

# BIENESTAR ESTATES CONDOS

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## GENERAL CONSTRUCTION NOTES:

1. 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 (1-800-782-3348) 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.
2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
3. 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.
4. 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.
5. 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.
6. REFER TO SHEETS 1 OF 1 OF FINAL PLAT FOR ALL CORRECT DIMENSIONS.
7. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
8. ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO YUMA COUNTY, AS ADOPTED BY THE CITY, STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
9. 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.
10. 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.

## OWNER OF RECORD:

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

## BENCHMARK

TOP OF FOUND BRASS CAP LOCATED AT THE INTERSECTION  
OF JANET NAPOLITANO BLVD. AND HARRIS AVE.  
ELEVATION: 100.00 FEET

## BASIS OF BEARING

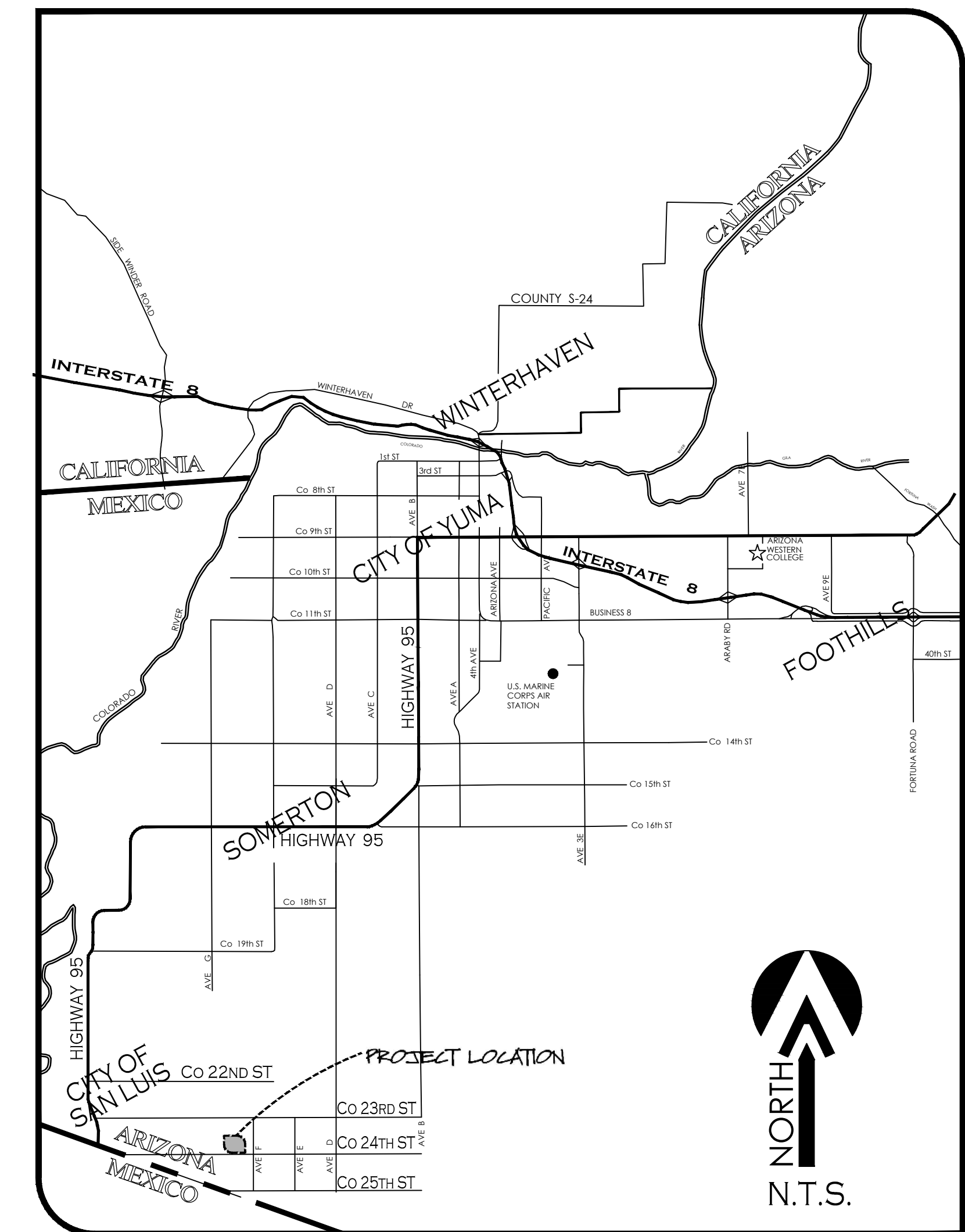
THE NORTH-SOUTH MIDSECTION LINE OF SEC. 9 T11 S, R24 W,  
G. & S. R.B.M., YUMA COUNTY, ARIZONA (BEING THE LINE THE  
CENTERLINE OF AVENUE "B"), AS SHOWN ON BIENESTAR  
ESTATES 98 SUBDIVISION, AS RECORDED IN BOOK 24  
OF PLATS, PAGES 14-16, YUMA COUNTY RECORDERS  
OFFICE, YUMA COUNTY, AZ  
BEARING N00°01'49"W

