

# BIENESTAR ESTATES 10

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## 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 1 OF 1 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 YUMA COUNTY, AS ADOPTED BY THE CITY, 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.

### 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 NORTH SECTION LINE OF SECTION 15, T11S, R24W, G.A.S.P. & A.M., YUMA COUNTY, ARIZONA (BEING THE LINE THE CENTERLINE OF Co. 24th STREET), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY ARIZONA,  
BEARING S89°59'23"W

### BENCHMARK

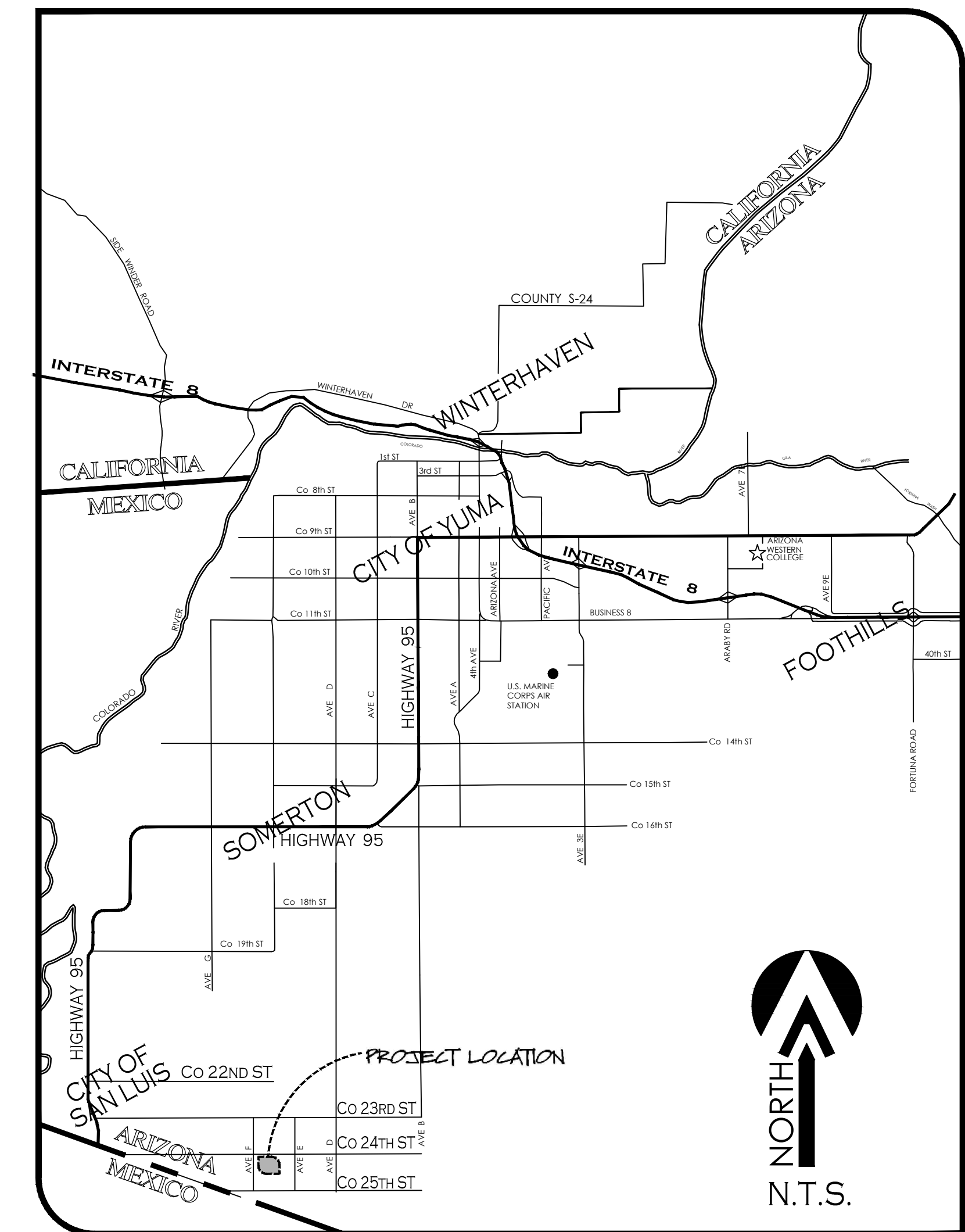
TOP OF PK NAIL LOCATED AT THE INTERSECTION OF AVENUE "F" AND COUNTY 24TH STREET  
ELEVATION: 158.95 FEET

### ENGINEER:

**VEGA & VEGA**  
ENGINEERING, PLLC  
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 SUBD BOUNDARY MONUMENT		INDICATES NEW WATER LINE
	NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT		NEW SINGLE WATER SERVICE
	EXISTING MONUMENT (TYPE AS SHOWN)		NEW WATER VALVE
	INDICATES EX. ASPHALT PAVEMENT		NEW FIRE HYDRANT
	INDICATES CONTOURS ELEVATION		NEW TEMPORARY BLOWOFF VALVE
	INDICATES EX. NATURAL SOIL ELEVATION		INDICATES NEW CMU WALL
	INDICATES NEW SIDE WALK		
	INDICATES NEW ASPHALT PAVEMENT		



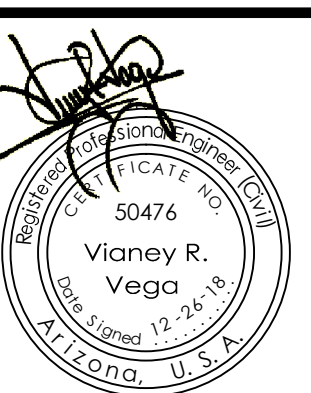
VICINITY MAP

N.T.S.

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



Cover Sheet  
**BIENESTAR ESTATES 10**



Notes:  
  
