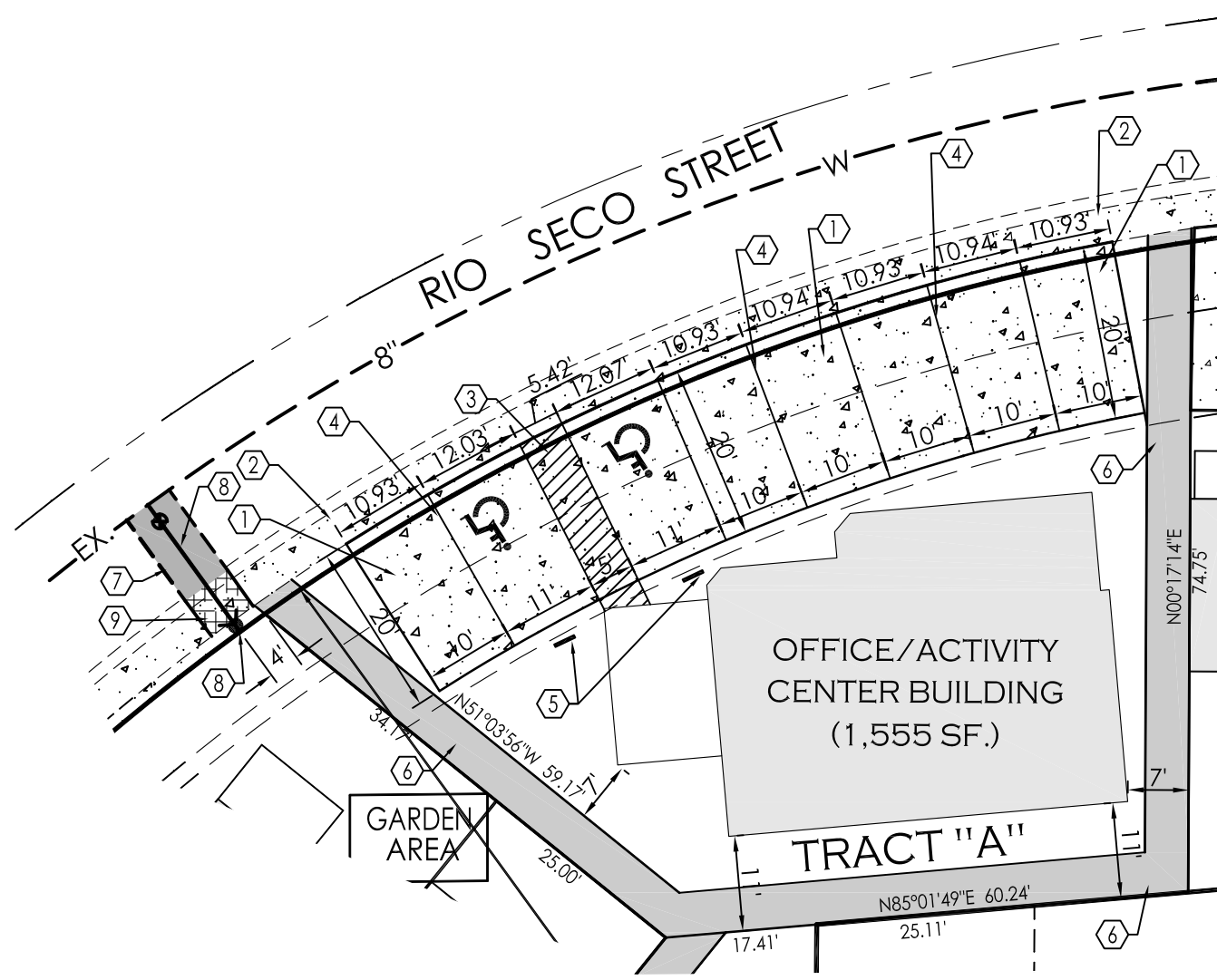


LAS BRISAS SUNSET APARTMENTS

TOWN HOME COMPLEX



OFFICE/ACTIVITY CENTER ENLARGE SITE PLAN
SCALE: 1" = 20'

KEYNOTES

- ① NEW 6" 3,000 PSI CONCRETE WITH CONTROL JOINTS @ 10' O.C. MAX. BOTH DIRECTIONS
- ② EXISTING 4' SIDEWALK
- ③ NEW 5' HANDICAP LOADING / UNLOADING STRIPING WITH PIONEER TRAFFIC PAINT OR APPROVED EQUAL TO BE 4' WHITE SPACED
- ④ NEW 4' STRIPING WITH PIONEER TRAFFIC PAINT OR APPROVED EQUAL
- ⑤ NEW HANDICAP PARKING SIGN
- ⑥ NEW 5' WALKING PAD WITH LANDSCAPE BUFFER
- ⑦ PAVEMENT REPLACEMENT AS PER CITY OF YUMA CONSTRUCTION STANDARD # S-070
- ⑧ NEW FIRE HYDRANT INSTALL AS PER CITY OF YUMA CONSTRUCTION STANDARD # S-130
- ⑨ REMOVED EXISTING SIDEWALK AND ROLL CURB AND REPLACE FOR FIRE HYDRANT REPLACEMENT

