

BELLEZA DEL DESIERTO PHASE 2 SUBDIVISION

FINAL PLAT

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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 2 OF 2 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 CITY OF SAN LUIS STANDARDS (CITY OF YUMA STANDARD DETAILS, MAG SPECIFICATIONS, CITY OF SAN LUIS SUPPLEMENT), AS ADOPTED BY THE CITY OF SAN LUIS, 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.
- CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, LOCAL, STATE, AND FEDERAL SWPPP REQUIREMENTS AND BMPs.

OWNER:

DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER
OF SAM GROUP INVESTMENT 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. B. & M.
ELEVATION: 159.50 FEET

BASIS OF BEARING:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15,
T11S, R24W, G. & S. 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.

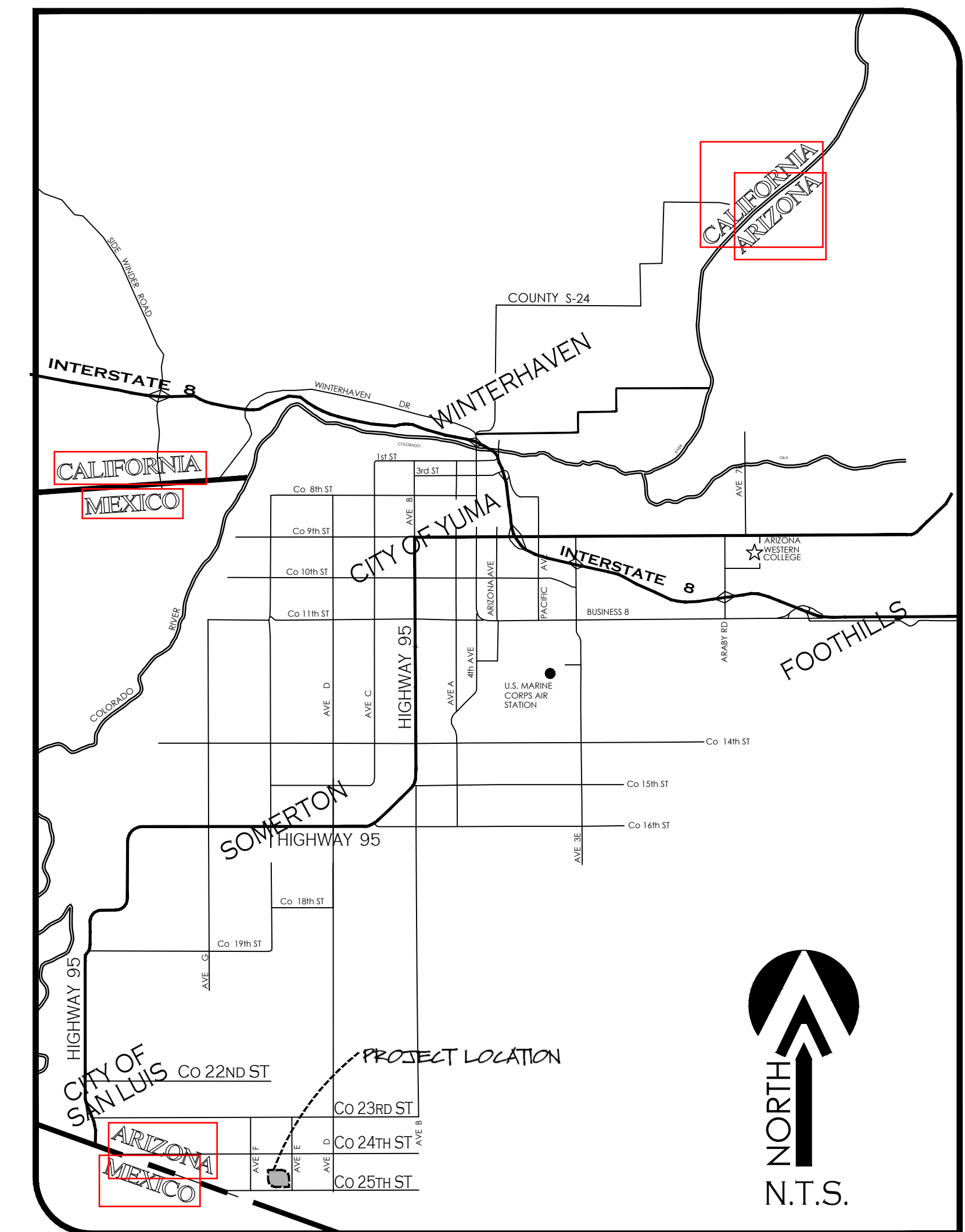
BEARING N 00°27'40" E

ENGINEER:

VnV19-690
VEGA & VEGA
ENGINEERING, PLLC
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az, 85364 928-247-6232 Fax
www.veganvega.com

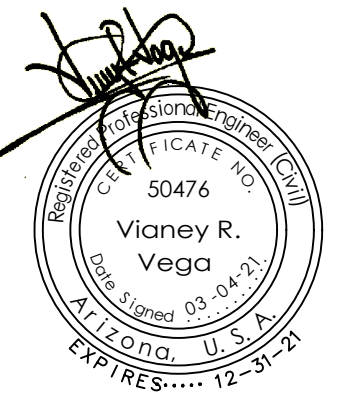
LEGEND

	INDICATES EX. ASPHALT PAVEMENT
	INDICATES EX. CONCRETE
	INDICATES BOUNDARY LINE
	INDICATES CENTERLINE
	INDICATES RIGHT-OF-WAY LINE
	INDICATES EX. CMU WALL
	INDICATES EX. WATER LINE
	INDICATES EX. SEWER LINE
	INDICATES EX. GAS LINE
	INDICATES NEW ASPHALT PAVEMENT
	INDICATES NEW CONCRETE
	INDICATES NEW CMU WALL
	INDICATES EX. CONTOURS ELEVATION
	-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
	NEW YUMA COUNTY STD, DETAIL No. 4-040 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 PIDDLE
	[MH] INDICATES EXISTING MANHOLE
	[FH] INDICATES EXISTING FIRE HYDRANT
	[WM] INDICATES EXISTING WATER METER
	[WV] INDICATES EXISTING WATER VALVE
	[C-160.55] INDICATES EX. CURB ELEVATION
	[S-160.56] INDICATES EX. SIDEWALK ELEVATION
	[A-160.50] INDICATES EX. ASPHALT ELEVATION
	[T-160.5] INDICATES EX. NATURAL SOIL ELEVATION
	[A-161.02] INDICATES NEW ASPHALT ELEVATION
	[C-161.02] INDICATES NEW CURB ELEVATION
	[G-161.02] INDICATES NEW GUTTER ELEVATION



VICINITY MAP
N.T.S.