## ENGINEER:

VV18-700  
  
1846 S. 8th Avenue 928-329-0000 Tel  
Yuma, Az. 85364 928-247-6232 Fax  
www.vegaNvega.com

## LEGEND

	INDICATES BOUNDARY LINE		INDICATES NEW ASPHALT ELEVATION
	INDICATES CENTERLINE		INDICATES NEW SANITARY SEWER LINE
	INDICATES EASEMENT LINE		NEW SEWER STUB
	INDICATES RIGHT-OF-WAY LINE		NEW SEWER MANHOLE
	NEW LOT NUMBER		NEW 4" PVC SEWER SERVICE
	NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT		NEW SINGLE WATER SERVICE
	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT		NEW WATER VALVE
	EXISTING MONUMENT (TYPE AS SHOWN)		NEW FIRE HYDRANT
	INDICATES EX. ASPHALT PAVEMENT		NEW TEMPORARY BLOWOFF VALVE
	INDICATES CONTOURS ELEVATION		
	INDICATES EX. NATURAL SOIL ELEVATION		
	INDICATES NEW SIDE WALK		
	INDICATES NEW ASPHALT PAVEMENT		



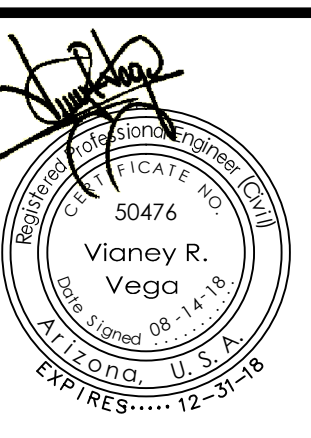
VICINITY MAP

N.T.S.

1846 S. 8th AVENUE 928-329-0000 TEL  
YUMA, AZ. 85364 928-247-6232 FAX  
Vn Y@vegaNvega.com



Cover Sheet  
BIENESTAR ESTATES CONDOS



Notes:  
  