Scale: N.T.S. Date: DEC. 2018  
Drawn: staff Job #: vvv18-400  
Checked: vno

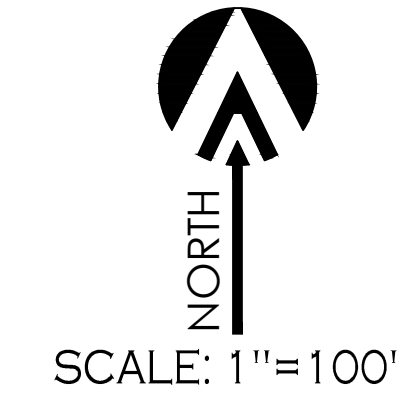
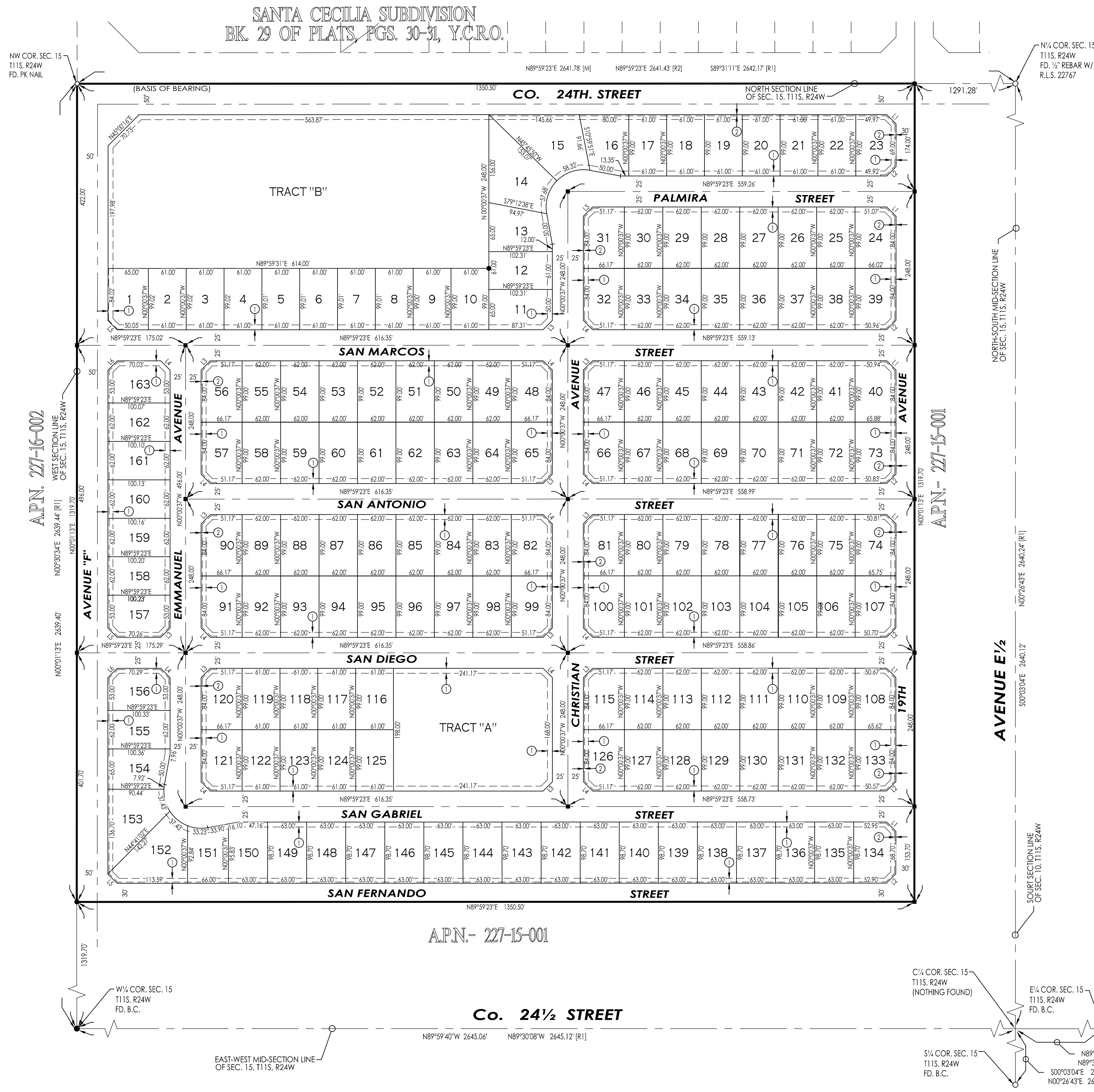
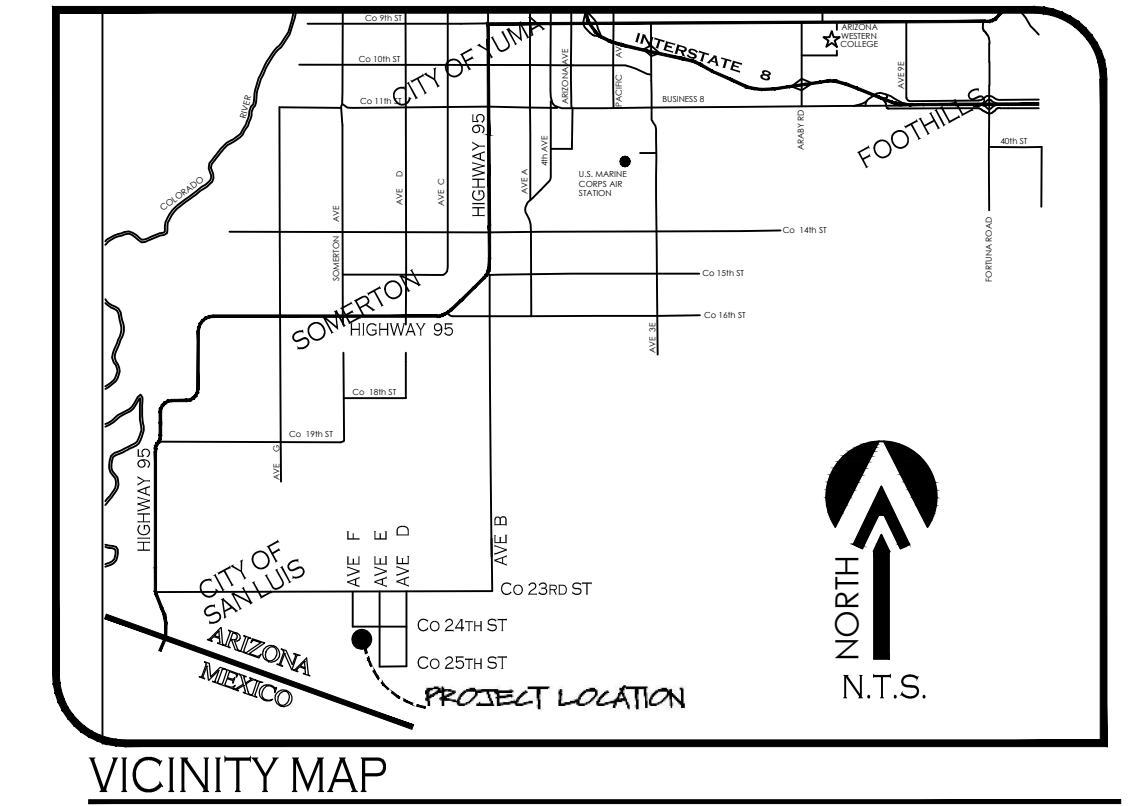
Sheet  
0

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

# BIENESTAR ESTATES 10

A SUBDIVISION OF THE N<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> OF SECTION 15, T11S, R24W,  
G.&S.R.B.&M., YUMA COUNTY, ARIZONA.  
DECEMBER OF 2018 ACREAGE: 40.91 AC (GROSS)

## PRELIMINARY PLAT



**OWNER OF RECORD:**  
COMITE DE BIENESTAR INC. AZ CORP.  
943 E. 3<sup>RD</sup> STREET  
PO BOX 7170  
SAN LUIS, AZ, 85349

**BASIS OF BEARING**  
THE NORTH SECTION LINE OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, (BEING THIS LINE THE CENTERLINE OF CO. 24TH STREET), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27 OF PLATS, PAGES 9 & 10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA.