Cover Sheet
BELLEZA DEL DESIERTO
PHASE 2 SUBDIVISION



Notes:

Scale: N.T.S. Date: MAR. 2021
Drawn: staff Job #: VnV19-690
Checked: vna

Sheet
0

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

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

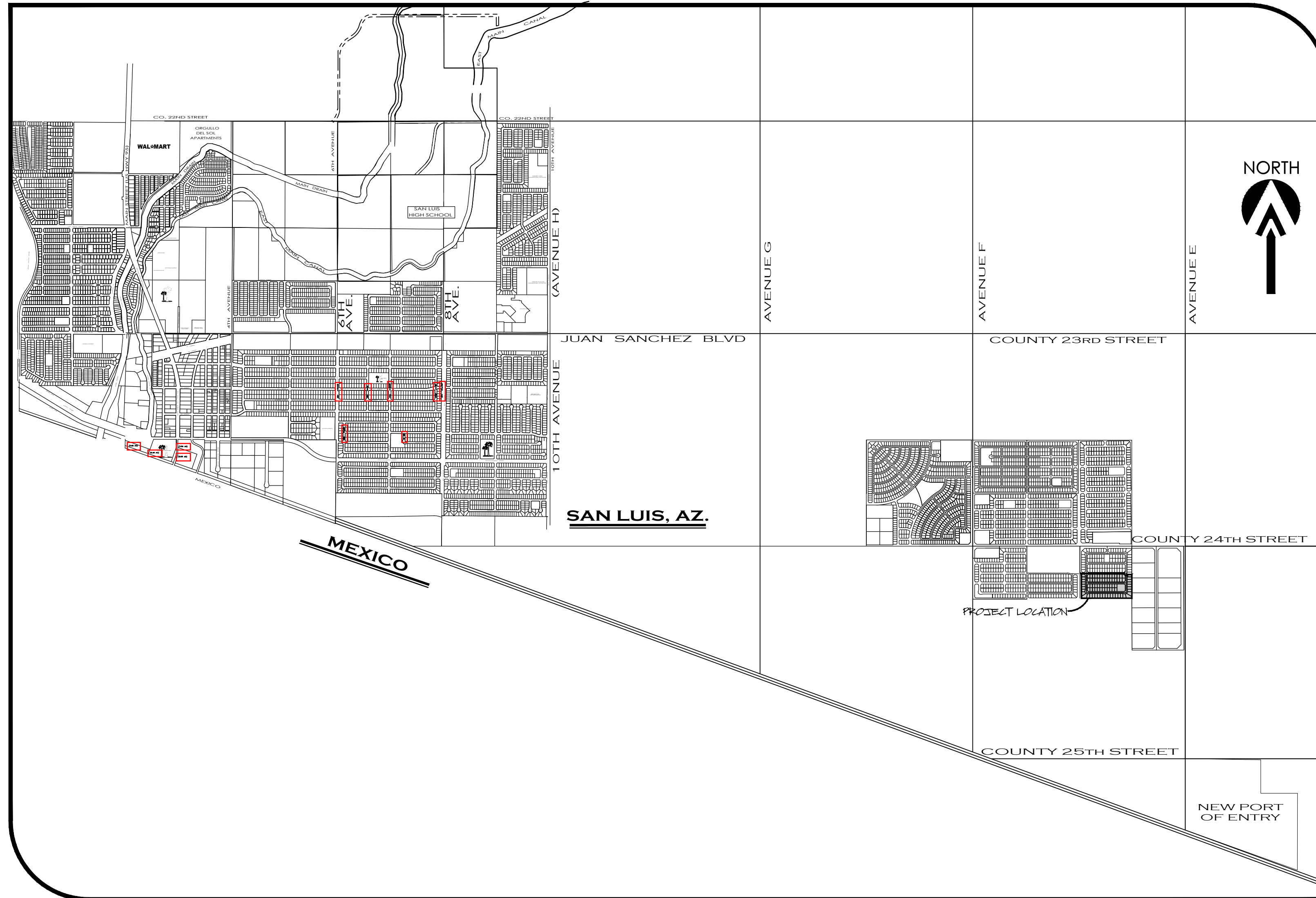


BELLEZA DEL DESIERTO PHASE 2 SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA,
ALSO BEING PARCEL "B" OF THE BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BK. 31
OF PLATS, PAGE 24, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ

MARCH OF 2021 ACREAGE: 18.44 AC

FINAL PLAT



VICINITY MAP
SCALE: 1"=2000'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF PARCEL "A" OF THE BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BOOK ___ OF PLATS, PAGE ___, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "BELLEZA DEL DESIERTO PHASE 1 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS, TRACT AND STREETS CONSTITUTING SAID "BELLEZA DEL DESIERTO PHASE 1 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 SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, 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 STREETLIGHTS IS HEREBY GRANTED.

IN WITNESS WHEREOF: SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF DAVID JOHN LOO, AS MEMBER OF DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP, THEREUNTO DULY AUTHORIZED ON THIS ___ DAY OF _____, 20__.

