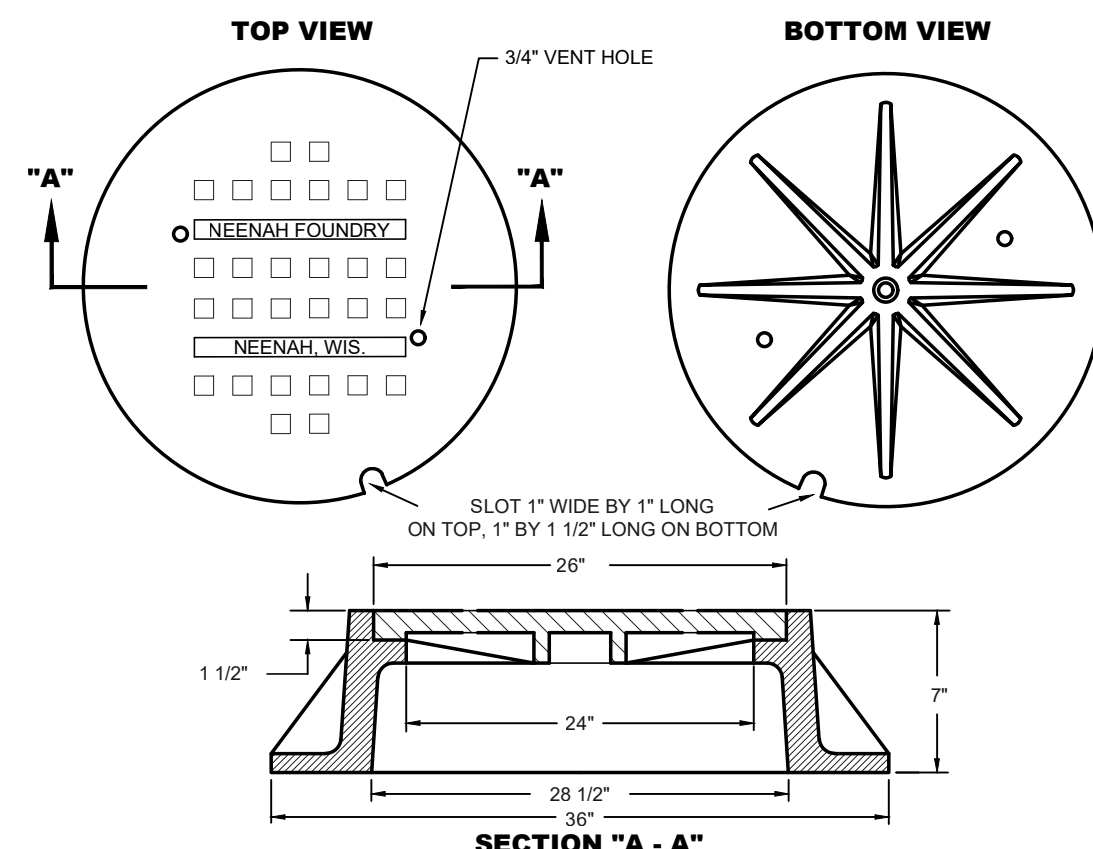
48\" POLYMER MANHOLE SPECIFICATIONS				
WALL THICKNESS	AVAILABLE BASE HEIGHTS	AVAILABLE RISER HEIGHTS	WALL WEIGHT/FT	APPROX. WEIGHT 3BASE
2"	3'-4"	1", 2", 3", 4", 5", 6"	300 LBS/FT	3655 LBS

NOTES

1. Concentric manholes shall be constructed only upon the approval of the City Engineer.
2. Precast concrete cones and sections shall meet A.S.T.M. C-478 specifications (latest revision) except where shown. Concrete shall be Type III with flyash additive. Inside diameter of manhole and elevations as shown on plans.
3. Asphalt caulking shall be used to seal all joints.
4. An asphalt waterproofing seal shall be applied to the exterior surfaces of the manhole that will be exposed to ground water.
5. Not Used
6. Apply "Plastis" surface sealant (or approved equal) on adjustment rings, bench or on any other concrete surface.
7. Base constructed of Class "A" concrete.
8. Base reinforcing steel should be ASTM A615, grade 60.
9. See standard R10 for adjusting manhole frame and cover to final grade.
10. Precast concrete manholes shall have a PVC T-LOCK liner, sealed gas tight, as manufactured by Ameron (or approved equal). Liner and interior surfaces shall be spark tested. (applies only to sanitary sewer manholes see Arizona Administrative Code R18-9-E 301 D.3.e Manholes General Permit: Sewage Collection Systems pertaining to Holiday testing)
11. Backfill used to fill manhole excavation shall be a one sack cement per cubic yard of sand slurry mixture, unless otherwise approved.
12. Grout seal around pipe. Match and apply same protective coating on grout as used on the other exposed concrete surfaces (see Note 6).
13. Special details shall be required for: Manholes greater than 40' in depth at deflection manholes; for multiple pipe penetrations with at least one pipe greater than 21"; or if sewer main is larger than 48" in diameter. Calculations shall be signed/sealed by a registered professional engineer (AZ license) and submitted to the City Engineer for review & acceptance.
14. The PVC pipe needs to be installed inside the manhole. The top 1/3-1/2 portion of the pipe must be cut off a minimum length of 30' to allow CCTV camera access, and to accept flow from lateral piping.

