

BELLEZA DEL DESIERTO SUBDIVISION

INDEX:

Cover Sheet	-----0
Preliminary Plat	-----1 of 1
Preliminary Paving and Grading Plan	-----1
Preliminary Water and Sewer Plan	-----2

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 (1-800-762-5348) 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.
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 GUARANTEED 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:

SAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP
10602 S. CAMINO DEL SOL
YUMA, AZ. 85367

BENCHMARK

TOP OF BRASSCAP LOCATED AT THE INTERSECTION OF AVENUE E AND Co. 24th 1/2 STREET. THIS POINT ALSO BEING THE E 1/4 CORNER OF SECTION 15, T11S, R24W, G.&S.R. 8.&M.
ELEVATION: 159.50 FEET

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G.&S.R. 8.&M., YUMA COUNTY, ARIZONA, (BEING THE LINE THE CENTERLINE OF AVENUE E), AS SHOWN ON YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.

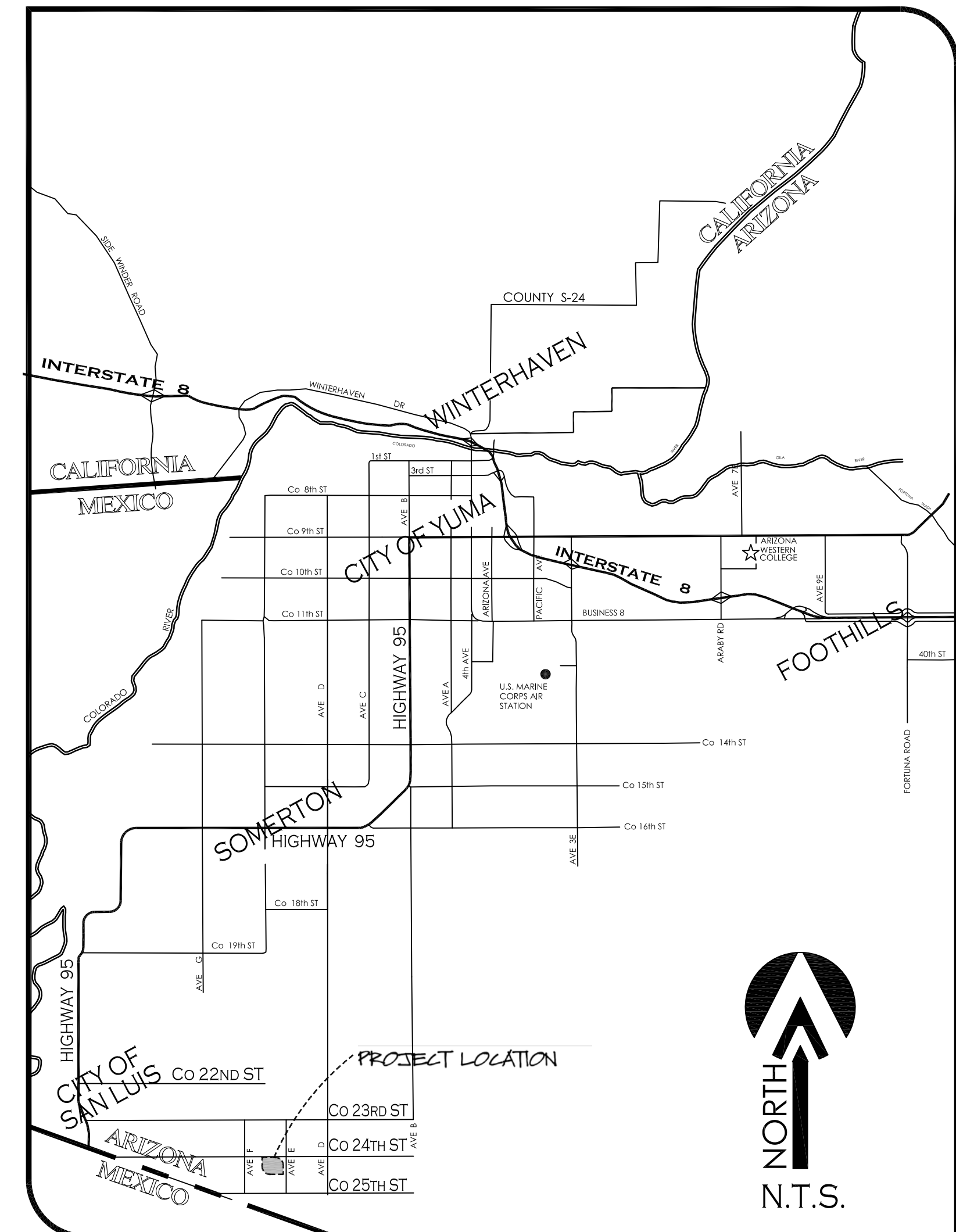
BEARING N 00°27'40" E

ENGINEER:

Viv18-350
**VEGA & VEGA**
ENGINEERING, PLLC
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaNvega.com