DAVID JOHN LOO
MEMBER OF DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF
SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP

ACKNOWLEDGMENT

STATE OF ARIZONA) }
COUNTY OF YUMA) } SS

ON THIS THE ___ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: DAVID JOHN LOO, AS MEMBER OF DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP

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

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVED

STATE OF ARIZONA) }
COUNTY OF YUMA) } SS

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


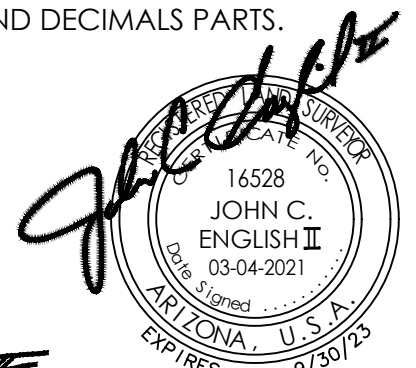
DIRECTOR OF PLANNING AND ZONING

CITY ENGINEER

CITY PUBLIC WORKS DIRECTOR

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 TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY OF 2021 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 II R.L.S. No. 16528

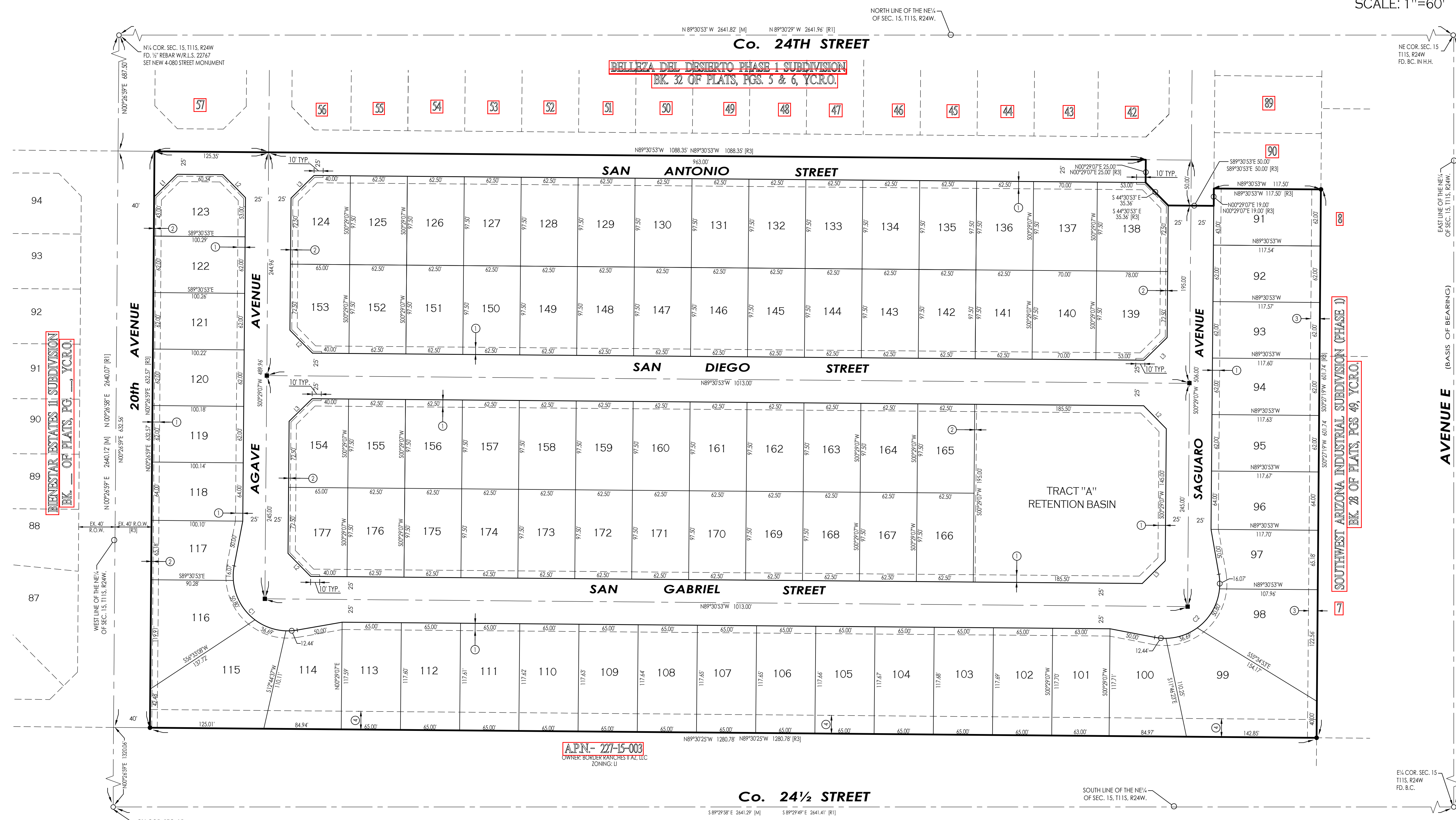
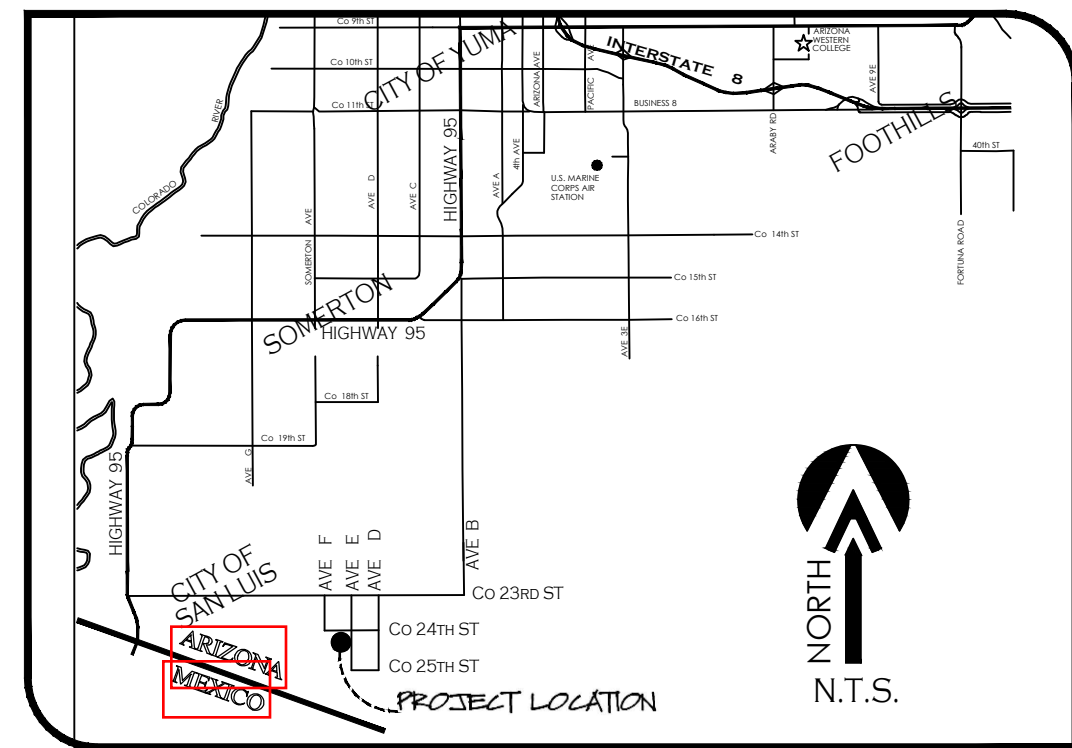
ELABORATED BY:

 **VEGA & VEGA**
ENGINEERING, P.L.L.C.
1846 S. 8th Avenue 928-329-0000 Tel
Yuma, Az. 85364 928-247-6232 Fax
www.vegaandvega.com

BELLEZA DEL DESIERTO PHASE 2 SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 15, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA, ALSO BEING PARCEL "B" OF THE BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BK. 31 OF PLATS, PAGE 24, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ MARCH OF 2021 ACREAGE: 18.44 AC

FINAL PLAT



OWNER OF RECORD:

DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF SAM GROUP INVESTMENT 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.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING 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
- 3 10' REAR YARD SETBACK
- 4 20' BUFFER ZONE SETBACK TO LIGHT INDUSTRIAL ZONING DISTRICT

NOTE

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

ELABORATED BY:

VNV19-690

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

LEGEND

- INDICATES BOUNDARY LINE
- INDICATES CENTERLINE
- INDICATES EASEMENT LINE
- 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
- R.O.W. INDICATES RIGHT-OF-WAY
- 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 I), AS RECORDED IN BOOK 28 OF PLATS, PAGES 48 & 49, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ
- [R3] DATA REFERS TO BELLEZA DEL DESIERTO - LOT SPLIT, AS RECORDED IN BOOK 31, PAGE 24, Y.C.R.

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 TWO SHEETS (2) 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 REPLACED WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

JOHN C. ENGLISH
R.L.S. No. 16528

LINE DATA

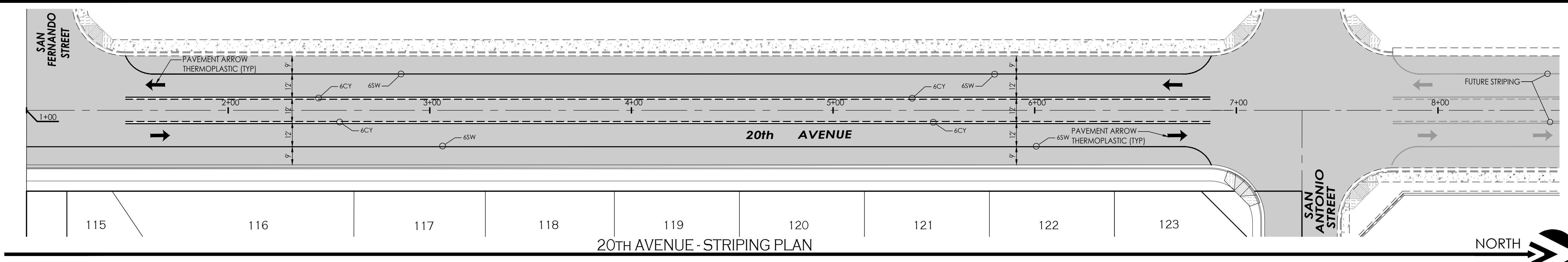
NUMBER	LENGTH	BEARING
L1	35.34	S45°28'03"W
L2	35.36	N44°30'53"W
L3	35.36	N45°29'07"E

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT	RADIUS	ARC LENGTH
C1	110°46'40"	S44°30'53"E	98.76'	86.94'	60.00'	116.01'
C2	110°46'40"	N45°29'07"E	98.76'	86.94'	60.00'	116.01'

LOT AREAS TABLE:

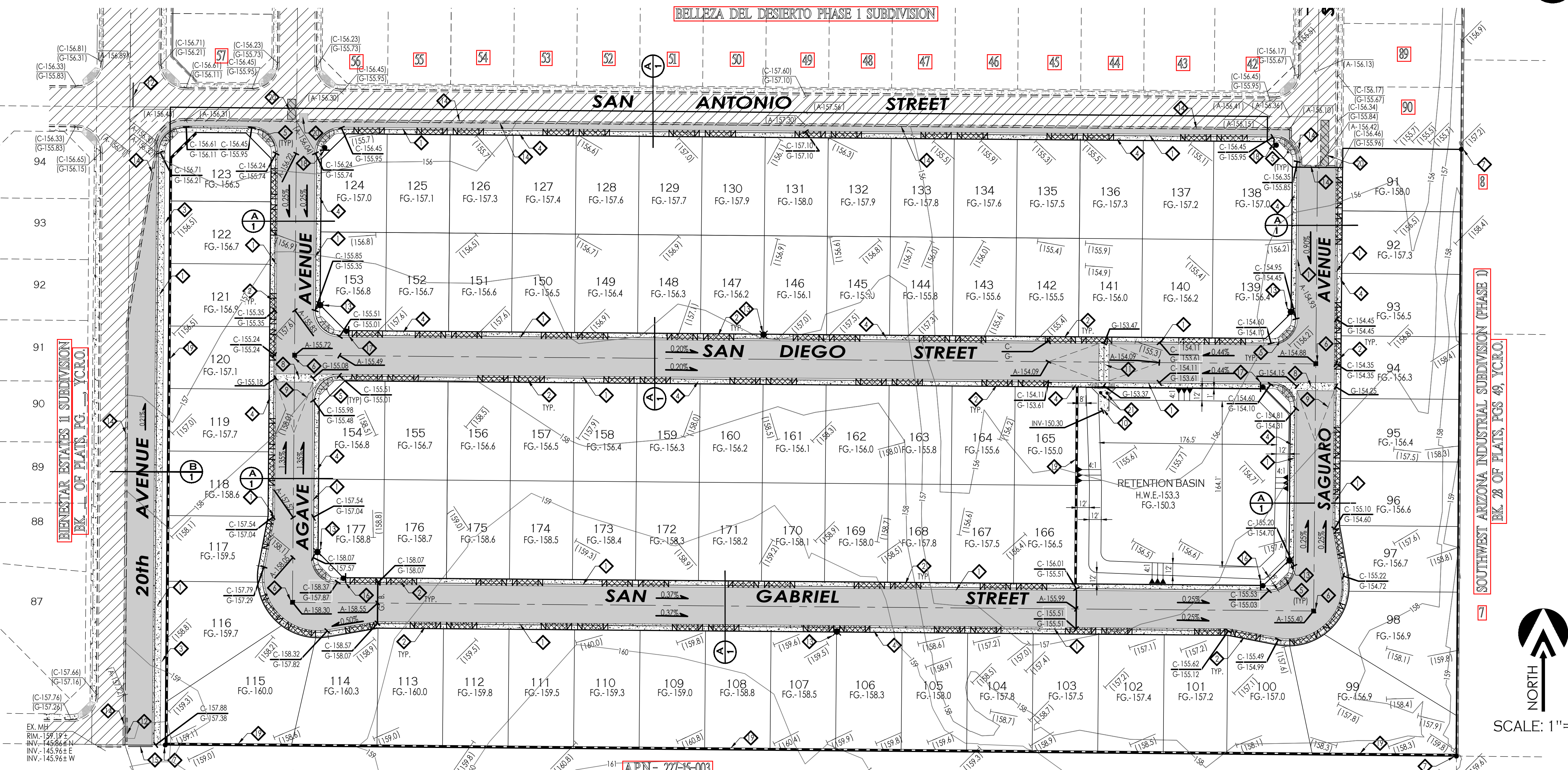
LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
91	7286.24	101	7415.22	111	7645.00	121	6214.61	131	6093.75	141	6093.75	151	6093.75	161	6093.75
92	7286.25	102	7415.22	112	7644.44	122	6217.01	132	6093.75	142	6093.75	152	6093.75	162	6093.75
93	7290.27	103	7649.51	113	7643.87	123	6196.41	133	6093.75	143	6093.75	153	6025.00	163	6093.75
94	7292.28	104	7648.94	114	8155.01	124	6225.00	134	6093.75	144	6093.75	154	6025.00	164	6093.75
95	7294.30	105	7648.38	115	11794.90	125	6093.75	135	6093.75	145	6093.75	155	6093.75	165	6093.75
96	7295.03	106	7647.82	116	8620.49	126	6093.75	136	6093.75	146	6093.75	156	6093.75	166	6093.75
97	7295.03	107	7647.25	117	6145.38	127	6093.75	137	6025.00	147	6093.75	157	6093.75	167	6025.00
98	10238.14	108	7646.69	118	6207.62	128	6093.75	138	7292.50	148	6093.75	158	6093.75	168	6093.75
99	13086.59	109	7646.13	119	6209.82	129	6093.75	139	7292.50	149	6093.75	159	6093.75	169	6093.75
100	8165.73	110	7645.56	120	6212.22	130	6093.75	140	6025.00	150	6093.75	160	6093.75	170	6093.75