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	51°21'10"	N64°36'39"E	259.97	144.23	300.00	268.88
C2	51°21'10"	N64°36'39"E	238.31	132.21	275.00	246.48
C3	51°21'10"	N64°36'39"E	216.64	120.19	250.00	224.07
C4	38°38'50"	S70°23'21"E	49.64	26.30	75.00	50.59
C5	38°38'50"	S70°23'21"E	66.18	35.07	100.00	67.45
C6	38°38'50"	S70°23'21"E	82.73	43.83	125.00	84.32
C7	38°38'50"	S70°23'21"E	142.29	75.39	215.00	145.02



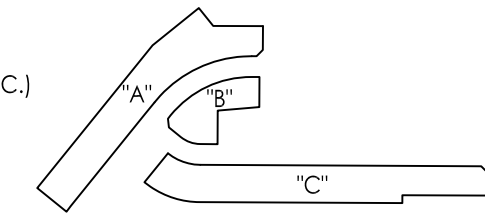
SCALE: 1" = 40'

KEYNOTES

- ① EX. 8' UTILITY EASEMENT
- ② EX. 20' UTILITY EASEMENT & NEW 20' FRONT-YARD SETBACK
- ③ EX. 1' NON-ACCESS ROAD EASEMENT
- ④ EXISTING 4' SIDEWALK
- ⑤ NEW 5' WALKING PAD WITH LANDSCAPE BUFFER
- ⑥ NEW 10' X 20' 6" 3,000 PSI CONCRETE WITH CONTROL JOINTS @ 10' O.C. MAX. BOTH DIRECTIONS
- ⑦ NEW 18' X 20' 6" 3,000 PSI CONCRETE WITH CONTROL JOINTS @ 10' O.C. MAX. BOTH DIRECTIONS
- ⑧ NEW 12' X 32' 6" 3,000 PSI CONCRETE WITH CONTROL JOINTS @ 10' O.C. MAX. BOTH DIRECTIONS
- ⑨ NEW 2' CHAIN SCREEN WALL SEE DETAIL A/C
- ⑩ NEW APS ELECTRICAL DUAL METERS
- ⑪ NEW APS ELECTRICAL SINGLE METER

PARCEL SIZE

AREA "A" = 63,042.42 SF.
AREA "B" = 19,845.21 SF.
AREA "C" = 68,625.45 SF.
TOTAL PROJECT AREA = 151,533.08 SF. (3,478 AC.)



PARCEL ZONING

R-3

TOWN HOME UNITS

1 BEDROOM UNITS = 15 UNITS
2 BEDROOM UNITS = 45 UNITS = 43 UNITS W/ CARPORT & 2 UNITS WITHOUT CARPORT

PARKING ANALYSIS

PARKING REQUIRED:
TOWN HOMES AND CONDOMINIUMS: 2 PARKING SPACE PER UNIT
TOTAL TOWN HOME UNITS = 60 UNITS X 2 P.S. = 120 PARKING SPACES

PARKING PROVIDED:
1 BEDROOM UNITS = TOTAL 15 UNITS X 2 PARKING SPACES PROVIDED = 30 PARKING SPACES
2 BEDROOM UNITS = 43 UNITS X 3 PARKING SPACES PROVIDED = 129 PARKING SPACES
(1 PARKING SPACE COVER & 2 SPACE DRIVEWAY = 3 PARKING SPACE)
2 UNITS WITHOUT CARPORT = 2 UNITS X 2 PARKING SPACES PROVIDED = 4 PARKING SPACES
CLUB HOUSE = 8 PARKING SPACES