PRE-CAST CONCRETE MANHOLE

E
9



SECTION "A-A"

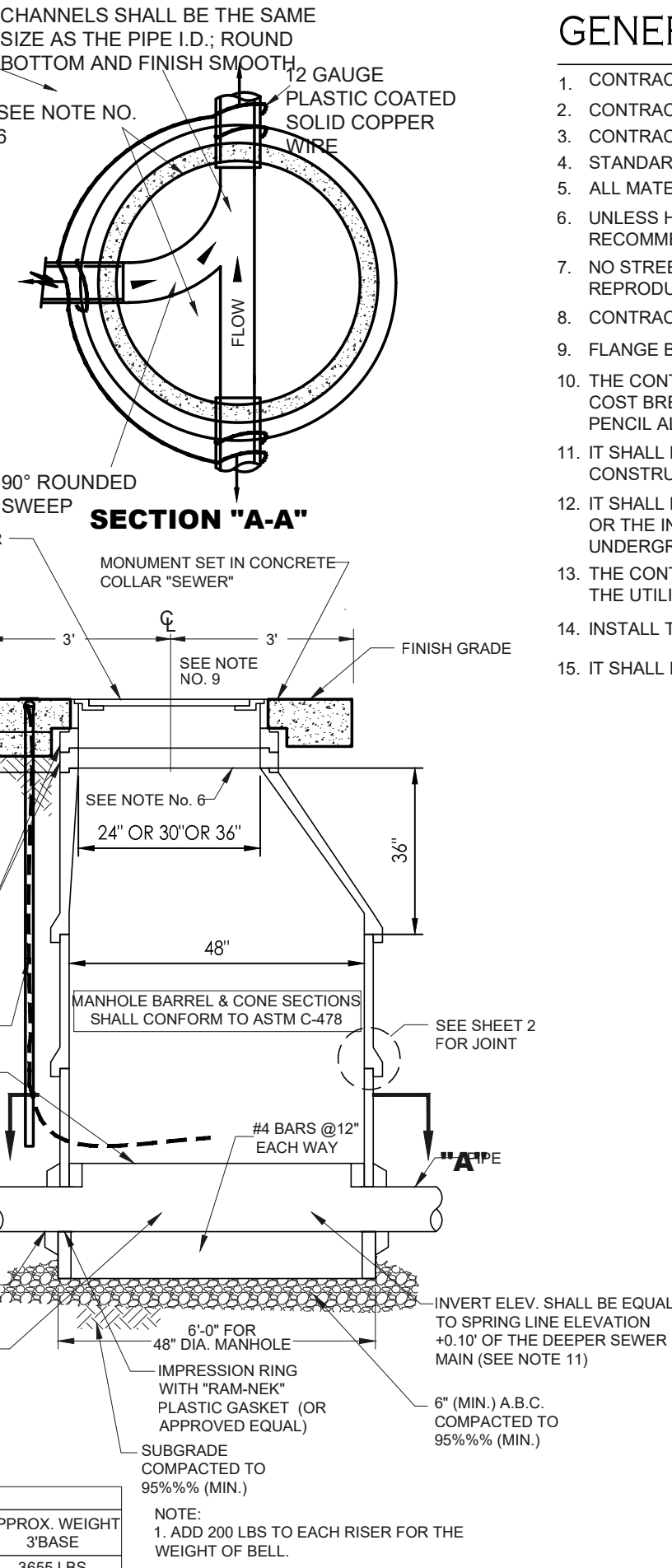
NOTES

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

STANDARD MANHOLE COVER

CITY OF YUMA STANDARD # 5-040

F
9



WATER METER DETAIL

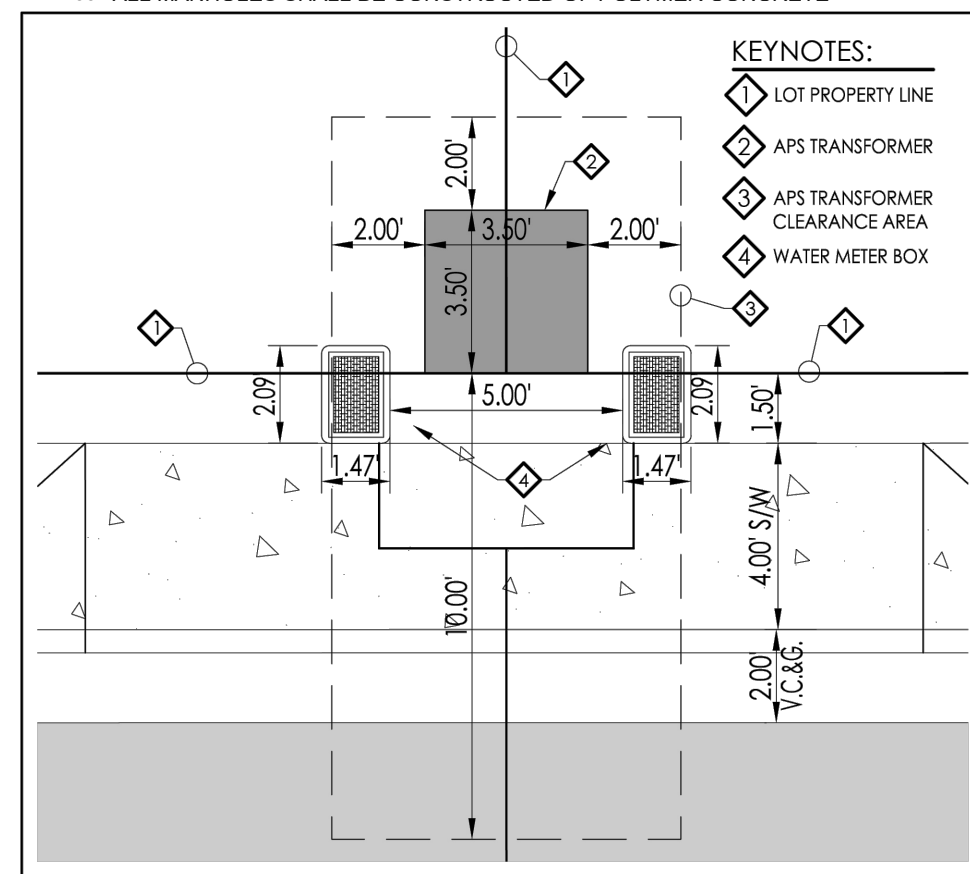
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GENERAL NOTES:

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

WATER AND SEWER NOTES

1. WATER MAINS AND VALVES SHALL BE FLUSHED AND DISINFECTED BY THE "GENERAL METHOD" DESCRIBED IN THE 1978 ARIZONA DEPARTMENT OF HEALTH SERVICES ENGINEERING BULLETIN NO. 8.
2. ENGINEERING PERSONNEL SHALL BE PRESENT WHEN WATER MAINS ARE BOTH FLUSHED AND PRESSURE TESTED.
3. ALL TEES, 90 DEGREE ELLS, BENDS, HYDRANTS AND DEAD END PLUGS SHALL BE THRUST BLOCKED WITH CAST-IN-PLACE CONCRETE.
4. WATER LINES 4" OR LARGER SHALL BE PVC C500 DR 18 CLASS 235.
5. ALL WATER LINE INSTALLATION MUST MEET OR EXCEED STANDARDS ESTABLISHED IN ADHS BULLETIN NO. 10.
6. ALL PVC WATER DISTRIBUTION PIPES MUST BE APPROVED BY AND SHALL BEAR THE NSF SEAL FOR POTABLE WATER USE.
7. TYPES OF TAPPING SLEEVE REQUIRED:
 - A. FOR SIZE ON SIZE TAP MUELLER TYPE M.J. ENDS REQUIRED.
 - B. FOR SMALLER TAP SIZE THAN THE MAIN SIZE, ONE OF THREE TYPES MAY BE USED:
 - A. CLOW "O" RING TYPE
 - B. RICH "O" RING TYPE
 - C. MUELLER M.J. TYPE
 - C. MINIMUM TAPPING SLEEVE LENGTH - 18".
8. ACCEPTABLE VALVE LIST:
 - A. ALL VALVES 12" AND UNDER ARE TO BE RESILIENT WEDGE GATE VALVES. THE FOLLOWING VALVES WILL BE ACCEPTED:
 - WATEROUS SERIES 500 RESILIENT
 - CLOW RESILIENT WEDGE
 - AMERICAN DARLING 80 CSR RESILIENT WEDGE.
 - B. IF DEAD ENDS ON WATER MAINS CANNOT BE AVOIDED, THEY MUST HAVE BLOW-OFF VALVES (MIN. DIA. 2")
9. DESINFECTED OF WATER LINES IN ACCORDANCE WITH A.E.Q. BULLETIN No. 8 OR AWWA C651-92 OR LATEST VERSION.
10. WATER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
11. ALL MATERIALS THAT COME INTO CONTACT WITH WATER SHALL CONFORM TO ANSINFS STANDARD 90 AND 61. PER R18-4-213 A AND B
12. CONSTRUCTION MATERIALS USED IN THE WATER SYSTEM SHALL BE LEAD FREE AS DEFINED IN A.A.C. R18-4-504 AND R18-1-101.
13. WATER LINES SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE W/ AWWA C605-94 FOR PVC PIPE. PER ENGINEERING BULLETIN NO. 10, CHAPTER 7.
14. PRIOR TO PLACING THE INSTALLED WATER LINE IN SERVICE, THE NEW PIPE AND EXPOSED SECTIONS AND APPURTENANCES OF EXISTING PIPELINES SHALL BE CLEANED AND DISINFECTED IN ACCORDANCE WITH ANSIAWWA C651, UNLESS OTHERWISE SPECIFIED. PIPELINES SHALL BE FLUSHED FOLLOWING COMPLETION OF DISINFECTION PROCEDURES. DISPOSAL OR NEUTRALIZATION OF DISINFECTION WATER SHALL COMPLY WITH APPLICABLE REGULATIONS. (REFER TO APPENDIX B OF ANSIAWWA C651.)
15. WATER AND SEWER LINES AND WATER AND SEWER SERVICE LINES. SEPARATION IN ACCORDANCE WITH A.A.C. R18-5-502.C. AND CITY OF YUMA STD. DETAIL 5-005. CONSTRUCT NEW WATER AND SEWER LINES AS PER CITY OF YUMA STD. DETAIL 5-010
16. VERTICALLY AND 6 FEET HORIZONTALLY UNDER ALL CONDITIONS, WHERE A SEWER FORCE MAIN CROSSES ABOVE OR LESS THAN 6 FEET BELOW A WATER LINE, THE SEWER MAIN SHALL BE ENCASED IN AT LEAST 6 INCHES OF CONCRETE OR CONSTRUCTED USING MECHANICAL JOINT DUCTILE IRON PIPE FOR 10 FEET ON EITHER SIDE OF THE WATER MAIN, AS PER AAC-R18-5-502-C.3
17. WATER CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE BACTERIOLOGICAL TEST RESULTS TAKEN ON THE SYSTEM.
18. ALL WATER LINES (MAINS AND SERVICES) SHALL INCLUDE THE INSTALLATION OF TRACER WIRE IN ACCORDANCE WITH AS PER CITY OF YUMA STD. DETAIL 5-030