Scale: N.T.S. Date: AUG. 2018  
Drawn: staff Job #: VV18-700  
Checked: Vno

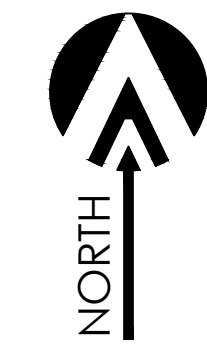
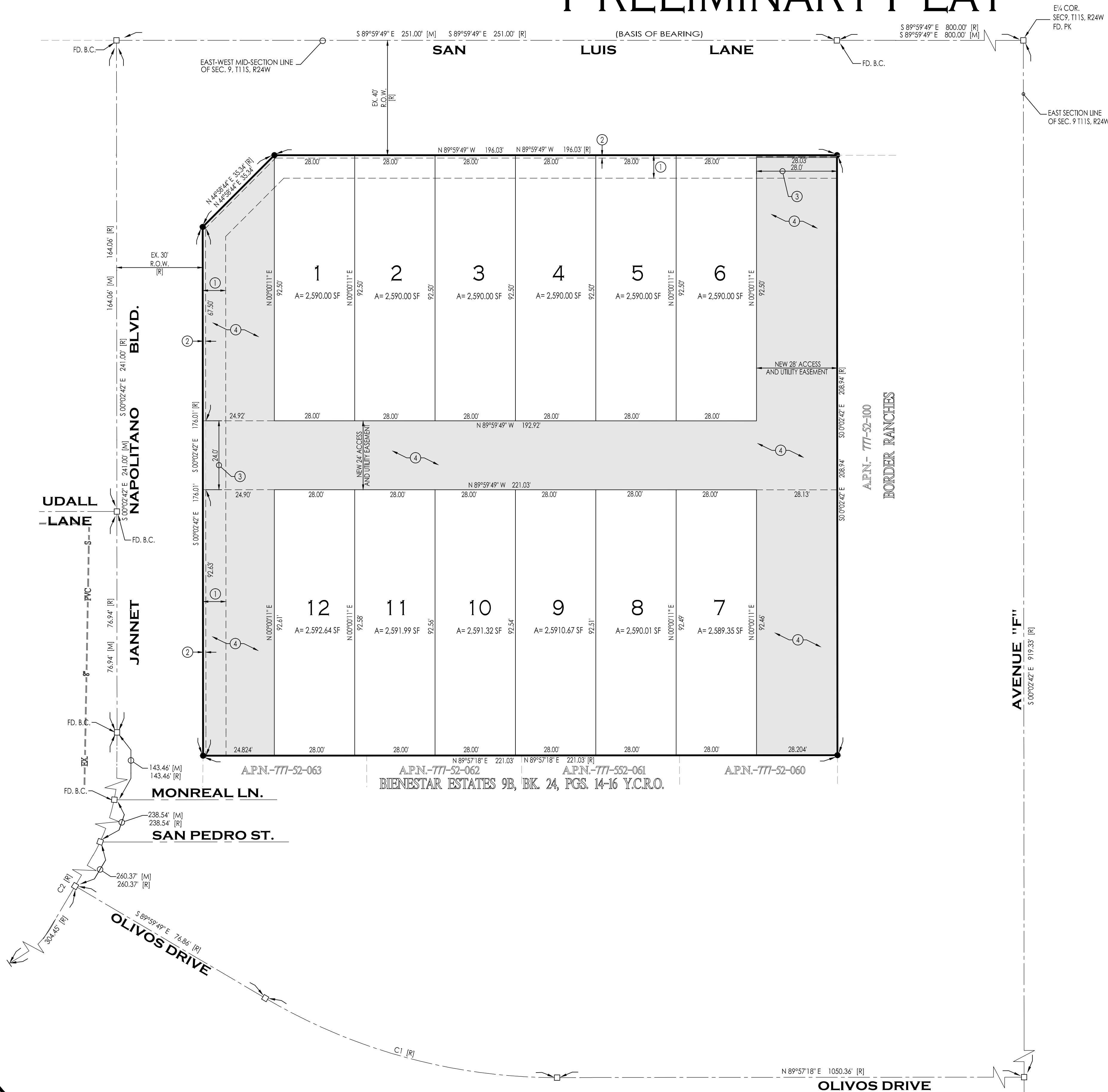