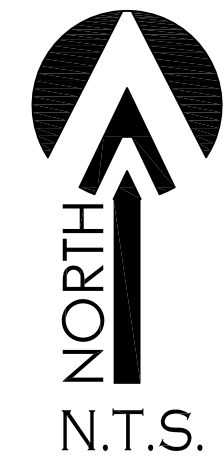
LEGEND

-----	INDICATES BOUNDARY LINE	-----	INDICATES NEW ASPHALT ELEVATION
-----	INDICATES CENTERLINE	NEW-PVC-S	INDICATES NEW SANITARY SEWER LINE
-----	INDICATES EASEMENT LINE	E	NEW SEWER STUB
-----	INDICATES RIGHT-OF-WAY LINE	O	NEW SEWER MANHOLE
5	NEW LOT NUMBER	NEW-PVC-W	INDICATES NEW WATER LINE
•	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
99	INDICATES EX. NATURAL SOIL ELEVATION		
100.21	INDICATES EX. ASPHALT PAVEMENT		
-----	INDICATES NEW SIDE WALK		
-----	INDICATES NEW ASPHALT PAVEMENT		



VICINITY MAP

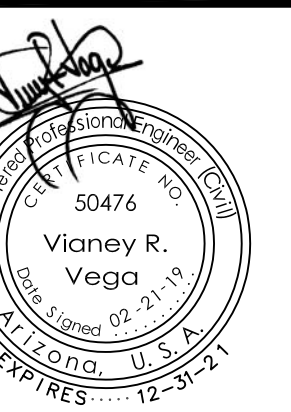
N.T.S.



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



Cover Sheet
BELLEZA DEL DESIERTO SUBDIVISION



Notes:

Scale: N.T.S. | Date: FEB. 2019
Drawn: Staff | Job #: Vrv18-850
Checked: vna

Sheet

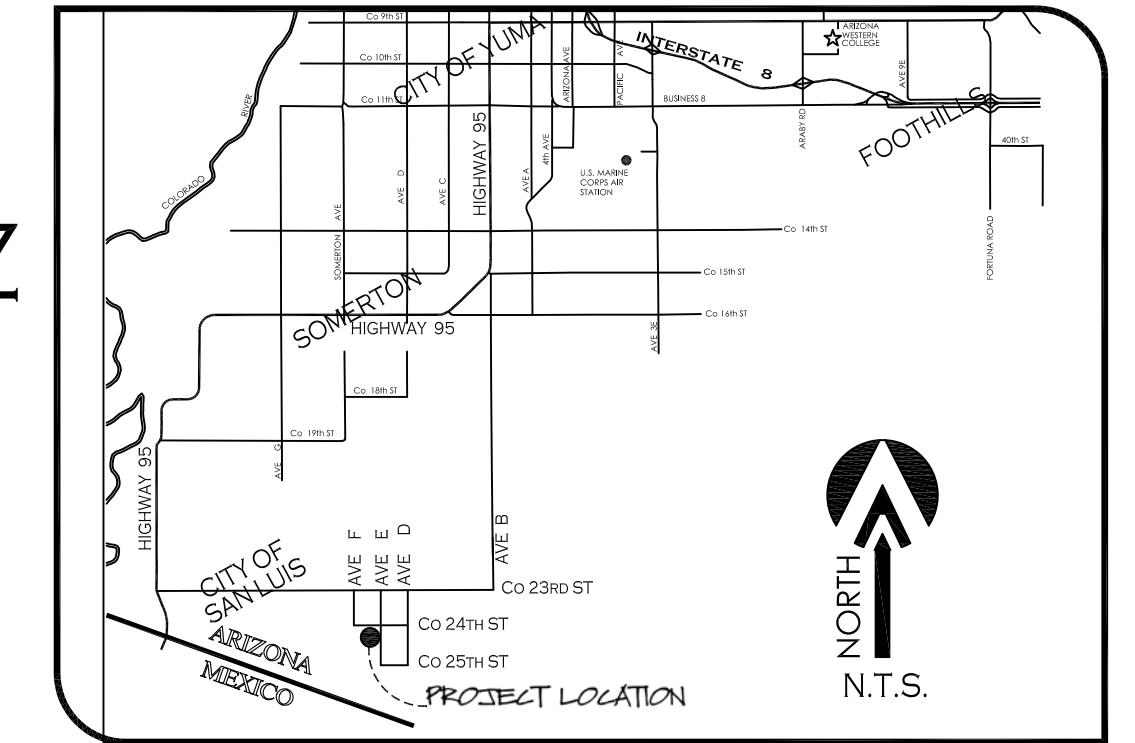
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CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT

BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION

A SUBDIVISION OF A PORTION OF LOT 14 OF SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION (PHASE 1), AS RECORDED IN BOOK 28 OF PLATS, PAGES 49, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ FEBRUARY OF 2019 ACREAGE: 18.69 AC

PRELIMINARY PLAT



VICINITY MAP

OWNER OF RECORD:
SAM GROUP INVESTMENTS CO. LIMITED PARTNERSHIP
10602 S. CAMINO DEL SOL
YUMA, AZ. 85367

BASIS OF BEARING:
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, T11S, R24W, G.A.S.R. B.M. YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF AVENUE E), AS SHOWN ON YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.