TOTAL PARKING SPACES PROVIDED = 30 + 129 + 4 = 163 PARKING SPACES > 120 P.S. ✓ OK

OWNER

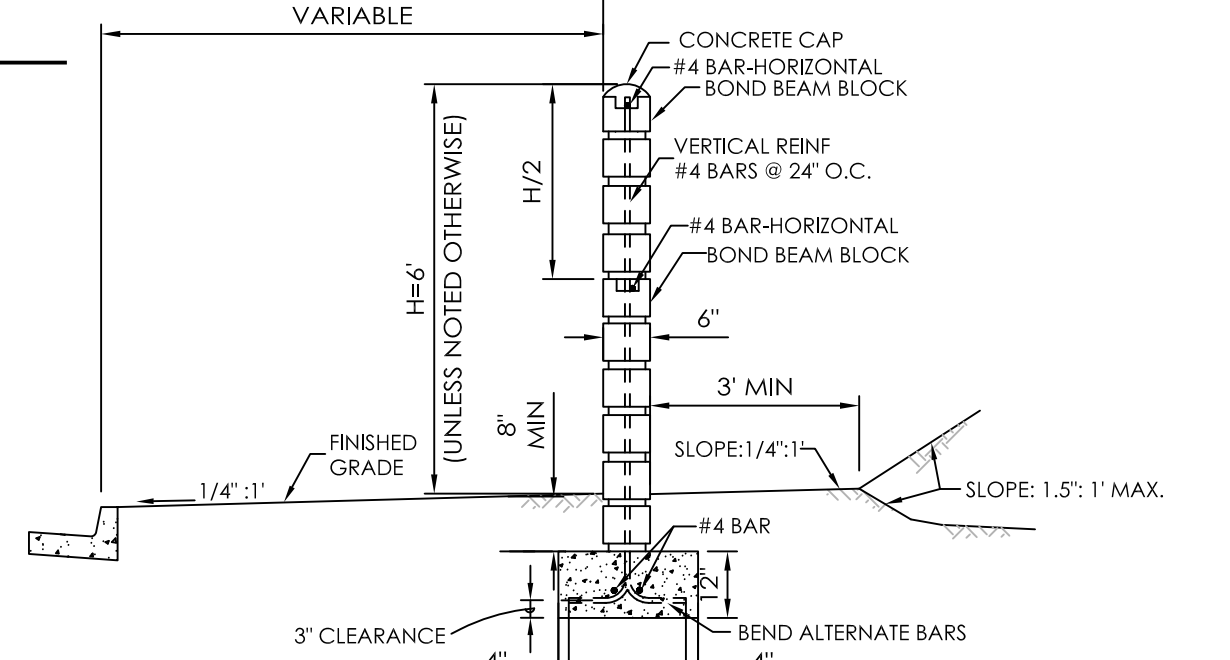
SOUTH YUMA COUNTY DEVELOPMENT AZ LLC
PO BOX 7170
SAN LUIS, AZ, 85349

SITE ADDRESS:

A.P.N. 775-06-151 TO 775-06-175
RIO SECO ST. AND MAREA ST.
SAN LUIS, AZ, 85349

NOTES

FOR BOUNDARY INFORMATION REFER TO LAS BRISAS TOWNHOMES PREPARED BY YUMA TERRITORIAL RECORDED IN BOOK 25 PAGE 93 & 94 OF THE YUMA COUNTY RECORDERS OFFICE