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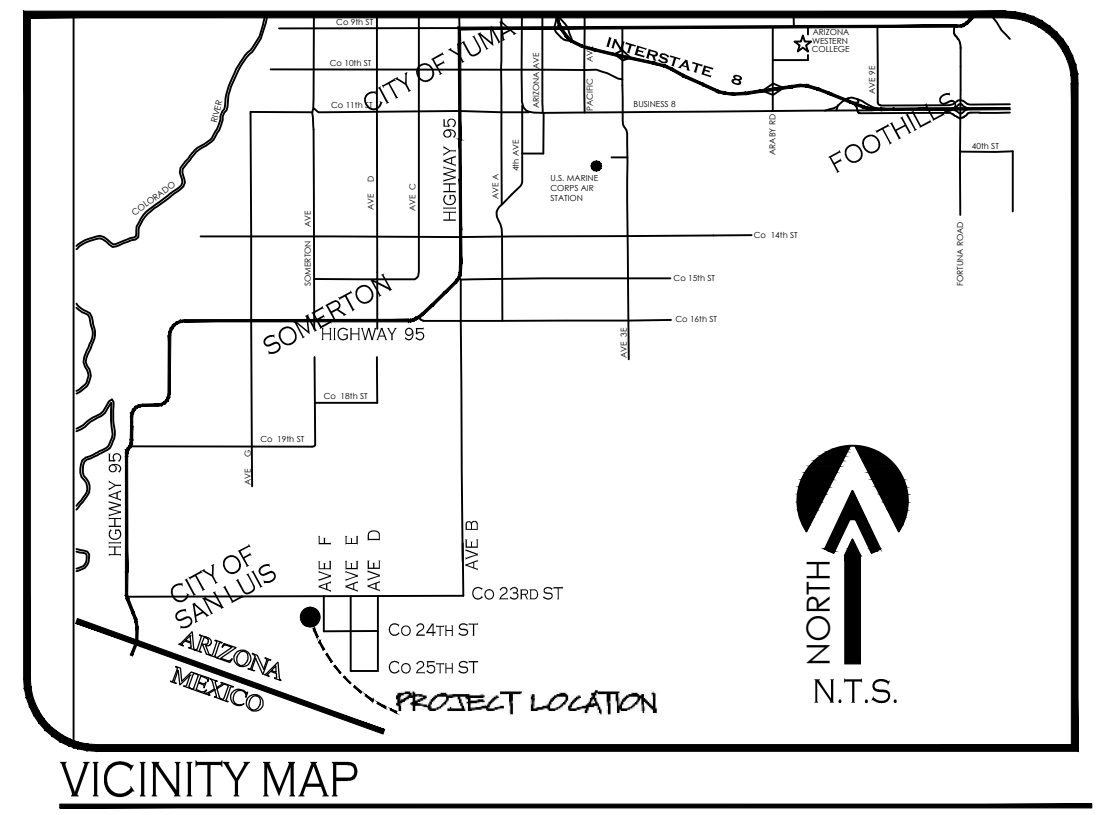
# BIENESTAR ESTATES CONDOS