BEARING N 00°27'40" E

KEYNOTES

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

NOTE

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

ELABORATED BY:

VNV18-350

VEGA & VEGA
ENGINEERING & PLLC
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
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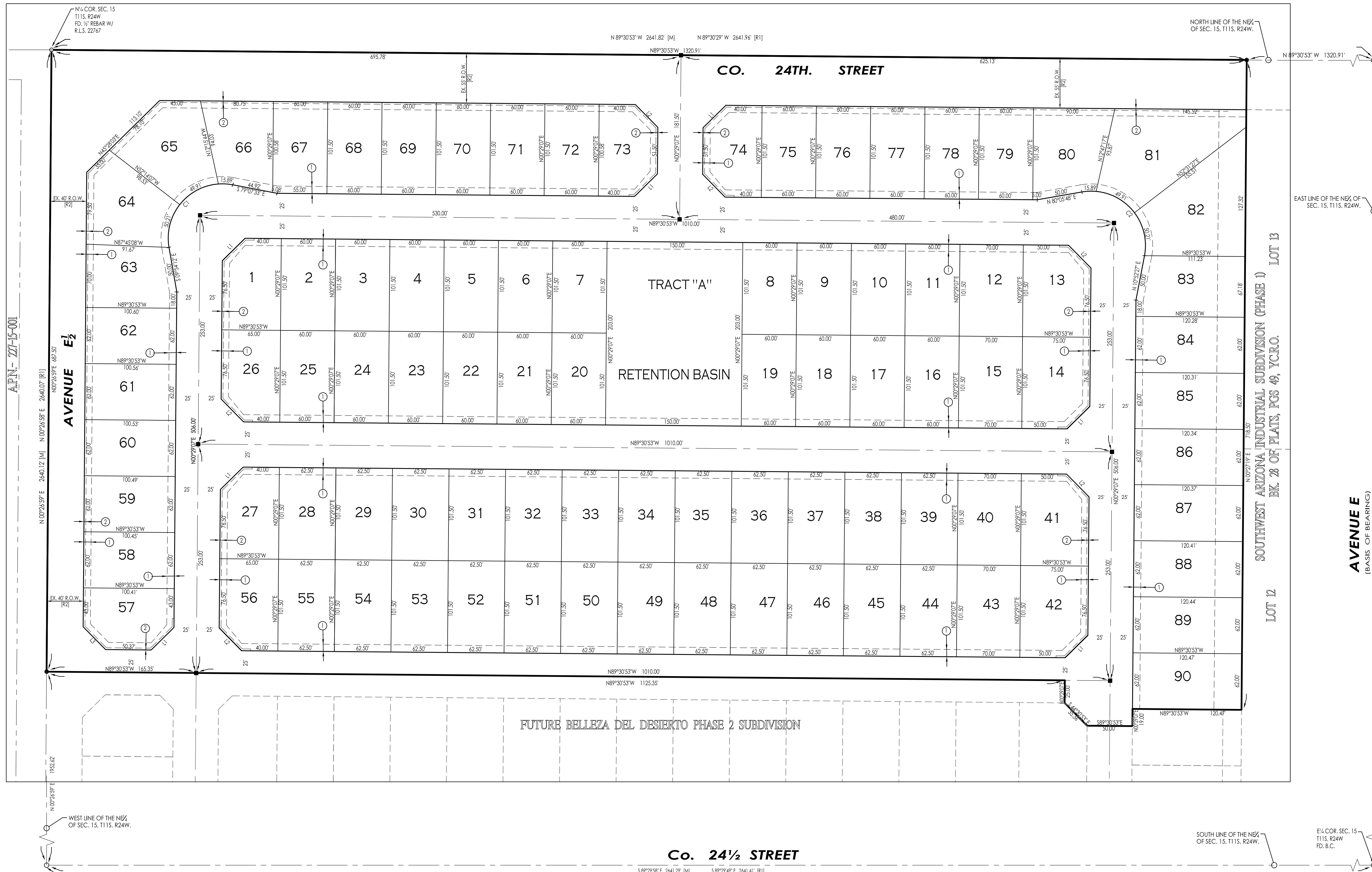
LEGEND

- 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
- [R1] DATA REFERS TO YUMA AREA SERVICE HIGHWAY RESULTS OF SURVEY, AS RECORDED IN BOOK 3 OF SURVEYS, PAGE 44, YUMA COUNTY RECORDERS OFFICE.
- [R2] DATA REFERS TO SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION (PHASE 1), AS RECORDED IN BOOK 28 OF PLATS, PAGES 49, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ

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 THE MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH 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.