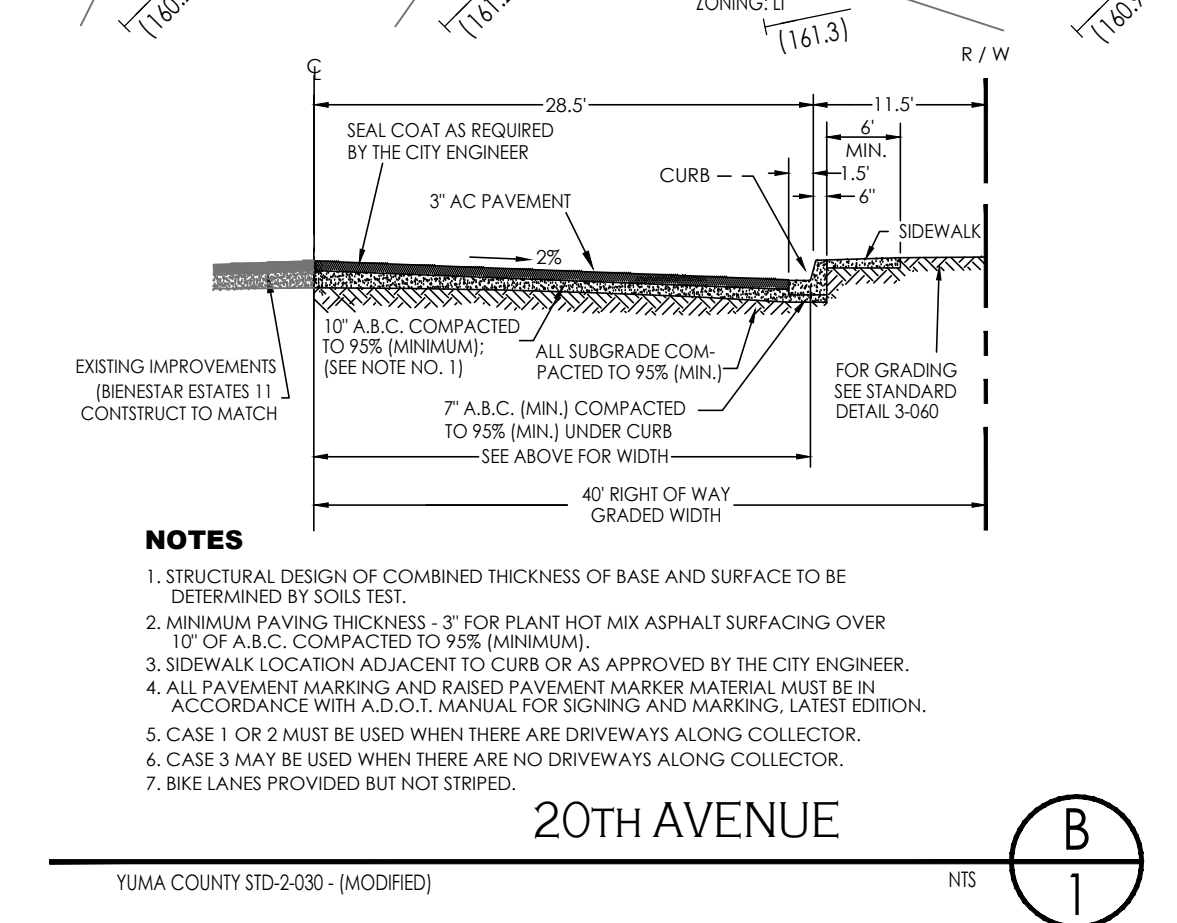
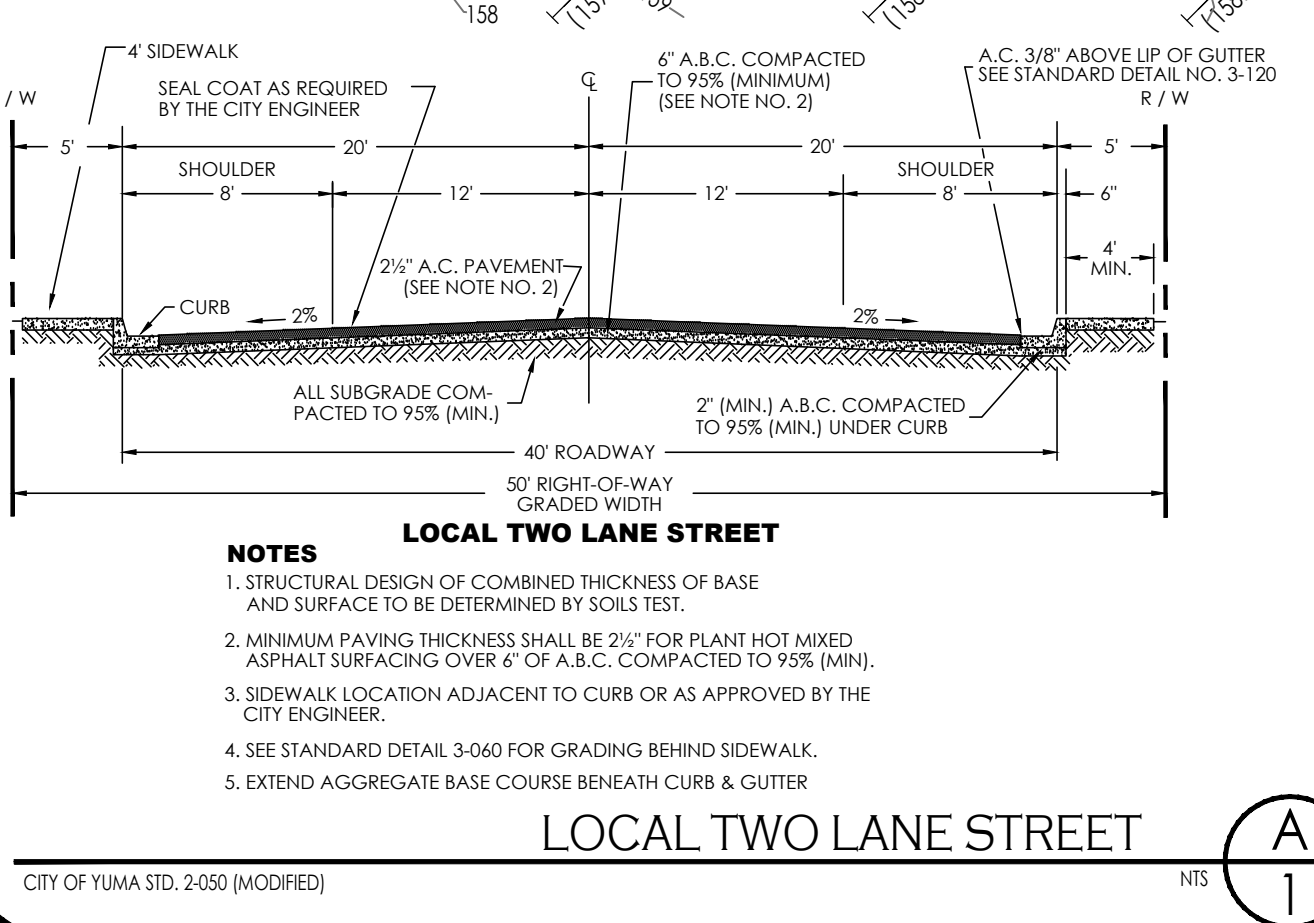
LEGEND

	INDICATES EX. ASPHALT PAVEMENT
	INDICATES EX. CONCRETE
	INDICATES BOUNDARY LINE
	INDICATES CENTERLINE
	INDICATES RIGHT-OF-WAY LINE
	INDICATES EX. CMU WALL
	EX. 8" PVC = W
	EX. 8" PVC = S
	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
	[S] INDICATES EXISTING STREET SIGN
	[MH] INDICATES EXISTING MANHOLE
	[FH] INDICATES EXISTING FIRE HYDRANT
	[WM] INDICATES EXISTING WATER METER
	[WV] INDICATES EXISTING WATER VALVE
	[C-156.55] INDICATES EX. CURB ELEVATION
	[S-156.55] INDICATES EX. SIDEWALK ELEVATION
	[A-156.55] INDICATES EX. ASPHALT ELEVATION
	[N-156.55] INDICATES EX. NATURAL SOIL ELEVATION
	[A-161.02] INDICATES NEW ASPHALT ELEVATION
	[C-161.02] INDICATES NEW CURB ELEVATION
	[G-161.02] INDICATES NEW GUTTER ELEVATION
	[INV-161.02] INDICATES NEW INVERT ELEVATION