19. TYPES OF TAPPING SLEEVE REQUIRED: SMITH-BLAIR MODEL 662-663 STAINLESS STEEL (6" AND SMALLER: 15" LONG MIN.; LARGER THAN 8" 20" LONG MIN.)
20. THE OWNER SHALL CONTACT A PROFESSIONAL ENGINEER TO PROVIDE DETAILED CONSTRUCTION INSPECTION SERVICES FOR THE PROPOSED PROJECT. UPON COMPLETION OF THE PROJECT, THE OWNER'S ENGINEER SHALL COMPLETE THE ADEQ ENGINEER'S CERTIFICATE OF COMPLETION DOCUMENTATION AND FORWARD SAME TO THE APPROPRIATE OWMW REGIONAL OFFICE.
21. A MINIMUM OF 7" SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SEWER LINES AND WATER AND SEWER MAINS.
22. FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
23. SEWER MAINS AND SERVICES SHALL BE CLASS 50 CEMENT OR EPOXY LINED DUCTILE IRON PIPE FOR A DISTANCE OF 7' IN BOTH DIRECTIONS FROM A WATER MAIN OR SERVICE WHEN:
 - A. SEWER MAIN OR SERVICE CROSSES LESS THAN 2' BELOW A WATERMAIN OR SERVICE.
 - B. WATER MAIN OR SERVICE CROSSES BELOW A SEWER MAIN OR SERVICE. (A MINIMUM OF 24" SEPARATION SHALL BE MAINTAINED VERTICALLY BETWEEN WATER AND SEWER MAINS AND SERVICES).
24. SEWER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
25. SEWER PIPE SHALL BE PVC SD# 35 HAVE N.S.F. SEAL OF APPROVAL AND MEET ASTM D-3034.
26. SEWER MAINS SHALL BE PRESSURE AND LEAKAGE TESTED WITH 4 FEET OF HEAD UPSTREAM. ALLOWABLE LEAKAGE NOT TO EXCEED 180 GAL./IN. DIA./MILE OF PIPE/DAY, PER AAC R18-9-E301.D.2.]
27. EXFILTRATION FROM MANHOLES SHALL BE LIMITED TO 0.1 GALS./HR./VERTICAL FOOT.
28. DEFLECTION TEST OF AT LEAST 100% OF PLASTIC SEWER PIPE SHALL BE PERFORMED. SHORT TERM DEFLECTION IN EXCESS OF 5% SHALL BE CORRECTED REPAIRABLE AND SHALL BE REPAIRED AND RETESTED, PER AAC R18-9-E301.D.2.]
29. IN AREAS WHERE THE GROUNDWATER IS AT PIPE SPRING LINE OR ABOVE INFILTRATION TESTS SHALL BE PERFORMED. ALLOWABLE INFILTRATION FOR SEWER MAINS NOT TO EXCEED 180 GAL./IN DIA/MILE OF PIPE/DAY. ALLOWABLE INFILTRATION FOR MANHOLES SHALL BE LIMITED TO 0.1 GALS./HR./VERTICAL FOOT.
30. GRAVITY SEWER LINES MUST BE TESTED FOR LEAKAGE AS PER R18-9-E301.D.2.]
31. MANHOLES TESTING IS REQUIRED FOR 100% OF MANHOLES ACCORDING TO R18-9-E301.D.3.c.e.&f.
32. FOR CONSTRUCTION AND TESTING OF SEWER LINES REFER TO A.A.C. R18-9-E301.(D).2.]
33. FOR CONSTRUCTION AND TESTING OF SEWER FORCE MAIN REFER TO A.A.C. R18-9-E301-4.
34. MANHOLE TESTING & CONSTRUCTION IS REQUIRED ACCORDING TO A.A.C. R18-9-E301-3.
35. THE PRESSURE TESTING OF WATERLINES SHALL BE UNDERTAKEN AS FOLLOWS AND IN DESCENDING ORDER OF PRECEDENCE:
 - a) ALL VISIBLE LEAKS SHALL BE REPAIRED, REGARDLESS OF THE AMOUNT OF LEAKAGE AND REGARDLESS OF WHETHER THE LEAK DEVELOPS UNDER TEST PRESSURE OR LINE PRESSURE.
 - b) INITIAL PRESSURE FOR THE PRESSURE TEST SHALL BE A MINIMUM OF 150 PSI. PRESSURE LOSS DURING TESTING SHALL NOT EXCEED 5 PSI.
 - c) A PRESSURE TEST WILL BE DEEMED AS SUCCESSFUL IF IT PASSES THE CRITERIA SET FORTH BY AWWA C-600, SECTION 4 (CURRENT EDITION) AND THAT CRITERIA NOTED ABOVE, EXCEPT NO LEAKAGE TEST WILL BE ALLOWED.
36. ALL EQUIPMENT AND PRODUCTS THAT COME INTO CONTACT WITH THE PUBLIC WATER SUPPLY SHALL BE CERTIFIED TO MEET THE NATIONAL SANITATION FOUNDATION STANDARD 61 PER A.A.C. SEC. R18-4-213(B)
37. MATERIALS SHALL BE IN ACCORDANCE WITH THE APPROVED WATER SERVICE COMPONENTS LIST.
38. ALL MANHOLES SHALL BE CONSTRUCTED OF POLYMER CONCRETE