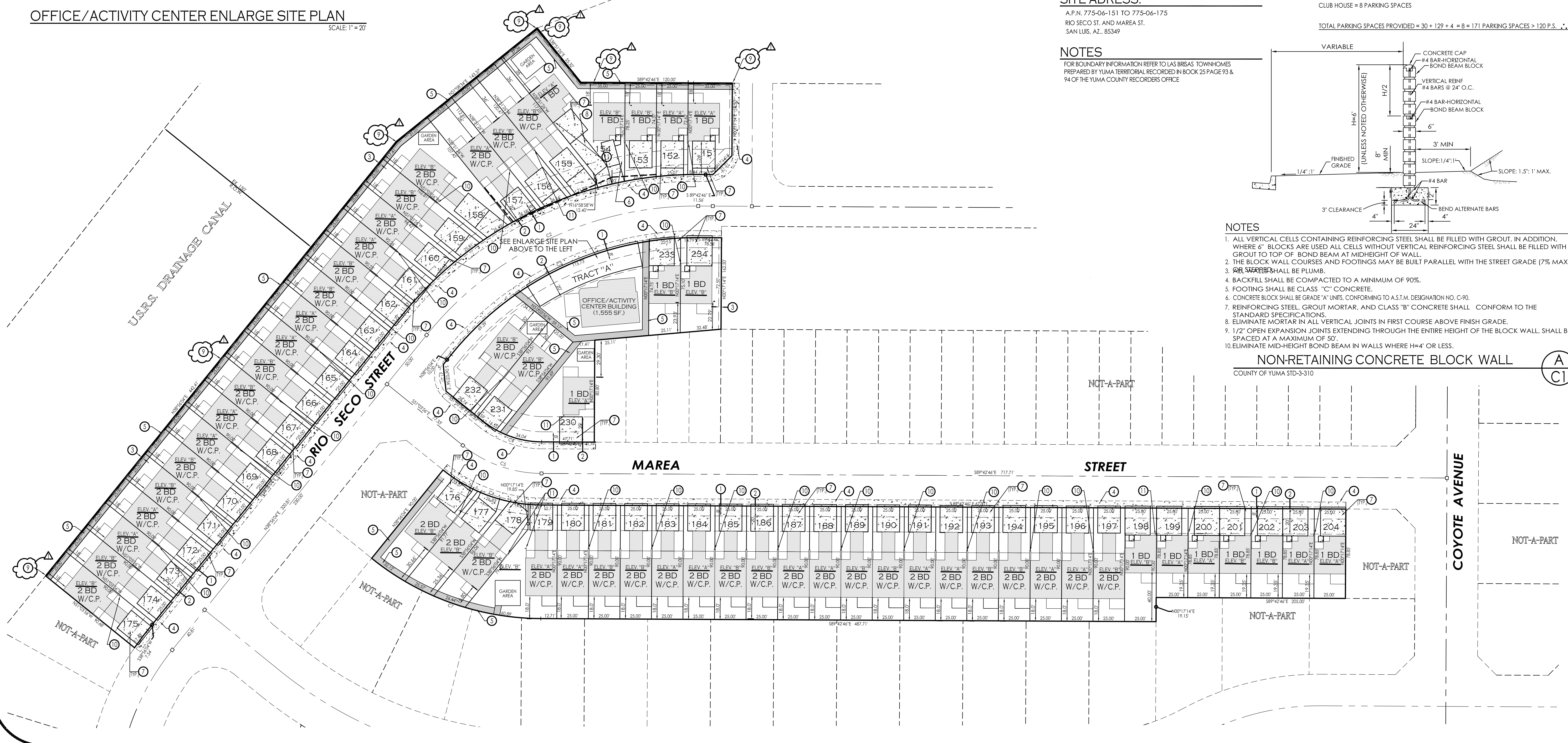
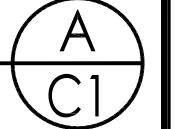


NOTES

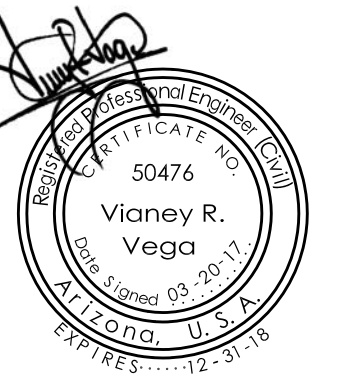
1. ALL VERTICAL CELLS CONTAINING REINFORCING STEEL SHALL BE FILLED WITH GROUT. IN ADDITION, WHERE 6" BLOCKS ARE USED ALL CELLS WITHOUT VERTICAL REINFORCING STEEL SHALL BE FILLED WITH GROUT TO TOP OF BOND BEAM AT MIDHEIGHT OF WALL.
2. THE BLOCK WALL COURSES AND FOOTINGS MAY BE BUILT PARALLEL WITH THE STREET GRADE (7% MAX.).
3. REINFORCING SHALL BE PLUMB.
4. BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90%.
5. FOOTING SHALL BE CLASS "C" CONCRETE.
6. CONCRETE BLOCK SHALL BE GRADE "A" UNITS, CONFORMING TO A.S.T.M. DESIGNATION NO. C-90.
7. REINFORCING STEEL, GROUT MORTAR, AND CLASS "B" CONCRETE SHALL CONFORM TO THE STANDARD SPECIFICATIONS.
8. ELIMINATE MORTAR IN ALL VERTICAL JOINTS IN FIRST COURSE ABOVE FINISH GRADE.
9. 1/2" OPEN EXPANSION JOINTS EXTENDING THROUGH THE ENTIRE HEIGHT OF THE BLOCK WALL SHALL BE SPACED AT A MAXIMUM OF 30'.
10. ELIMINATE MID-HEIGHT BOND BEAM IN WALLS WHERE H=4' OR LESS.

NON-RETAINING CONCRETE BLOCK WALL

COUNTY OF YUMA STD-3-310



SITE PLAN
LAS BRISAS SUNSET APARTMENTS
TOWN HOME COMPLEX



Notes:
REVISED PER COMMENTS 11/17/15
ADD SCREEN CHAIN WALL 12/2/15
CONDUIT SHALL BE 1/2" DIA. 12/2/15
CONDUIT SHALL BE 1/2" DIA. 12/2/15

Scale: 1"=40' Date: NOV. 2016
Drawn: STAFF Job #: vrv12-190
Design: vna

Sheet

C1

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