NORTH
SCALE: 1"=30'



NORTH
SCALE: 1"=60'



KEYNOTES:

- ◆ NEW VERTICAL CURB & GUTTER - AS PER C.O.Y. STD. 3-060
- ◆ NEW 21" WIDE DRIVEWAY - AS PER C.O.Y. STD. 3-105
- ◆ NEW 5' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
- ◆ NEW 4' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
- ◆ NEW CONCRETE SIDEWALK RAMP (25' RADIUS MEASURED TO FACE OF CURB) - AS PER C.O.Y. STD. 3-145
- ◆ NEW STREET MONUMENT - AS PER C.O.Y. STD. 4-030
- ◆ NEW SUBD BOUNDARY MONUMENT - AS PER C.O.Y. STD. 4-015
- ◆ NEW 8' CROSS VALLEY GUTTER - AS PER C.O.Y. STD. 3-085
- ◆ NEW 50' CROWN TRANSITION
- ◆ NEW 10' CONCRETE SPILLWAY - SEE DETAIL (B)
- ◆ NEW 8' CROSS GUTTER - AS PER C.O.Y. STD. 3-090
- ◆ EXISTING BARRICADE TO BE REMOVED
- ◆ NEW STREET LIGHT - TYPE A (4700 LUMENS) AS PER C.O.Y. STD. 7-010 AND C.O.Y. STD. 7-015
- ◆ SAWCUT 1' OF EXISTING PAVEMENT, REMOVE AND REPLACE WITH NEW PAVEMENT - SEE DETAIL (A)
- ◆ NEW TYPE III BARRICADE - AS PER C.O.Y. STD. 1-045
- ◆ NEW DOUBLE FACED STREET SIGN - AS PER C.O.Y. STD. 8-020 (USE BLUE AND WHITE COLORS ON A 6" WIDE SHEET FOR STREET NAMES)
- ◆ NEW DOUBLE FACED STREET SIGN-STOP SIGN - AS PER C.O.Y. STD. 8-020 (USE BLUE AND WHITE COLORS ON A 6" WIDE SHEET FOR STREET NAMES)
- ◆ NEW STOP SIGN - AS PER C.O.Y. STD. 8-020
- ◆ NEW 6' HIGH (ON THE LOT SIDE) CMU WALL - AS PER C.O.Y. STD. 1-015 (CMU WALL LOCATED WITHIN THE FRONT OR SIDE SETBACK OF LOTS MUST BE 36" HIGH MAXIMUM)
- ◆ SAWCUT AND REMOVE EX. PAVEMENT AS NEEDED FOR CONSTRUCTION OF NEW WATER AND SEWER SYSTEM CONNECTION. CONSTRUCT TO MATCH.
- ◆ NEW GUARD POST - SEE DETAIL (C)

OPEN SPACE AREA CALCULATIONS

OPEN SPACE REQUIRED:
 OPEN SPACE REQUIRED FOR R1-6 ZONING DISTRICT : 5%
 TOTAL BELLEZA DEL DESIERTO PH. 2 SUBDIVISION AREA = 803,224.56 SF.
 OPEN SPACE REQUIRED AREA = 803,224.56 X 0.05 = 40,162.28 SF.

OPEN SPACE PROVIDED:
 CO. 24TH. ST. LANDSCAPED PARKWAY AREA = 2,567 SF.
 RETENTION BASIN AREA = 40,423 SF.
TOTAL AREA OPEN SPACE PROVIDED = 42,990 SF.
 THEREFORE OPEN SPACE PROVIDED AREA 42,990 SF. > 40,162 SF.

BENCHMARK

TOP OF BRASS CAP LOCATED AT THE INTERSECTION OF AVENUE F AND CO. 24TH 1/2 STREET. THIS POINT ALSO BEING THE EX. CORNER OF SECTION 15, T11S, R24W, G.A.S.R. 8.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 = 19.07 AC
 Q = (0.43)(1.22)(19.07) = 10.00 CF
 TOTAL RUNOFF = 7200 (10.00) = 72,000 CF

STORAGE VOLUME PROVIDED
 RETENTION BASIN
 TOP AREA = 36,228 SF
 BOTTOM AREA = 27,854 SF
 DEPTH = 3 FT
 VOL. PROVIDED = $(36,228 + 27,854) \times 3 = 96,123$ CF
 TOTAL VOL. PROVIDED = 96,123 CF

FACTOR OF SAFETY = $\frac{96,123 \text{ CF}}{72,000 \text{ CF}} = 1.33 > 1.25$, OK

2. NO OFFSITE STORMWATER WILL ENTER THE PROJECT SITE STORMWATER WILL BE RETAINED ON SITE.

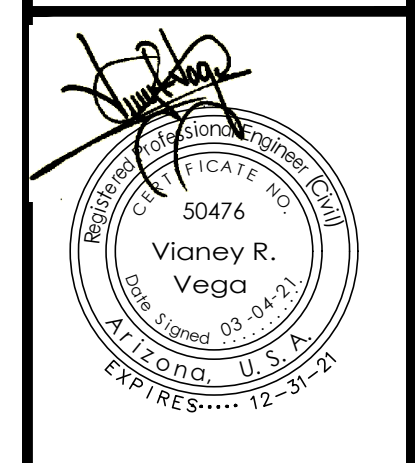
3. THIS PROJECT SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD MAPS

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

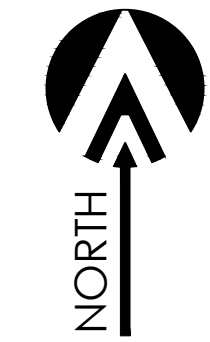
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 YUMA, AZ 85364 928-247-6232 FAX
 Va V@veganvega.com

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 ENGINEERS PLLC

Paving & Grading Plan,
 and 20th Avenue Striping plan
BELLEZA DEL DESIERTO
 PHASE 2 SUBDIVISION



Notes:
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 Drawn: staff [Job #: vnv19-690]
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 Sheet 1 of 5