PRELIMINARY



LINE DATA

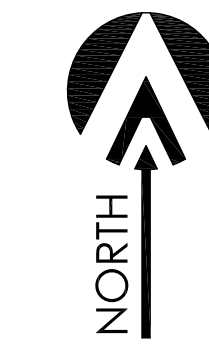
NUMBER	LENGTH	BEARING
L1	35.36'	N 45°29'07" E
L2	35.36'	S 44°30'53" E
L3	35.33'	N44°31'57" W

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	110°46'40"	S45°29'07" W	98.76'	86.94'	60.00'	116.01'
C2	110°46'40"	S44°30'53" E	98.76'	86.94'	60.00'	116.01'

LOT AREAS TABLE:

LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	6,285.00	11	6,090.00	21	6,090.00	31	6,343.75	41	7,300.00	51	6,343.75	61	6,233.78	71	6,090.00
2	6,090.00	12	7,105.00	22	6,090.00	32	6,343.75	42	7,300.00	52	6,343.75	62	6,236.18	72	6,090.00
3	6,090.00	13	7,300.00	23	6,090.00	33	6,343.75	43	7,105.00	53	6,343.75	63	6,667.39	73	5,972.50
4	6,090.00	14	7,300.00	24	6,090.00	34	6,343.75	44	6,343.75	54	6,343.75	64	6,343.75	74	5,972.50
5	6,090.00	15	7,150.00	25	6,090.00	35	6,343.75	45	6,343.75	55	6,343.75	65	8,424.23	75	6,090.00
6	6,090.00	16	6,090.00	26	6,285.00	36	6,343.75	46	6,343.75	56	6,285.00	66	6,667.39	76	6,090.00
7	6,090.00	17	6,090.00	27	6,285.00	37	6,343.75	47	6,343.75	57	6,201.41	67	6,087.71	77	6,090.00
8	6,090.00	18	6,090.00	28	6,343.75	38	6,343.75	48	6,343.75	58	6,226.59	68	6,090.00	78	6,090.00
9	6,090.00	19	6,090.00	29	6,343.75	39	6,343.75	49	6,343.75	59	6,228.99	69	6,090.00	79	6,090.00
10	6,090.00	20	6,090.00	30	6,343.75	40	7,105.00	50	6,343.75	60	6,231.39	70	6,090.00	80	7,646.04
TRACT TOTAL															30,450.00



SCALE: 1"=60'

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
- INDICATES EX. WATER LINE
- INDICATES EX. SEWER LINE
- 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
- [P] INDICATES EXISTING POLE
- [GM] INDICATES EXISTING GAS METER
- [PP] INDICATES EXISTING POWER POLE
- [GW] INDICATES EXISTING GUY WIRE
- [S] INDICATES EXISTING STREET SIGN
- [MH] INDICATES EXISTING MANHOLE
- [FH] INDICATES EXISTING FIRE HYDRANT
- [WM] INDICATES EXISTING WATER METER
- [WV] INDICATES EXISTING WATER VALVE
- [E] INDICATES EX. CURB ELEVATION
- [S] INDICATES EX. SIDEWALK ELEVATION
- [A] INDICATES EX. ASPHALT ELEVATION
- [N] INDICATES EX. NATURAL SOIL ELEVATION
- [A] INDICATES NEW ASPHALT ELEVATION

BENCHMARK

TOP OF BRASSCAP LOCATED AT THE INTERSECTION OF AVENUE E AND CO. 24TH STREET. THIS POINT ALSO BEING THE E 1/4 CORNER OF SECTION 15, T11S, R24W, G.A.S.R. B. & M. ELEVATION: 159.50 FEET

DRAINAGE REPORT

1. DRAINAGE REPORT
DRAINAGE AREA
USING THE RATIONAL METHOD
Q = CIA = PEAK RUNOFF (VOL.)
(C) PEAK RATE RUNOFF = 0.43
(I) INTENSITY OF RAINFALL = 1.22 IN / HR
(A) DRAINAGE AREA = 21.01 AC
Q = (0.43)(1.22)(21.01) = 11.02 CF
TOTAL RUNOFF = 7200 (11.02) = 79,344 CF

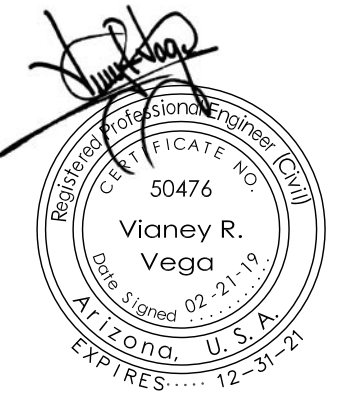
STORAGE VOLUME PROVIDED
RETENTION BASIN 79,344 CF
TOP AREA = 29,913 SF
BOTTOM AREA = 20,108 SF
DEPTH = 4 FT
VOL. PROVIDED = (29,913 + 20,108) (4.0) = 100,042 CF