**BEARING S89°59'23\"/>**

- LEGEND**
- INDICATES BOUNDARY LINE
  - - - - - INDICATES CENTERLINE
  - - - - - INDICATES EASEMENT LINE
  - 11 NEW LOT NUMBER
  - NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT
  - NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
  - EXISTING MONUMENT (TYPE AS SHOWN)
  - 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
  - [R1] DATA REFERS TO U.S.B.R. BALANCED SECTION OF SECTION 15, T11S, R24W, DATED: JUNE 1977
  - [R2] DATA REFERS TO BORDER RANCHES SUBDIVISION, AS RECORDED IN BOOK 27, PAGES 9 & 10, Y.C.R.

**KEYNOTES**

- ① NEW 8\"/>

**NOTE**

- ♦ PROPERTY CORNERS TO BE MARKED BY 1/2\"/>

**ELABORATED BY:**  
VNV18-400

**VEGA & VEGA ENGINEERING, PLLC**  
1846 S. 8th Avenue 928-329-0000 Tel  
Yuma, Az. 85364 928-247-6232 Fax  
www.vega-engineering.com

**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 ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER 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 DECIMAL PARTS.

**LINE DATA**

LINE NUMBER	BEARING	LENGTH (FEET)
L1	N44°59'42\"/>	
L2	N45°00'16\"/>	
L3	N44°59'23\"/>	
L4	N45°00'37\"/>	
L5	N44°59'44\"/>	
L6	N45°00'16\"/>	