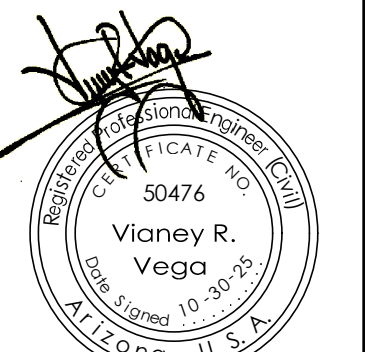
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2619 S. AVE. 2 1/2 E. STE#3
YUMA, AZ 85364
Viny@veganvega.com
928-329-0000 TEL
928-247-6232 FAX



Details And Water And Sewer Notes

ORCHIDEA PARK
PHASE 2 SUBDIVISION



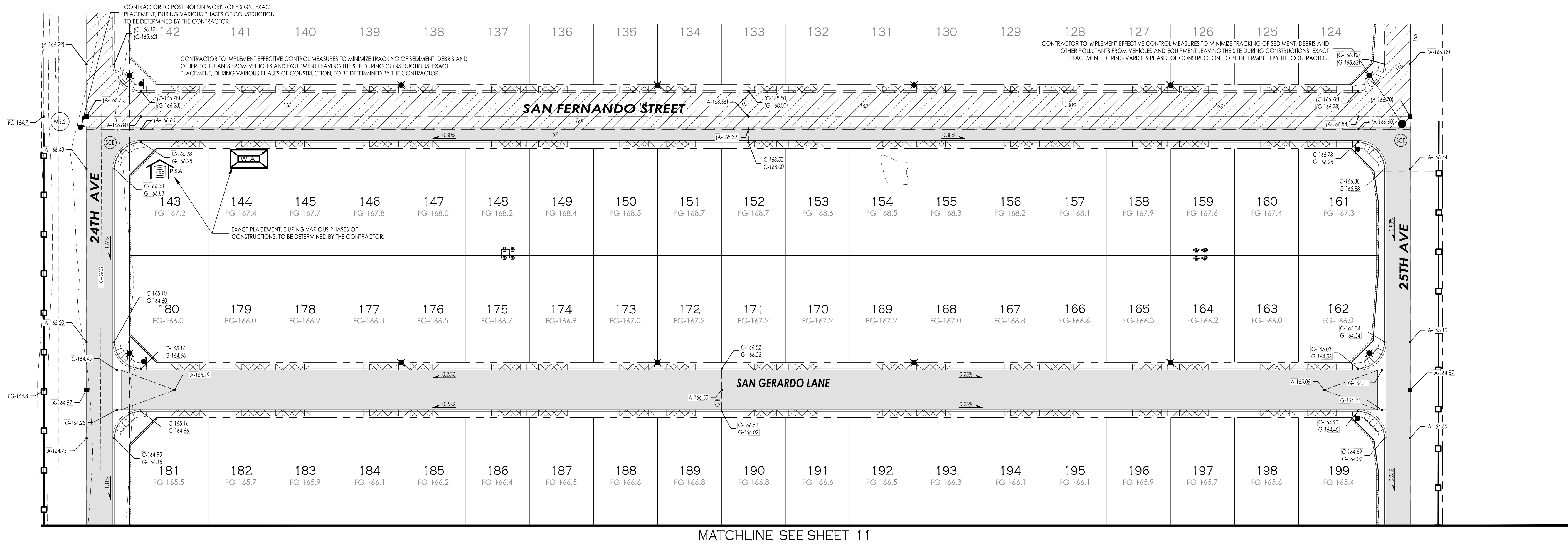
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LEGEND