TOTAL VOL. PROVIDED = 100,042 CF
FACTOR OF SAFETY = 100,042 CF / 79,344 CF = 1.26

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

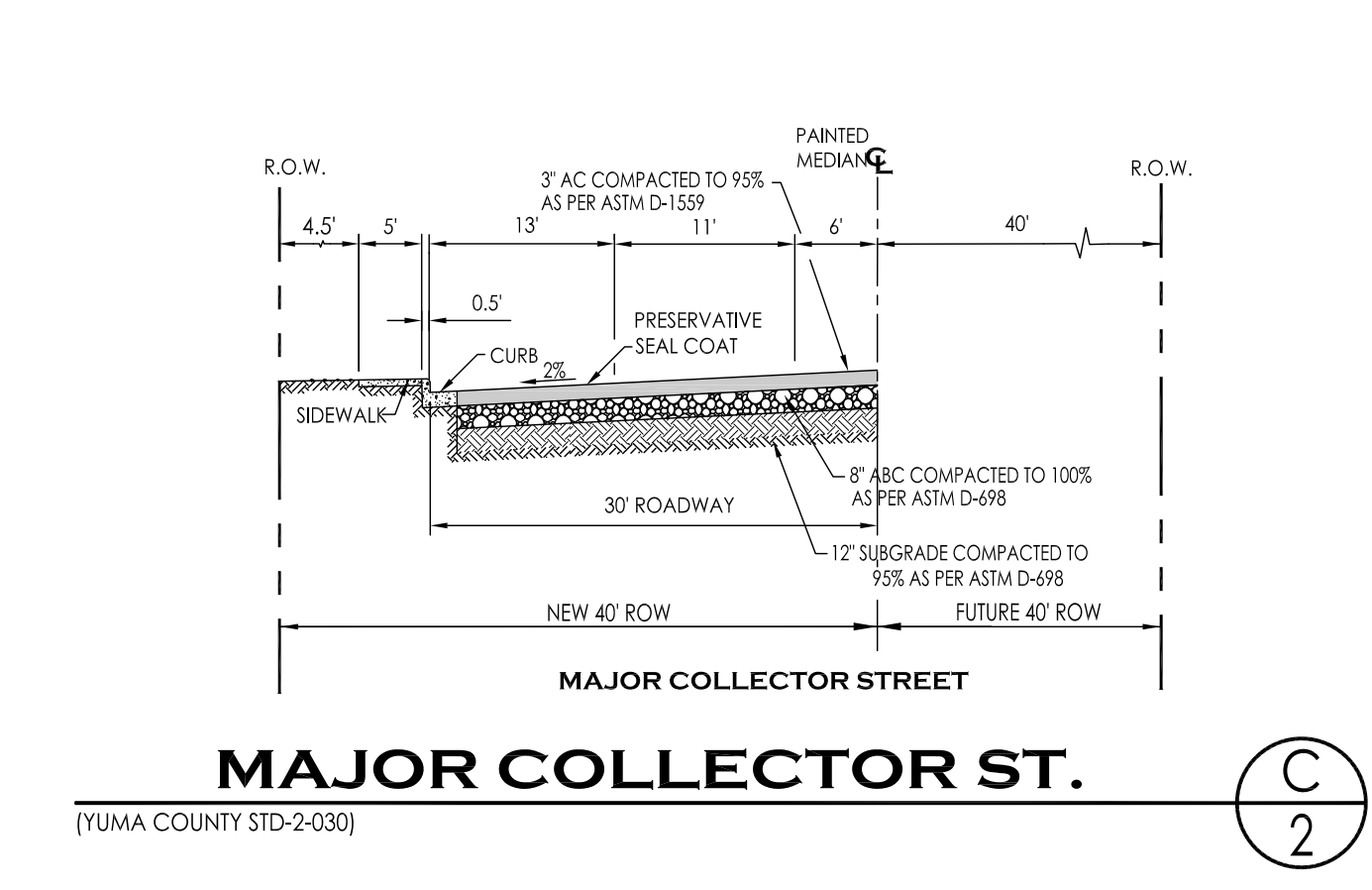
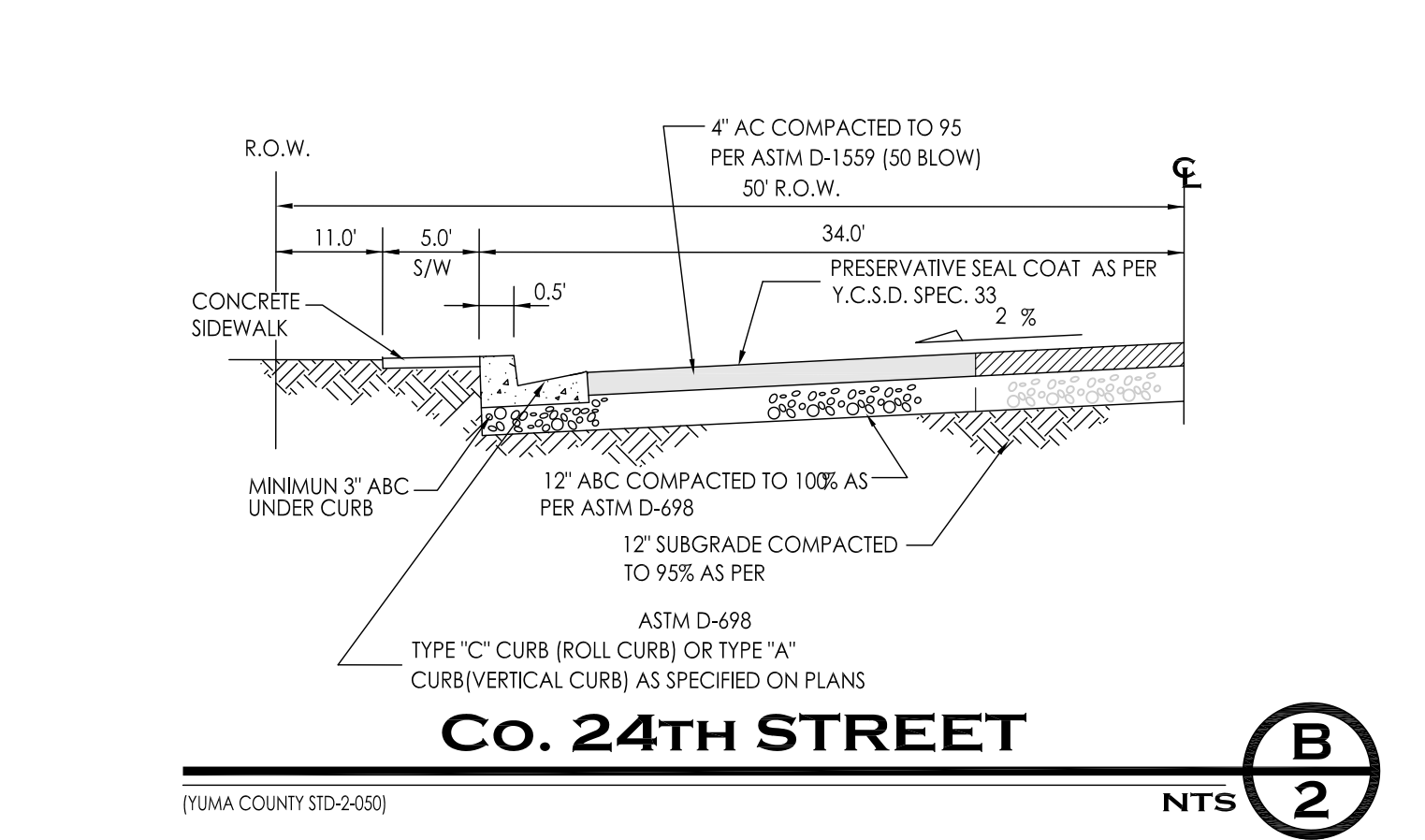
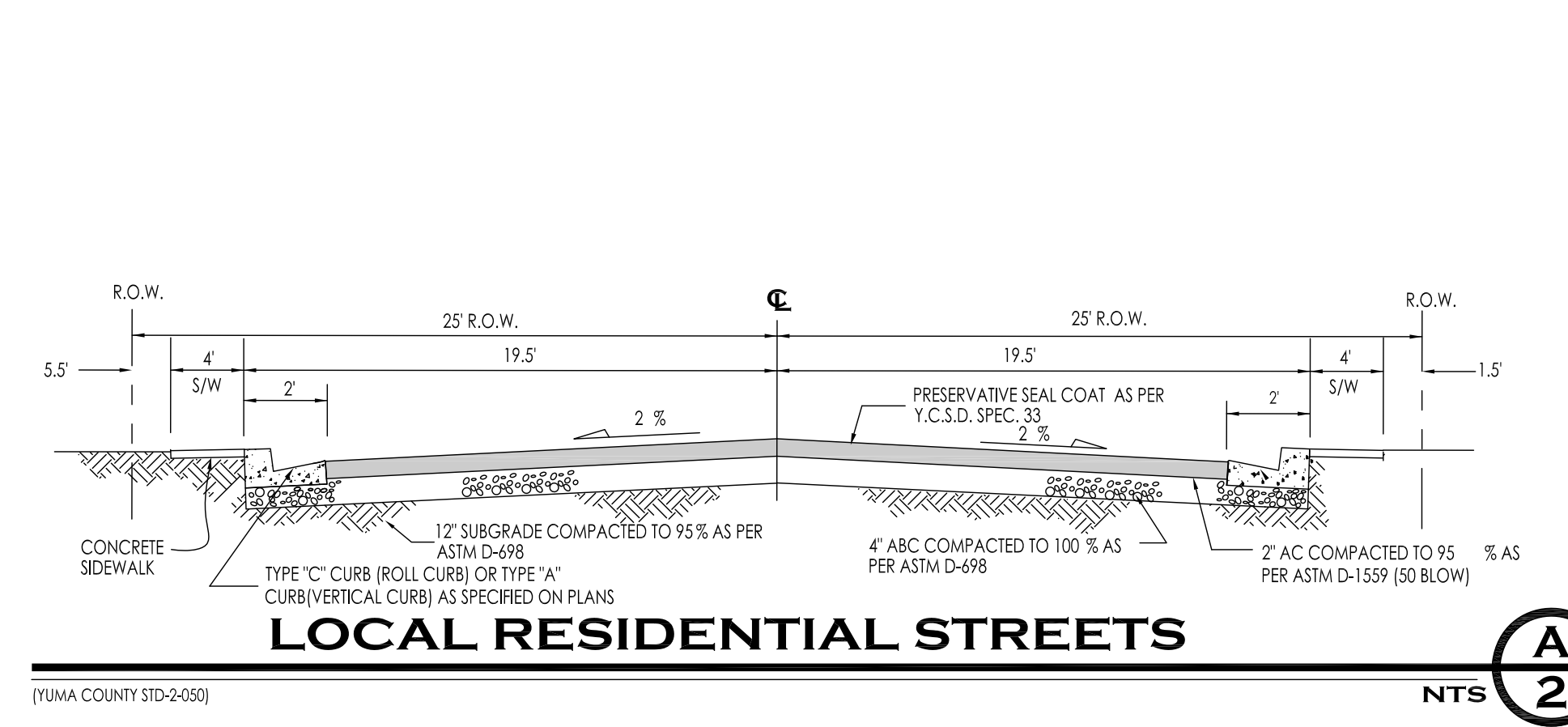