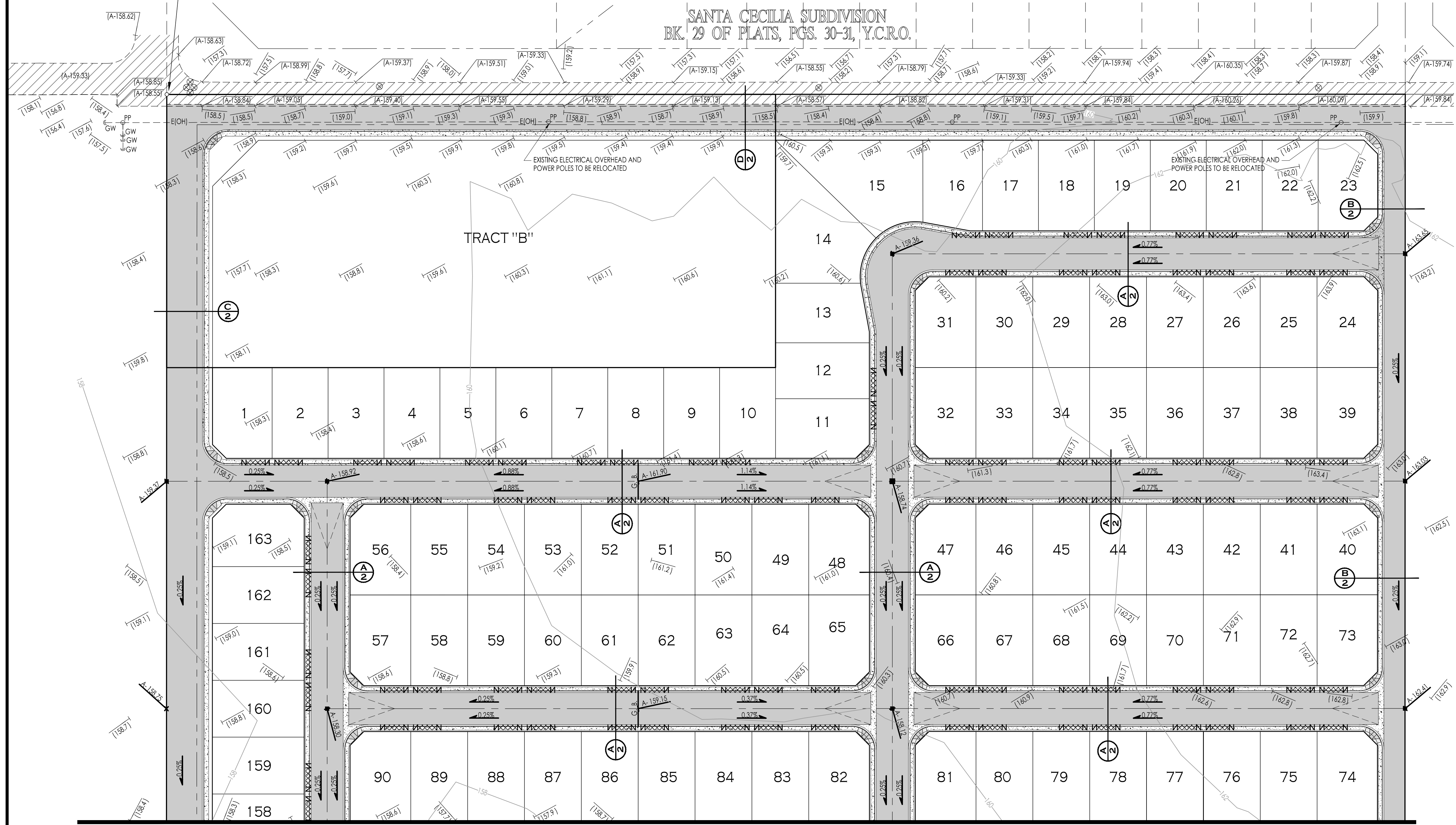
**LOT AREAS TABLE:**

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	4324.52 SF	21	4039.00 SF	41	6138.00 SF	61	6138.00 SF	81	6438.80 SF	101	6138.00 SF	121	6438.80 SF
2	4040.23 SF	22	4039.00 SF	42	6138.00 SF	62	6138.00 SF	82	6438.80 SF	102	6138.00 SF	122	6039.00 SF
3	4040.09 SF	23	4204.74 SF	43	6138.00 SF	63	6138.00 SF	83	6138.00 SF	103	6138.00 SF	123	6039.00 SF
4	4039.94 SF	24	4425.72 SF	44	6138.00 SF	64	6138.00 SF	84	6138.00 SF	104	6138.00 SF	124	6039.00 SF
5	6039.80 SF	25	6138.00 SF	45	6138.00 SF	65	6438.80 SF	85	6138.00 SF	105	6138.00 SF	125	6039.00 SF
6	6039.65 SF	26	6138.00 SF	46	6138.00 SF	66	6438.80 SF	86	6138.00 SF	106	6138.00 SF	126	6438.80 SF
7	6039.51 SF	27	6138.00 SF	47	6438.80 SF	67	6138.00 SF	87	6138.00 SF	107	6092.42 SF	127	6138.00 SF
8	6039.36 SF	28	6138.00 SF	48	6438.80 SF	68	6138.00 SF	88	6138.00 SF	108	6386.58 SF	128	6138.00 SF
9	6039.22 SF	29	6138.00 SF	49	6138.00 SF	69	6138.00 SF	89	6138.00 SF	109	6138.00 SF	129	6138.00 SF
10	6039.07 SF	30	6138.00 SF	50	6138.00 SF	70	6138.00 SF	90	6438.80 SF	110	6138.00 SF	130	6138.00 SF
11	6537.33 SF	31	6438.80 SF	51	6138.00 SF	71	6138.00 SF	91	6438.80 SF	111	6138.00 SF	131	6138.00 SF
12	6240.61 SF	32	6438.80 SF	52	6138.00 SF	72	6138.00 SF	92	6138.00 SF	112	6138.00 SF	132	6138.00 SF
13	6867.39 SF	33	6138.00 SF	53	6138.00 SF	73	6407.46 SF	93	6138.00 SF	113	6138.00 SF	133	6381.37 SF
14	10150.51 SF	34	6138.00 SF	54	6138.00 SF	74	6399.63 SF	94	6138.00 SF	114	6138.00 SF	134	6478.65 SF
15	10068.17 SF	35	6138.00 SF	55	6138.00 SF	75	6138.00 SF	95	6138.00 SF	115	6438.80 SF	135	6217.94 SF
16	6754.75 SF	36	6138.00 SF	56	6438.80 SF	76	6138.00 SF	96	6138.00 SF	116	6039.00 SF	136	6217.94 SF
17	6039.00 SF	37	6138.00 SF	57	6438.80 SF	77	6138.00 SF	97	6138.00 SF	117	6039.00 SF	137	6217.94 SF
18	6039.00 SF	38	6138.00 SF	58	6138.00 SF	78	6138.00 SF	98	6138.00 SF	118	6039.00 SF	138	6217.94 SF
19	6039.00 SF	39	6420.51 SF	59	6138.00 SF	79	6138.00 SF	99	6438.80 SF	119	6039.00 SF	139	6217.94 SF
20	6039.00 SF	40	6412.67 SF	60	6138.00 SF	80	6138.00 SF	100	6438.80 SF	120	6438.80 SF	140	6207.20 SF

NORTH  
SCALE: 1"=60'

**BENCHMARK**  
TOP OF PK NAIL LOCATED AT THE  
INTERSECTION OF AVENUE "F" AND  
COUNTY 24TH STREET  
ELEVATION: 158.95 FEET

SANTA CECILIA SUBDIVISION  
BK. 29 OF PLATS, PGS. 30-31, Y.C.R.O.



- LEGEND**
- INDICATES EX. ASPHALT PAVEMENT
  - INDICATES EX. CONCRETE
  - INDICATES BOUNDARY LINE
  - INDICATES CENTERLINE
  - INDICATES RIGHT-OF-WAY LINE
  - INDICATES NEW CMU WALL
  - 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
  - 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)
  - 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
  - INDICATES LOT NUMBERS

MATCH LINE SEE SHEET 2 OF 4

**BENCHMARK**  
TOP OF PK NAIL LOCATED AT THE  
INTERSECTION OF AVENUE "F" AND  
COUNTY 24TH STREET  
ELEVATION: 158.95 FEET