A SUBDIVISION OF TRACT "B" OF BIENESTAR ESTATES 9B SUBDIVISION, AS RECORDED IN BOOK 24 OF PLATS, PAGES 14 - 16, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ AUGUST OF 2018 ACREAGE: 1.05 AC (GROSS)

## PRELIMINARY PLAT



SCALE: 1"=20'



### OWNER OF RECORD:

COMITE DE BIENESTAR INC. AZ CORP.  
963 E. 8<sup>TH</sup> STREET  
PO BOX 7170  
SAN LUIS, AZ, 85349

### BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SEC. 9, T11S, R24W, G. & S.R.B. & M., YUMA COUNTY, ARIZONA, BEING THIS LINE THE CENTERLINE OF SAN LUIS LANE, AS SHOWN ON BIENESTAR ESTATES 9B SUBDIVISION, AS RECORDED IN BOOK 24 OF PLATS, PAGES 14 - 16, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ  
BEARING S 89°59'49" E

### KEYNOTES

- ① EXISTING 8' UTILITY EASEMENT (R1)
- ② EXISTING 1' NON-ACCESS EASEMENT
- ③ EXISTING 1' NON-ACCESS EASEMENT TO BE ABANDONED UPON FINAL PLAT RECORDATION
- ④ NEW UTILITY, ACCESS & LANDSCAPING EASEMENT AND COMMUNITY POOL AREA

### LEGEND

- INDICATES BOUNDARY LINE
- - - - - INDICATES CENTERLINE
- · - · - INDICATES EASEMENT LINE
- 11 NEW LOT NUMBER
- SET PROPERTY CORNERS TO BE MARKED BY 1/2" DIA. REBAR TAGGED WITH CAP L.S. 16528 (UNLESS NOTED OTHERWISE)
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- 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 BIENESTAR ESTATES 9B SUBDIVISION, AS RECORDED IN BOOK 24, PAGES 14 - 16, Y.C.R., YUMA COUNTY, AZ.