	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 = 31.70 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 0.25% 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 0407C15465 DATED AUGUST 28, 2008, WHICH IS THE FLOOD INSURANCE RATE MAP (FIRM) (PANEL NOT PRINTED) FOR THE COMMUNITY IN WHICH THIS PROJECT IS SITUATED.

UTILITIES WARNING

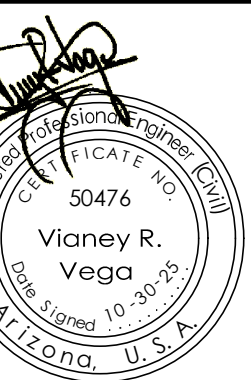
UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS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

ORCHIDEA PARK

PHASE 2 SUBDIVISION



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LEGEND

- DESIGNATED WASHOUT AREA - (COY STD. 11-120)
- DUST CONTROL
- STABILIZED CONSTRUCTION ENTRANCE - (COY STD. 11-075)
- PROTECTED STORAGE AREA (ADJUST LOCATION AS REQUIRED)
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- CURB INLET PROTECTION - (COY STD. 11-115)
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- WORK ZONE IDENTIFICATION SIGN - (COY STD. 8-045)
- DRAINAGE FLOW ARROWS

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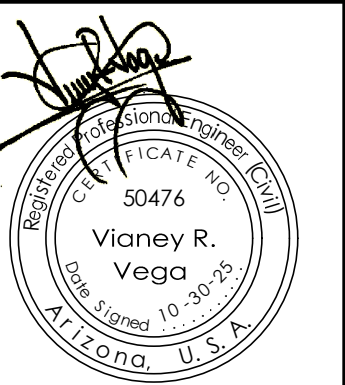
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SWPPP Plan
ORCHIDEA PARK
PHASE 2 SUBDIVISION