Preliminary Paving & Grading Plan  
**BIENESTAR ESTATES 10**

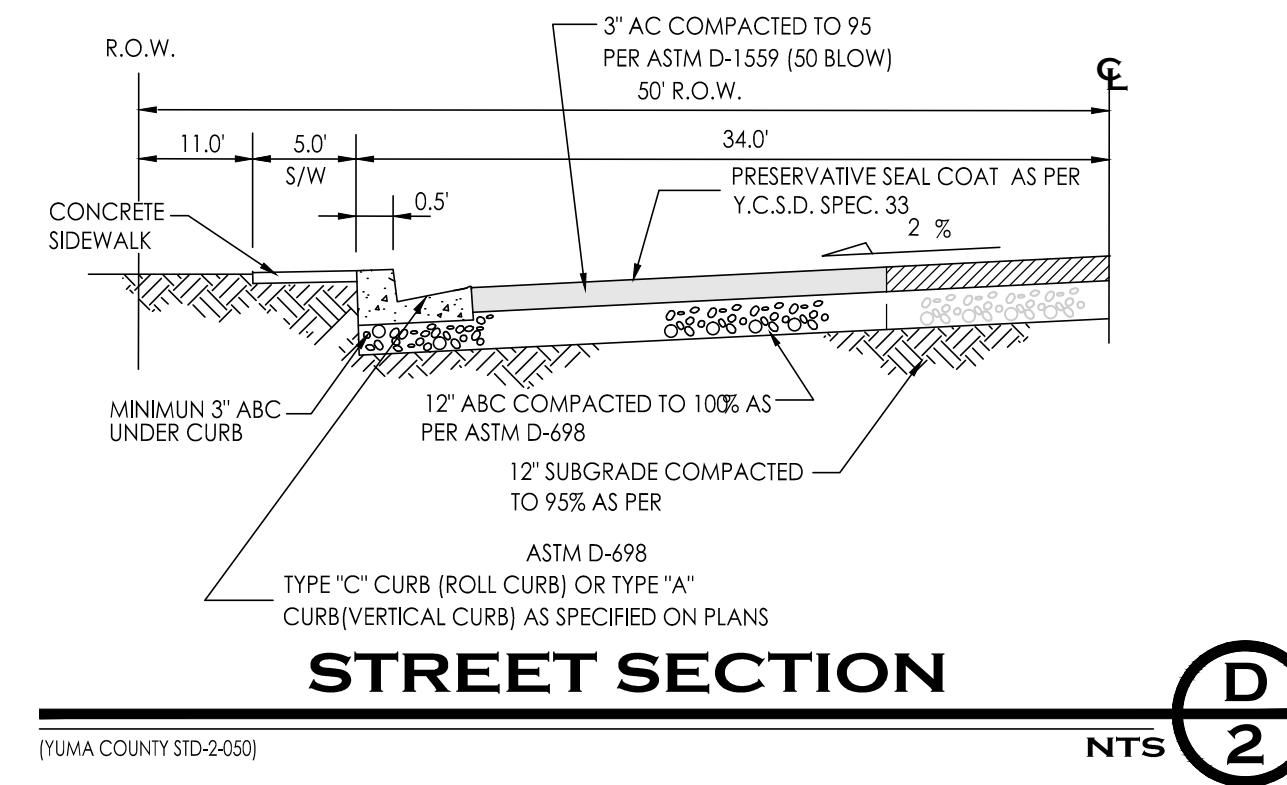
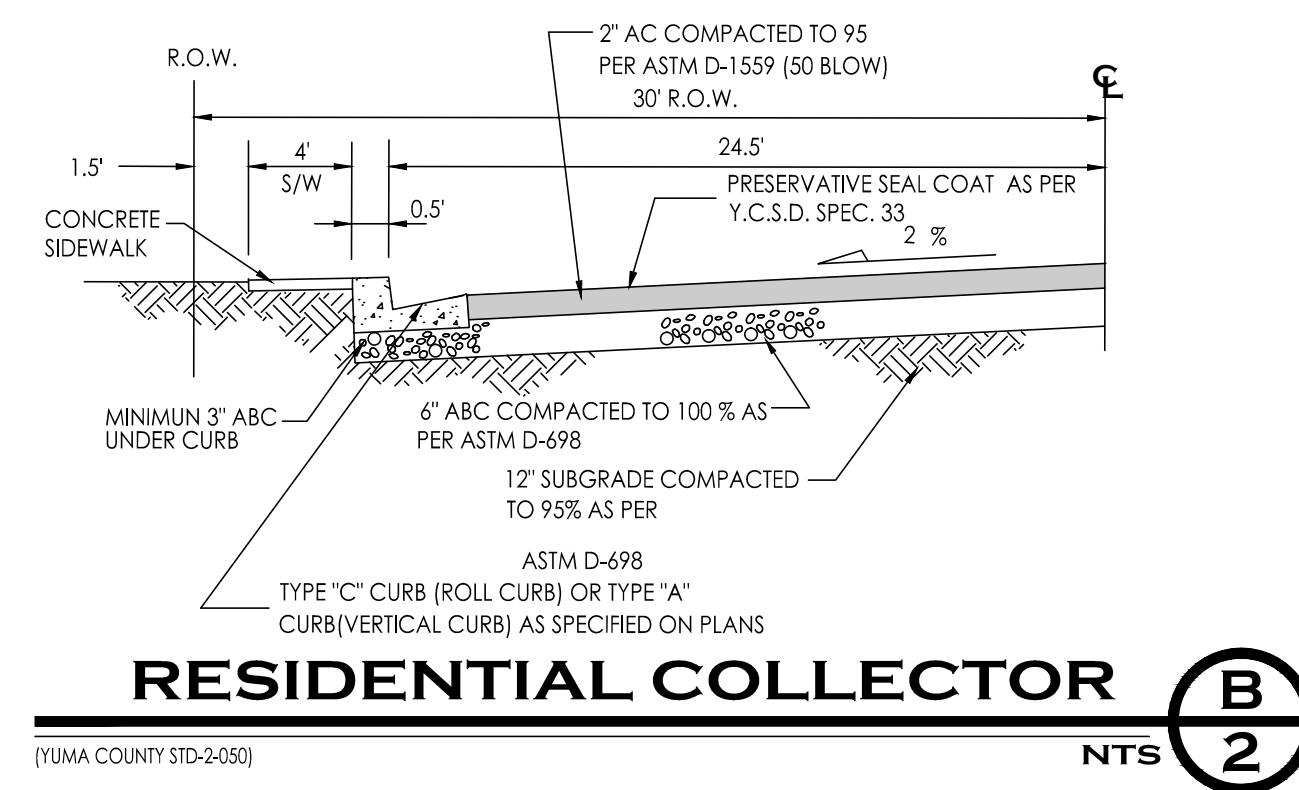
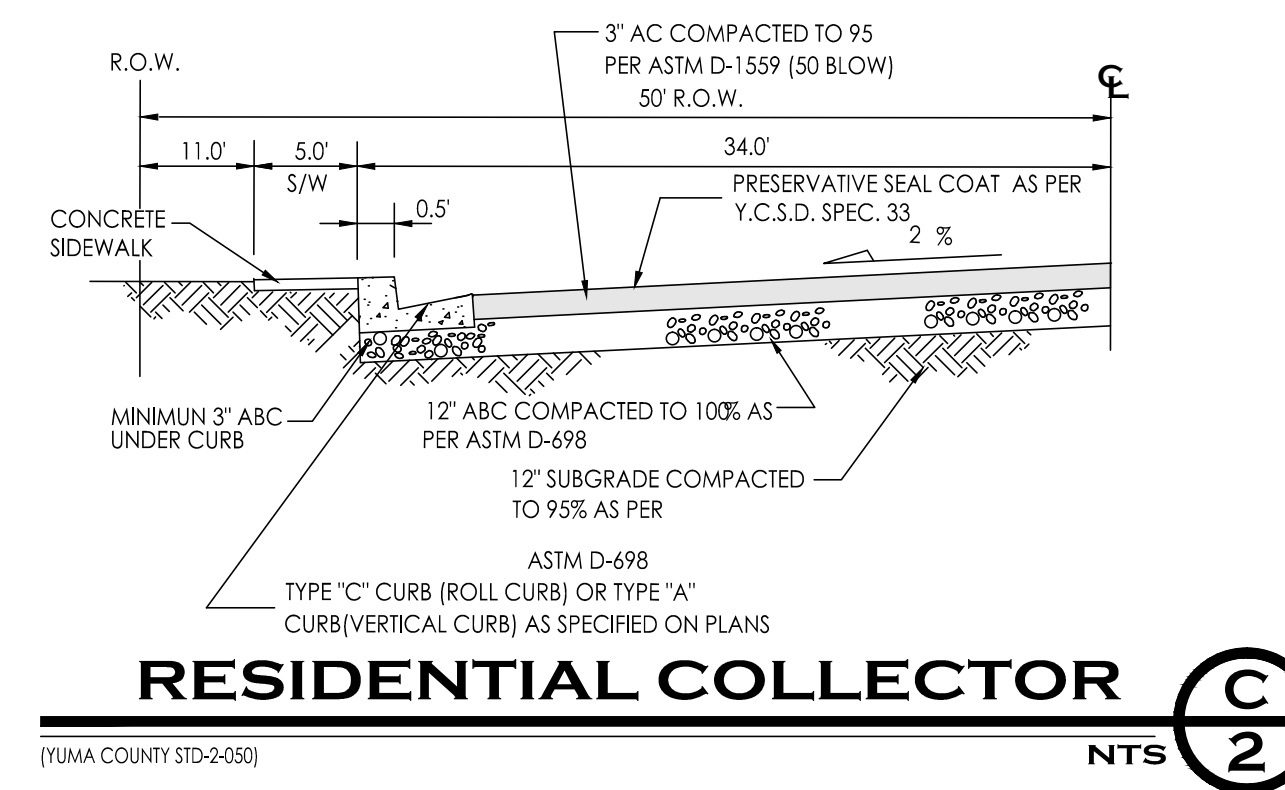
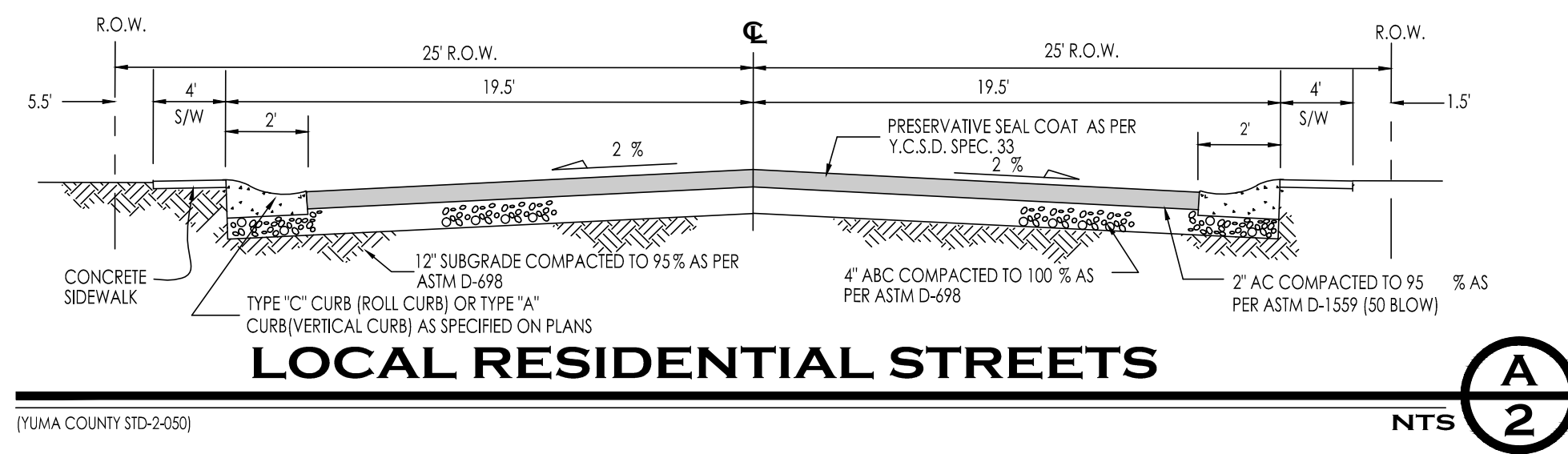
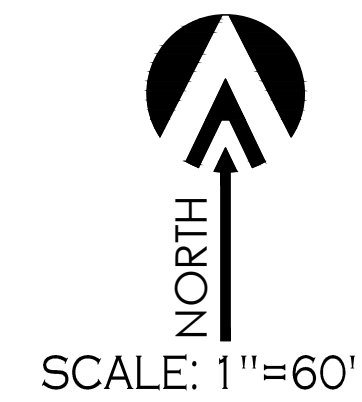