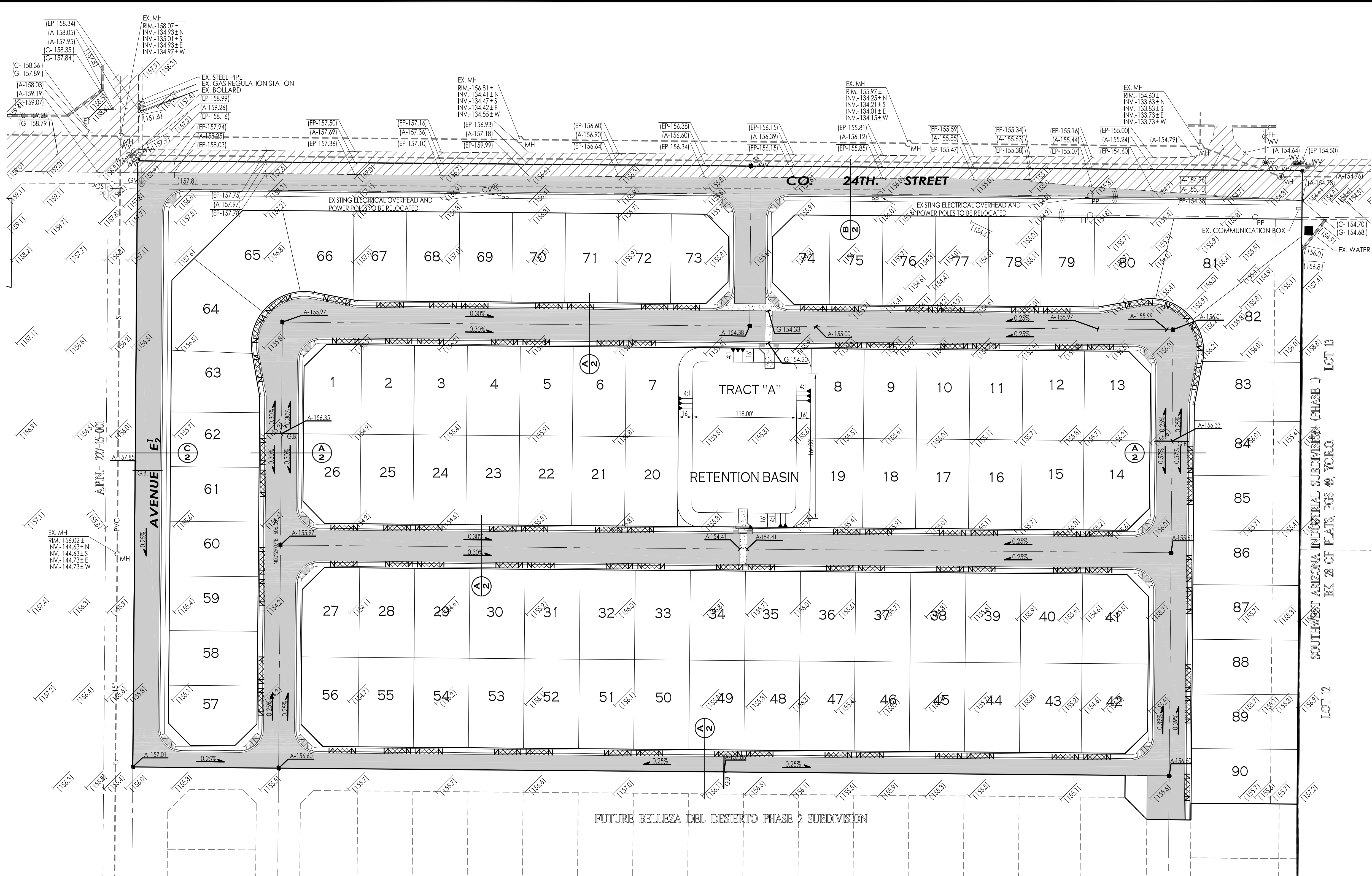
Preliminary Paving & Grading Plan
BELLEZA DEL DESIERTO SUBDIVISION