### NOTE

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

### ELABORATED BY:

VNV18-700



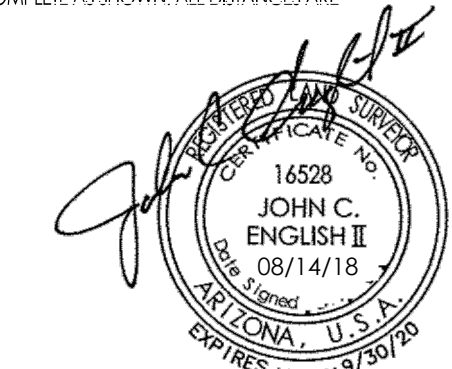
1846 S. 8th Avenue 928-329-0000 Tel  
Yuma, Az. 85364 928-247-6232 Fax  
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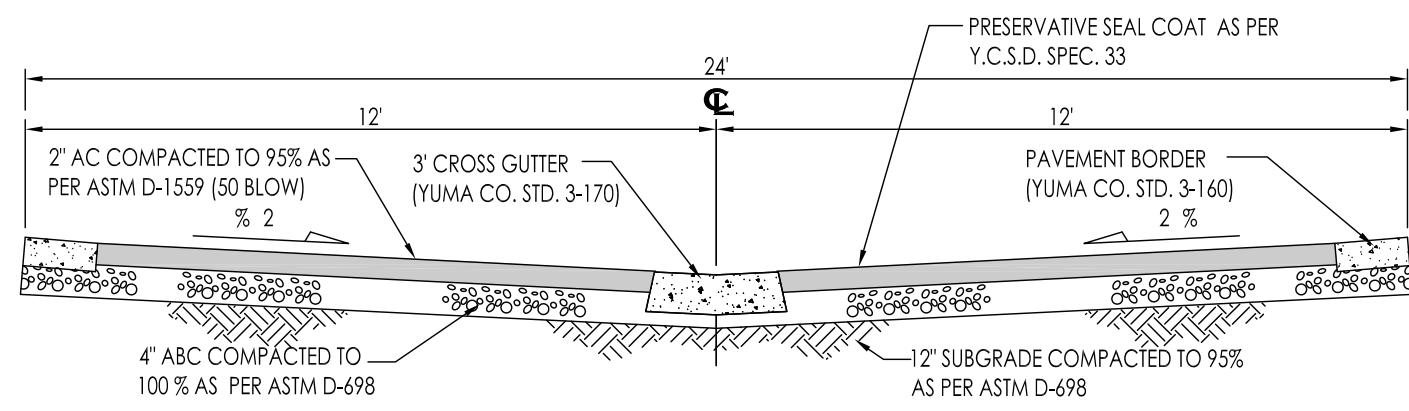
### CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1 [R]	30°32'36"	S 74°46'24" E	105.36'	54.61'	200.00'	106.62'
C2 [R]	45°01'10"	N 22°27'53" E	922.65'	499.37'	1205.00'	946.82'