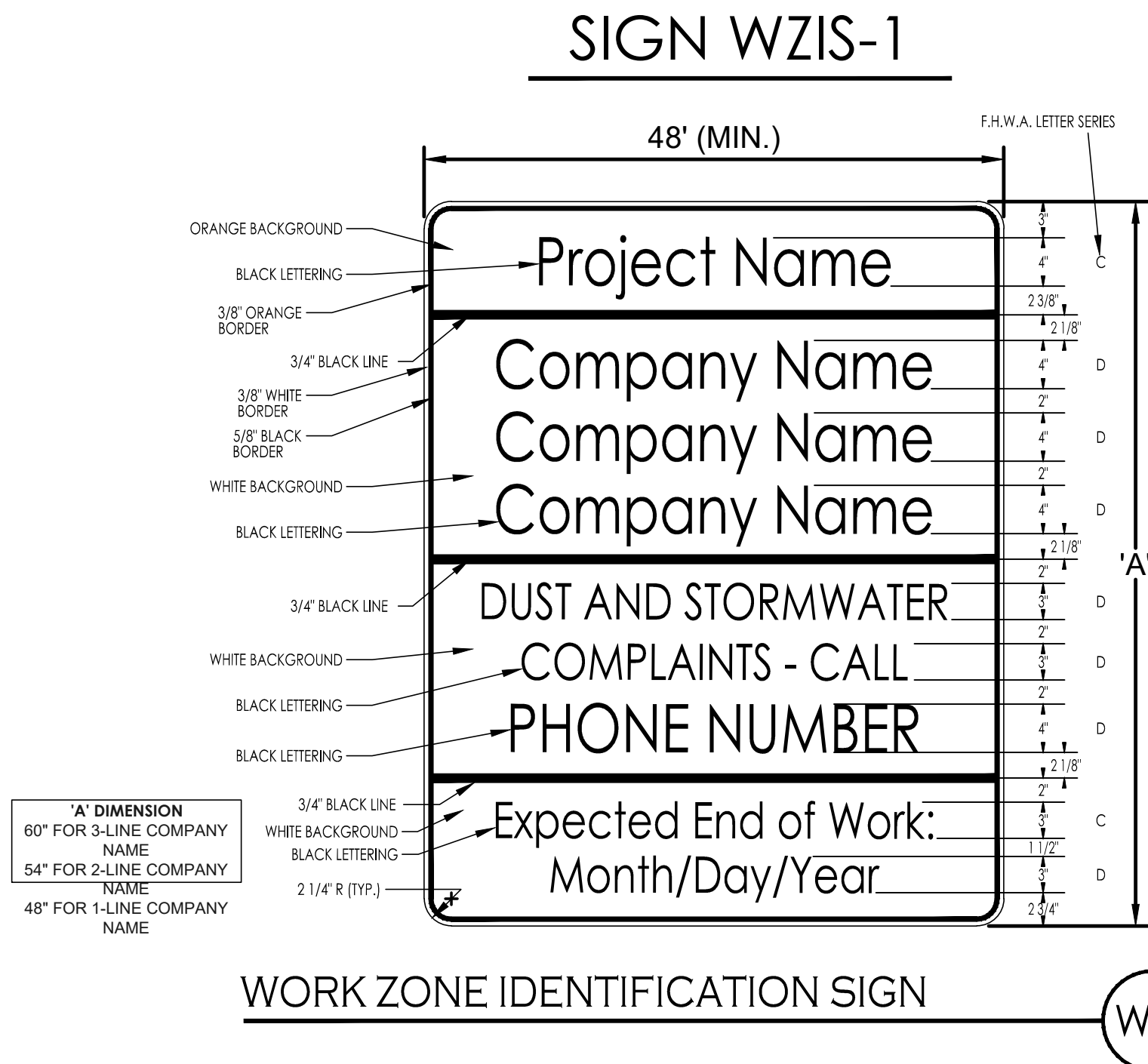
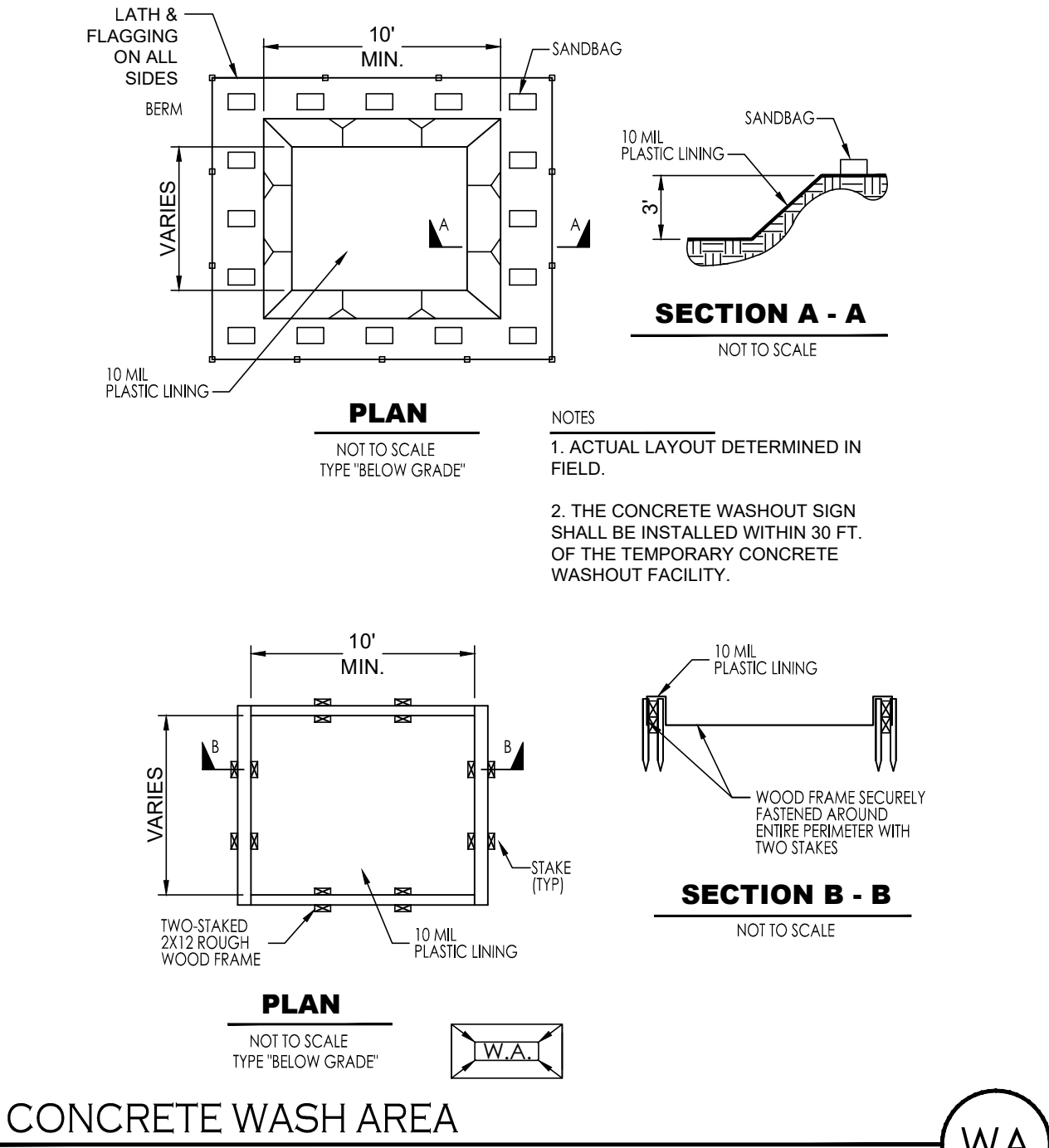
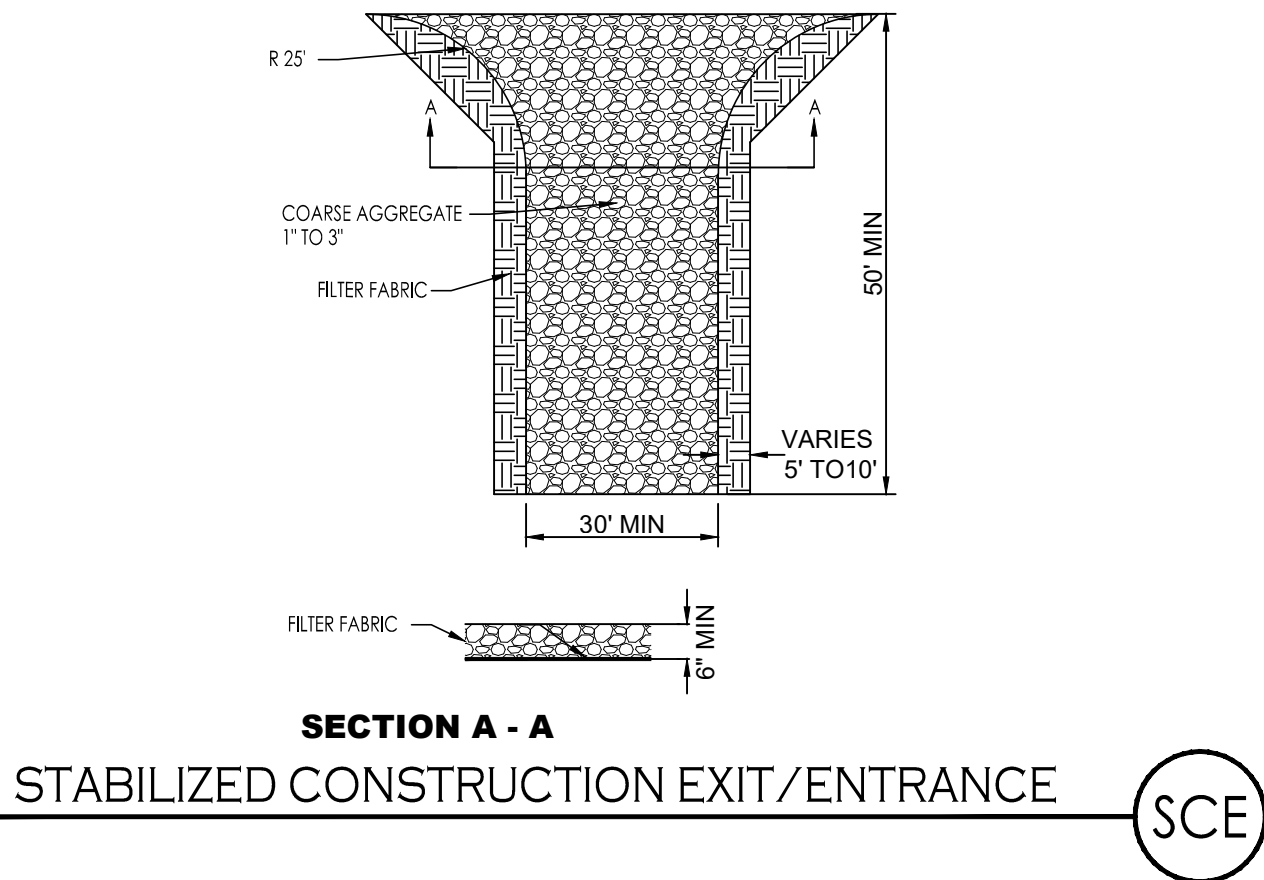
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CONSTRUCTION NOTES

- 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 ENCLOSED 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.