Notes:

Scale: N.T.S. [Date: FEB. 2019]
Drawn: staff [Job #: vnv18-850]
Checked: vna

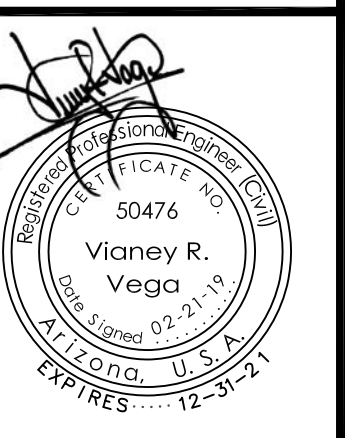
Sheet 1



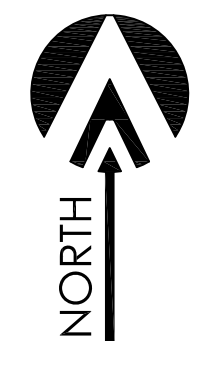
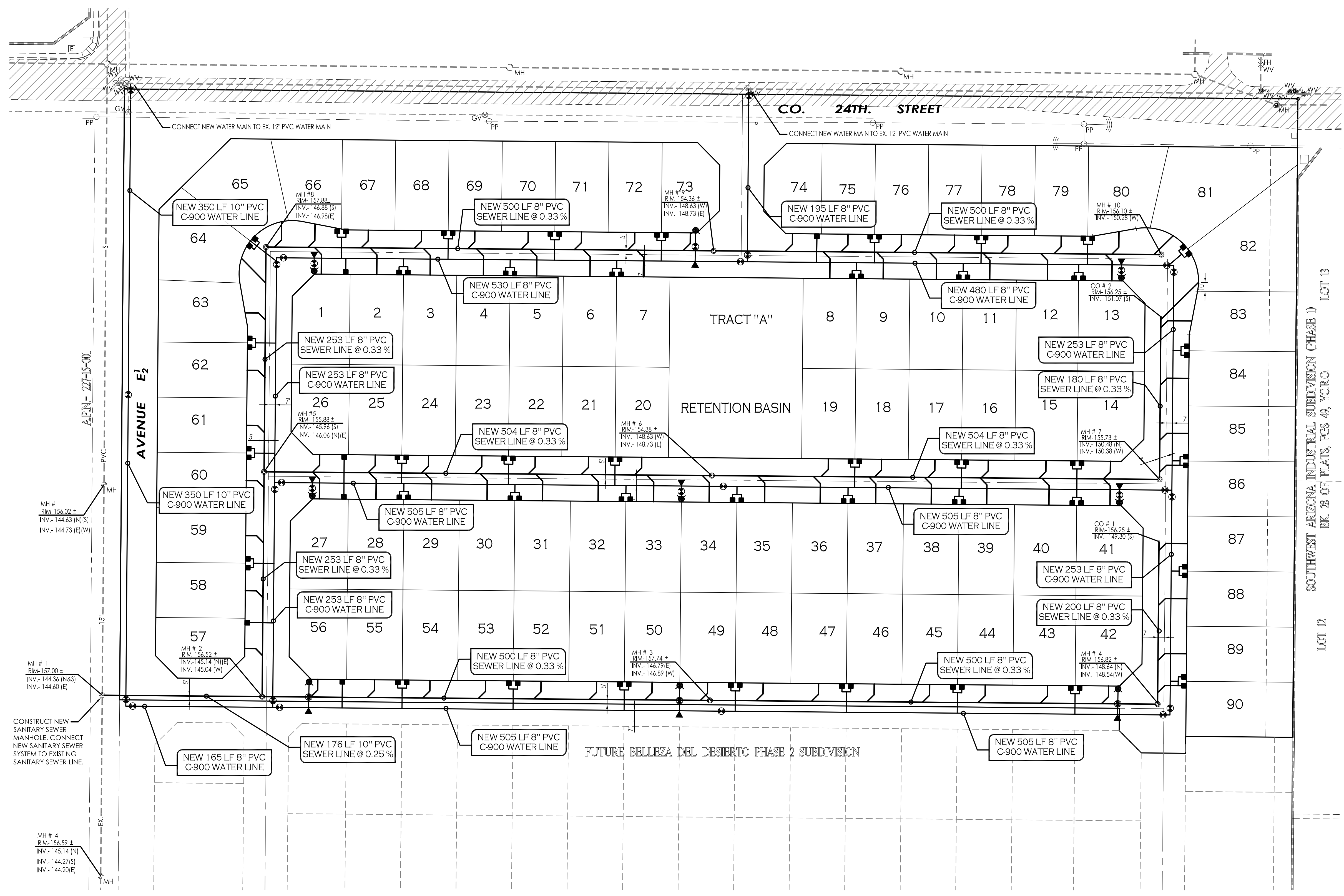
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Preliminary Water & Sewer Plan
 BELLEZA DEL DESIERTO SUBDIVISION



Notes:
 Scale: N.T.S. [Date: FEB. 2019]
 Drawn: staff Job #: vnv18-850
 Checked: vna



SCALE: 1"=40'

LEGEND

- 163 INDICATES EX. CONTOURS ELEVATION
- EX-6"-PVC-W- INDICATES EX. WATER LINE
- EX-8"-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 SEWER STUB
- NEW SEWER MANHOLE
- 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
- INDICATES LOT NUMBERS

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