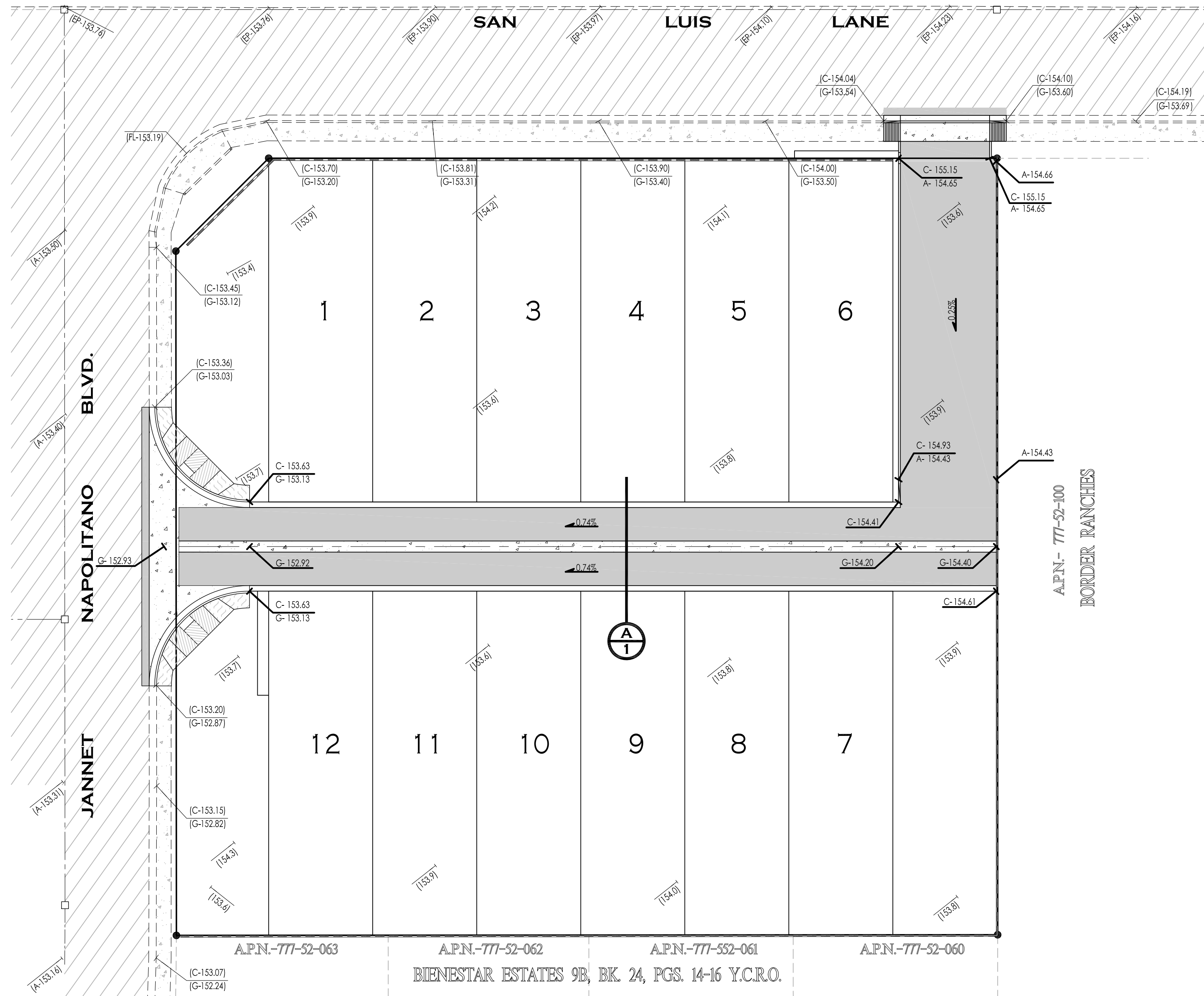
### LAND SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THE MAP, CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JUNE OF 2018 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.





**TYPICAL CROSS SECTION**



**LEGEND**

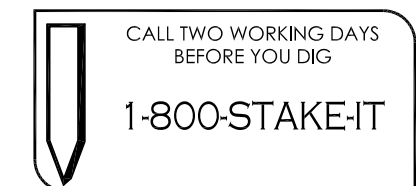
- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES EX. FENCE
- INDICATES EX. CMU WALL
- INDICATES EX. ELECTRICAL OVERHEAD LINE
- EX- 6" PVC -W- INDICATES EX. WATER LINE
- EX- 8" PVC -S- INDICATES EX. SEWER LINE
- GAS- INDICATES EX. GAS LINE
- INDICATES NEW ASPHALT PAVEMENT
- INDICATES NEW CONCRETE
- INDICATES NEW CMU WALL
- INDICATES EXISTING CMU WALL
- NEW YUMA COUNTY STD. DETAIL No. 4-030 SUBD. BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R. INDICATES YUMA COUNTY RECORDERS
- PP INDICATES EXISTING POWER POLE
- [C] INDICATES CALCULATED DATA
- [M] INDICATES MEASURED DATA
- [E] INDICATES EXISTING ELECTRICAL BOX
- [J] INDICATES EXISTING JUNCTION BOX
- [T] INDICATES EXISTING TRANSFORMER
- POLE INDICATES EXISTING POLE
- GM INDICATES EXISTING GAS METER
- Pp INDICATES EXISTING POWER POLE
- GW INDICATES EXISTING GUY WIRE
- INDICATES EXISTING STREET SIGN
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV INDICATES EXISTING WATER VALVE
- [C-180.35] INDICATES EX. CURB ELEVATION
- [S-180.56] INDICATES EX. SIDEWALK ELEVATION
- [A-180.50] INDICATES EX. ASPHALT ELEVATION
- [N-180.5] INDICATES EX. NATURAL SOIL ELEVATION
- [A-161.02] INDICATES NEW ASPHALT ELEVATION