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Drawn: staff Job #: vrv18-400  
Checked: vno

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YUMA, AZ 85364 928-247-6232 FAX  
V@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 THE CITY OF SAN LUIS ENGINEERING STAFF AND LAND SURVEYOR PRIOR TO PROCEEDING.

**DRAINAGE REPORT**

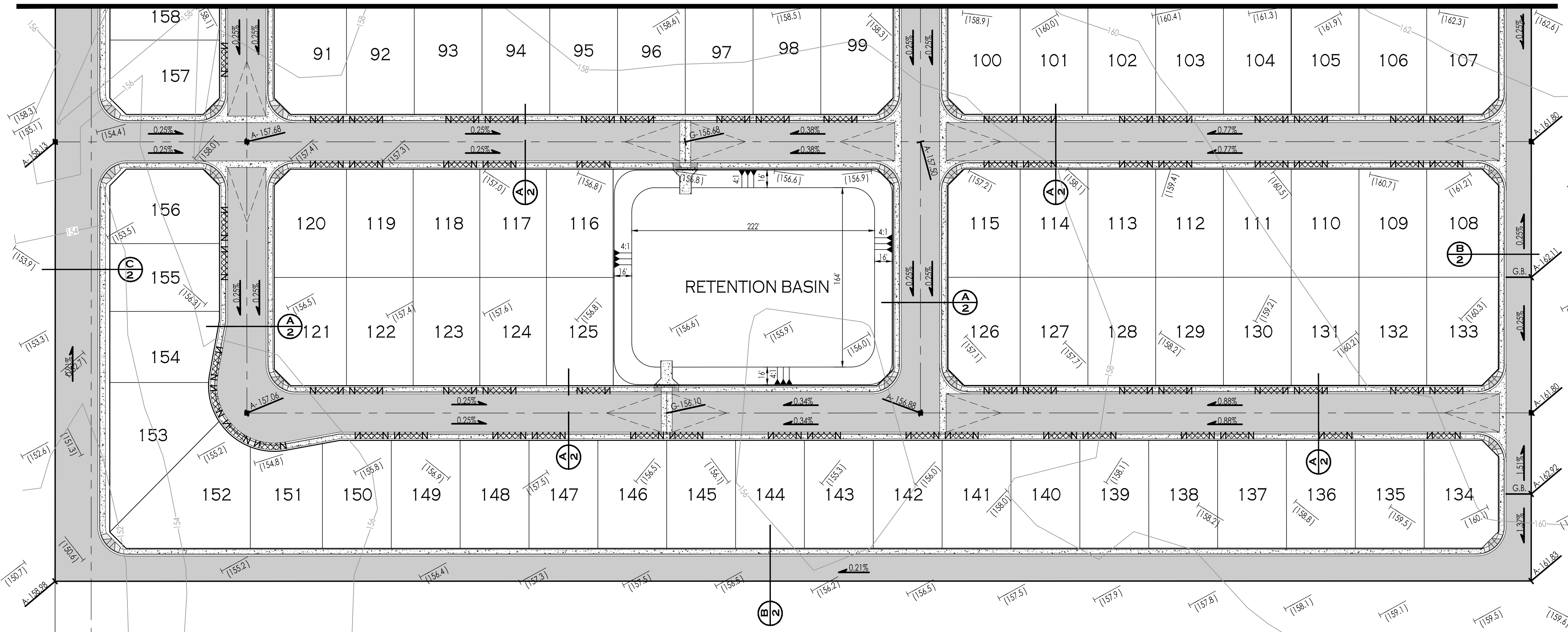
- 1- DRAINAGE REPORT DRAINAGE AREA
- 2- NO OFFSITE STORMWATER WILL ENTER THE PROJECT SITE. STORMWATER WILL BE RETAINED ON SITE.
- 3- THIS PROJECT SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD MAPS