**DRAINAGE NOTE**

DRAINAGE STORMWATER RUNOFF WILL BE STORED IN EXISTING MASTER RETENTION BASIN LOCATED IN BIENESTAR ESTATES 9B AS SHOWN IN DRAINAGE REPORT FOR SUBDIVISION BIENESTAR ESTATES 9B SUBDIVISION PLAT RECORDED IN BK. 24 PGS. 14-16 Y.C.R.

**BENCHMARK**

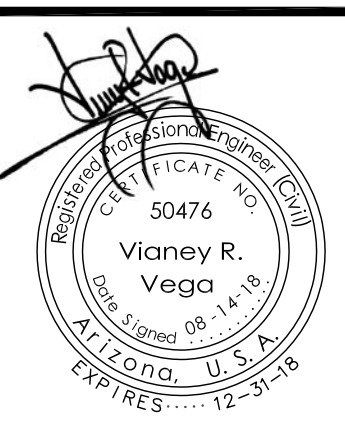
TOP OF FOUND BRASS CAP LOCATED AT THE INTERSECTION OF JANET NAPOLITANO BLVD. AND HARRIS AVE. ELEVATION: 100.00 FEET



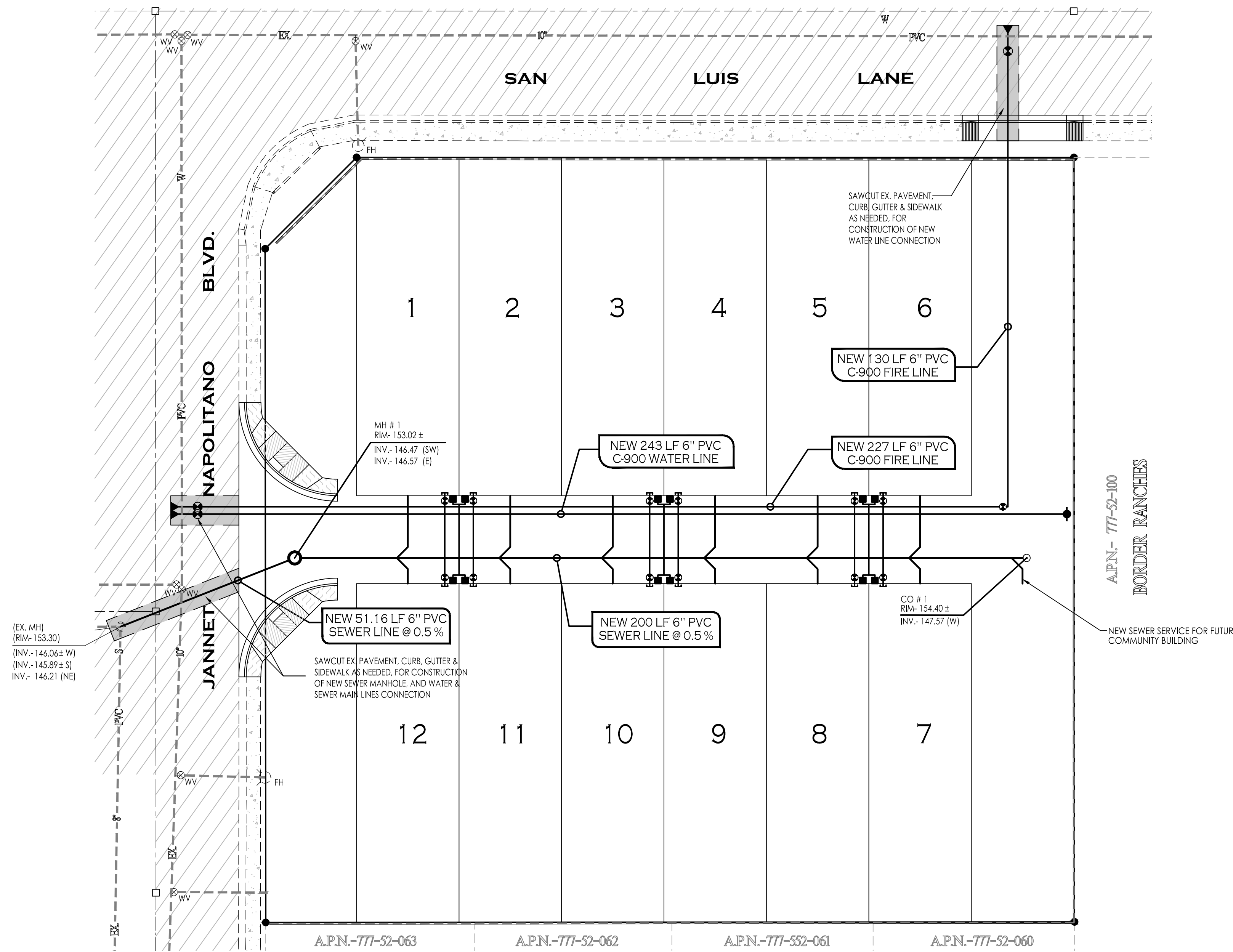
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YUMA, AZ. 85364 928-247-6232 FAX  
Vn Y@veganvega.com



**Preliminary Paving & Grading Plan**  
**BIENESTAR ESTATES CONDOS**



Notes:  
Scale: 1/2" = 1' Date: AUG. 2018  
Drawn: staff Job #: vnv18-700  
Checked: Vna

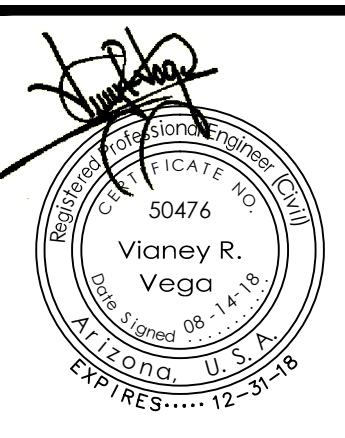


**LEGEND**

- 163 INDICATES EX. CONTOURS ELEVATION
- INDICATES EX. 10" WATER LINE
- INDICATES EX. 8" SEWER LINE
- INDICATES EXISTING ELECTRICAL BOX
- INDICATES EXISTING MANHOLE
- ⊕ INDICATES EXISTING FIRE HYDRANT
- ⊗ INDICATES EXISTING WATER VALVE
- INDICATES NEW 6" SANITARY SEWER LINE
- INDICATES NEW SEWER MANHOLE
- INDICATES NEW 4" PVC SEWER SERVICE
- INDICATES NEW 4" WATER LINE
- INDICATES DUAL WATER SERVICE
- INDICATES NEW WATER VALVE
- INDICATES NEW TEMPORARY BLOWOFF VALVE
- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 INDICATES LOT NUMBERS
- ⊕ INDICATES NEW 6" FIRE LINE W/ WATER TIGHT END PLUG AND THRUST BLOCK

BIENESTAR ESTATES 9B, BK. 24, PGS. 14-16 Y.C.R.O.

**Preliminary Water & Sewer Plan**  
**BIENESTAR ESTATES CONDOS**



Notes:

Scale: N.T.S. Date: AUG. 2018  
 Drawn: staff Job #: vrv18-700  
 Checked: vna

Sheet