USING THE RATIONAL METHOD  
 $Q = CIA = \text{PEAK RUNOFF [VOL.]}$   
 $(C) \text{ PEAK RATE RUNOFF} = 0.43$   
 $(I) \text{ INTENSITY OF RAINFALL} = 1.22 \text{ IN / HR}$   
 $(A) \text{ DRAINAGE AREA} = 36.37 \text{ AC}$   
 $Q = (0.43)(1.22)(36.37) = 19.08 \text{ CF}$   
 $\text{TOTAL RUNOFF} = 7200 (19.08) = 137,374 \text{ CF}$

STORAGE VOLUME PROVIDED  
 RETENTION BASIN  
 TOP AREA = 49,610 SF  
 BOTTOM AREA = 36,411 SF  
 DEPTH = 4 FT  
 $\text{VOL. PROVIDED} = (49,610 + 36,411) (4.0) / 2$   
 $\text{TOTAL VOL. PROVIDED} = 172,042 \text{ CF}$

FACTOR OF SAFETY =  $\frac{172,042 \text{ CF}}{137,374 \text{ CF}} = 1.25$

MATCH LINE SEE SHEET 1 OF 4



**LEGEND**

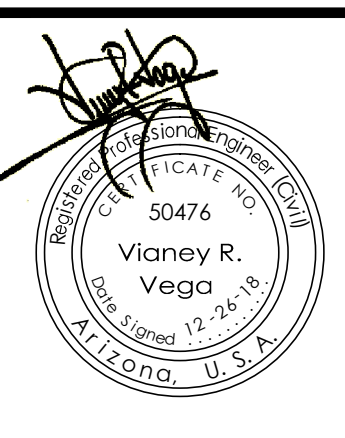
- INDICATES EX. ASPHALT PAVEMENT
- INDICATES EX. CONCRETE
- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES NEW CMU WALL
- = EX. 6" PVC = W INDICATES EX. WATER LINE
- = EX. 8" PVC = S INDICATES EX. SEWER LINE
- = GAS INDICATES EX. GAS LINE
- INDICATES NEW ASPHALT PAVEMENT
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- NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY MONUMENT
- NEW YUMA COUNTY STD. DETAIL No. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- 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
- GP INDICATES EXISTING GAS PADDLE
- MH INDICATES EXISTING MANHOLE
- FH INDICATES EXISTING FIRE HYDRANT
- WM INDICATES EXISTING WATER METER
- WV 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
- INDICATES LOT NUMBERS

**BENCHMARK**  
 TOP OF PK NAIL LOCATED AT THE INTERSECTION OF AVENUE F AND COUNTY 24TH STREET  
 ELEVATION: 158.95 FEET

1846 S. 8th AVENUE 928-329-0000 TEL  
 YUMA, AZ. 85364 928-247-6232 FAX  
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Preliminary Paving & Grading Plan  
**BIENESTAR ESTATES 10**



Notes:  
 Scale: N.T.S. [Date: DEC. 2018]  
 Drawn: Staff [Job #: vvv18-400]  
 Checked: Vno

CALL TWO WORKING DAYS BEFORE YOU DIG  
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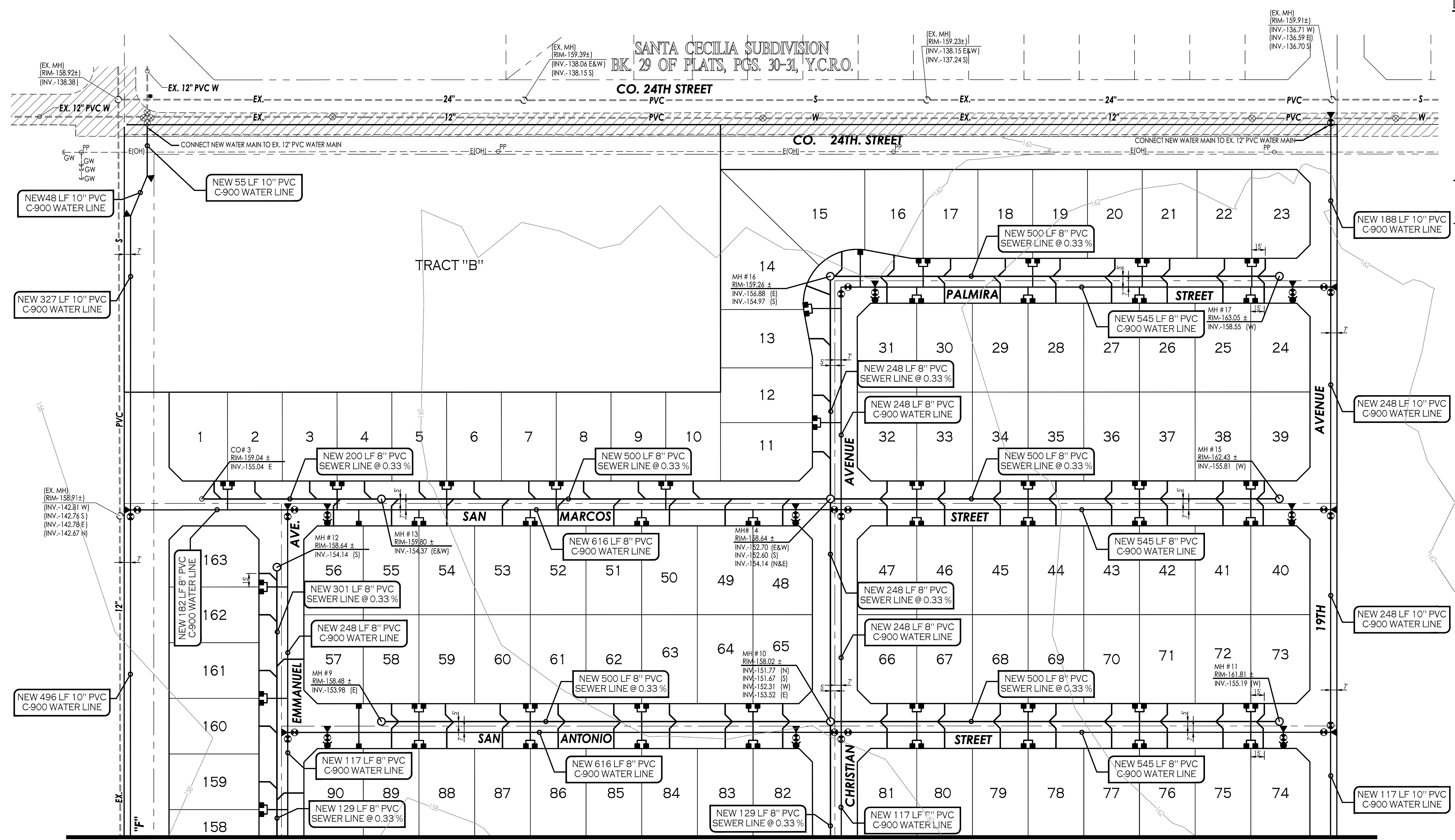


Preliminary Water & Sewer Plan  
BIENESTAR ESTATES 10



Notes:  
Scale: N.T.S. [Date: DEC. 2018]  
Drawn: staff [Job #: vvv18-400]  
Checked: vno

- LEGEND**
- 163 INDICATES EX. CONTOURS ELEVATION
  - EX. 12" PVC W INDICATES EX. WATER LINE
  - EX. 12" PVC S INDICATES EX. SEWER LINE
  - GAS INDICATES EX. GAS LINE
  - [E] INDICATES EXISTING ELECTRICAL BOX
  - GP INDICATES EXISTING GAS PADDLE
  - MH INDICATES EXISTING MANHOLE
  - FH INDICATES EXISTING FIRE HYDRANT
  - WM INDICATES EXISTING WATER METER
  - WV INDICATES EXISTING WATER VALVE
  - NEW PVC S INDICATES NEW SANITARY SEWER LINE
  - NEW MANHOLE INDICATES NEW SEWER MANHOLE
  - NEW 4" PVC S INDICATES NEW 4" PVC SEWER SERVICE
  - NEW PVC W INDICATES NEW WATER LINE
  - NEW SINGLE W INDICATES NEW SINGLE WATER SERVICE
  - NEW DUAL W INDICATES NEW DUAL WATER SERVICE
  - NEW VALVE INDICATES NEW WATER VALVE
  - NEW FIRE INDICATES NEW FIRE HYDRANT
  - NEW BLOWOFF INDICATES NEW TEMPORARY BLOWOFF VALVE
  - 250 INDICATES LOT NUMBERS



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

NORTH  
SCALE: 1"=60'

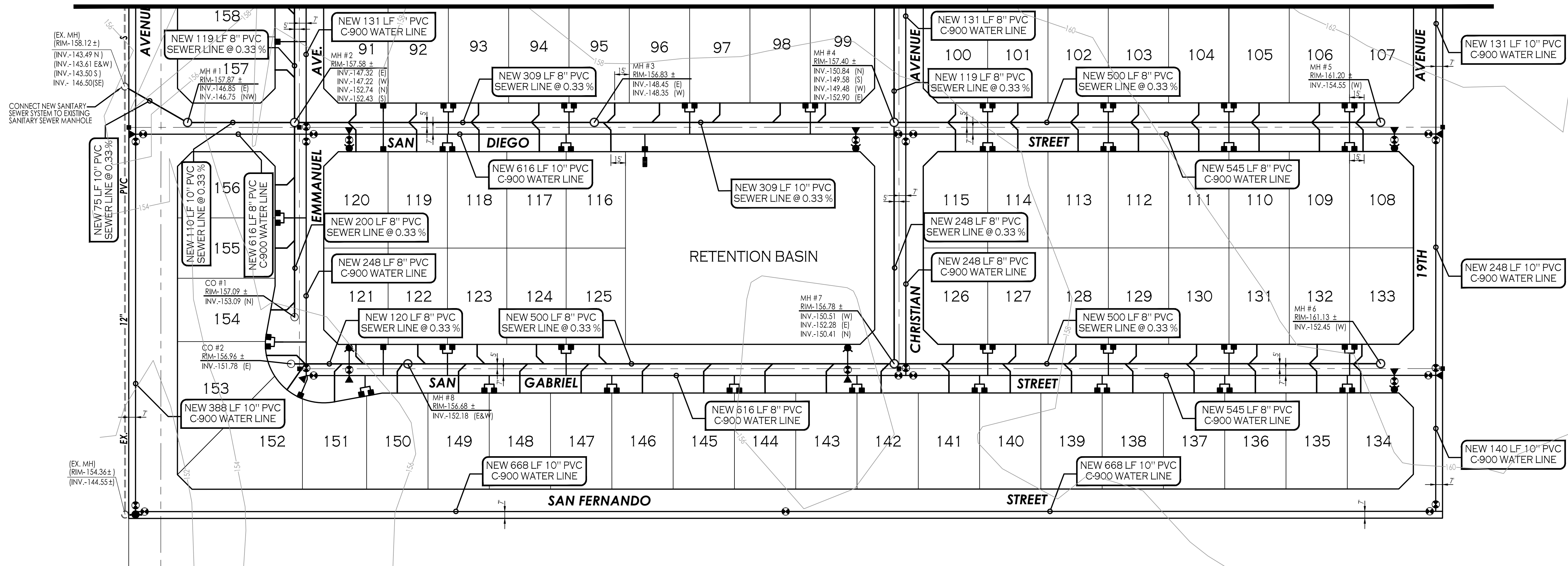
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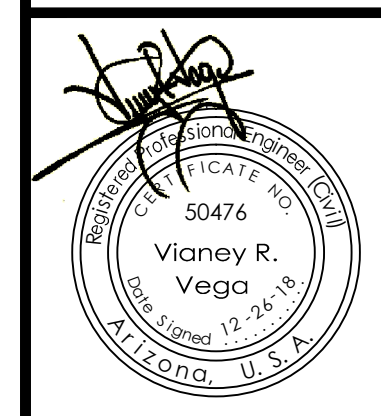
**LEGEND**

163	INDICATES EX. CONTOURS ELEVATION
-EX-6"-PVC-W-	INDICATES EX. WATER LINE
-EX-8"-PVC-S-	INDICATES EX. SEWER LINE
-EX-GAS-	INDICATES EX. GAS LINE
⊠	INDICATES EXISTING ELECTRICAL BOX
⊗	INDICATES EXISTING GAS PADDLE
⊙	INDICATES EXISTING MANHOLE
⊕	INDICATES EXISTING FIRE HYDRANT
⊖	INDICATES EXISTING WATER METER
⊗	INDICATES EXISTING WATER VALVE
-NEW-PVC-S-	INDICATES NEW SANITARY SEWER LINE
○	NEW SEWER MANHOLE
-NEW-PVC-W-	INDICATES NEW WATER LINE
⊕	NEW 4" PVC SEWER SERVICE
⊖	NEW SINGLE WATER SERVICE
⊗	NEW DUAL WATER SERVICE
⊕	NEW WATER VALVE
⊖	NEW FIRE HYDRANT
⊗	NEW TEMPORARY BLOWOFF VALVE
250	INDICATES LOT NUMBERS

MATCH LINE SEE SHEET 3 OF 4



Preliminary Water & Sewer Plan  
**BIENESTAR ESTATES 10**



Notes:  
  
Scale: N.T.S. Date: DEC. 2018  
Drawn: staff Job #: vrv18-400  
Checked: vno

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