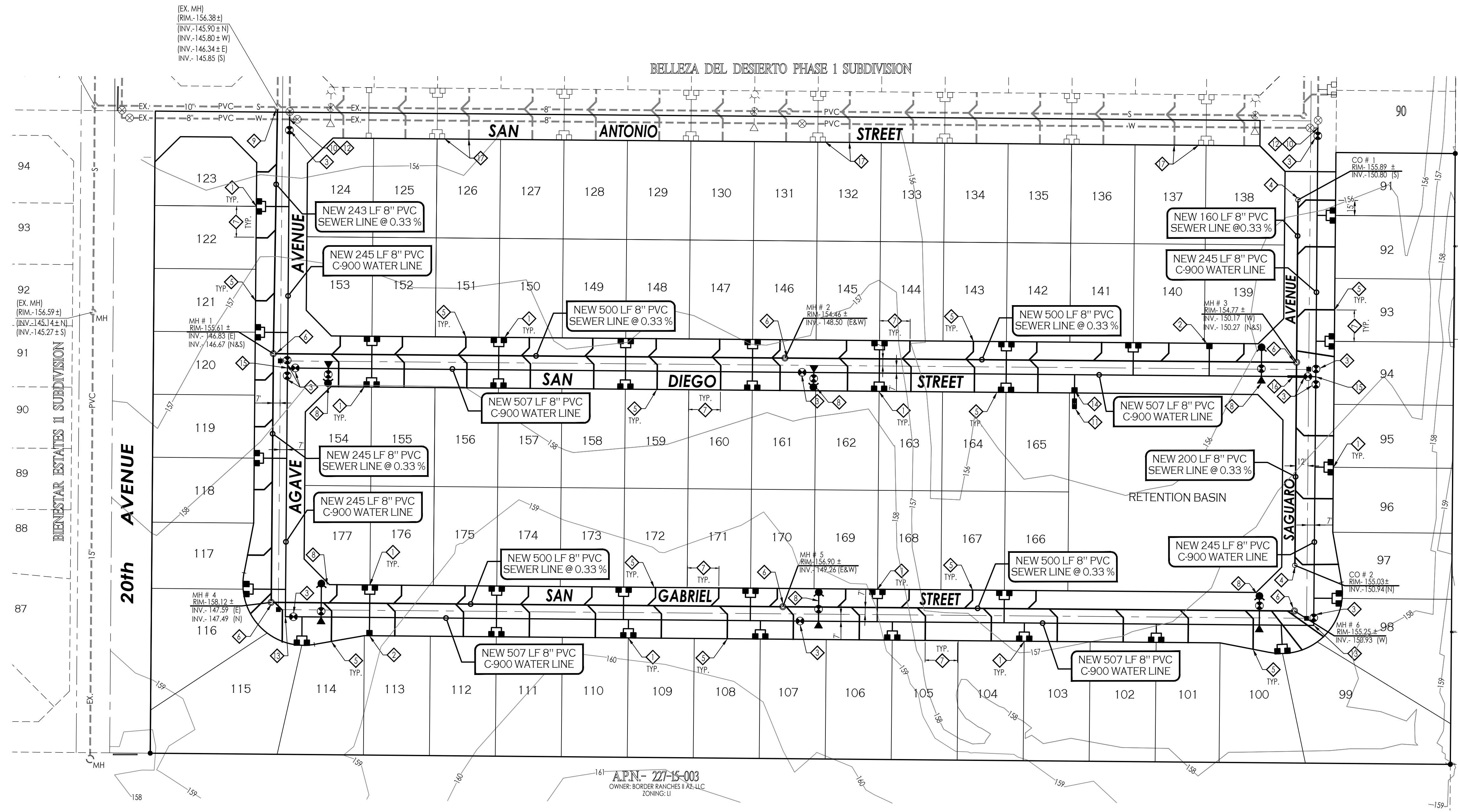
SCALE: 1"=60'

LEGEND

- 163 INDICATES EX. CONTOURS ELEVATION
- EX.-8"-PVC-W- INDICATES EX. WATER LINE
- EX.-8"-PVC-S- INDICATES EX. SEWER LINE
- 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
- 5 INDICATES LOT NUMBERS
- INDICATES EXISTING SEWER SERVICE
- INDICATES EXISTING WATER SERVICE

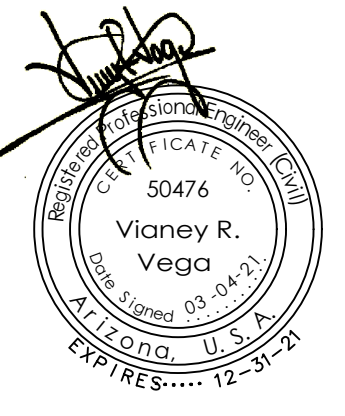
KEYNOTES:

- ◇ INSTALL 1" DUAL WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-045 & 5-055.
- ◇ INSTALL 1" SINGLE WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-035 & 5-055.
- ◇ NEW 8" WATER VALVE - AS PER C.O.Y. STD. 5-065, 5-075 & 5-080.
- ◇ NEW SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005
- ◇ NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015.
- ◇ NEW SANITARY SEWER MANHOLE - AS PER C.O.Y. STD. 6-020, 6-035 & 6-040.
- ◇ CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT, UNLESS NOTED OTHERWISE.
- ◇ NEW COMPLETE FIRE HYDRANT - AS PER C.O.Y. STD. 5-155.
- ◇ CONNECT NEW SANITARY SEWER LINE TO EXISTING SANITARY SEWER MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SEWER MANHOLE. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.
- ◇ CONNECT NEW 8" WATER LINE TO EX. 8" WATER MAIN. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 8" WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.
- ◇ INSTALL NEW BACKFLOW PREVENTOR W/ CAGE - AS PER C.O.Y. STD. 5-130 & 5-145.
- ◇ CONTRACTOR TO PROTECT EX. UTILITIES DURING CONSTRUCTION. IF DAMAGE OCCURS, CONTRACTOR MUST REPAIR AT HIS OWN EXPENSE.
- ◇ NEW 8" PVC ELL W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◇ INSTALL 2" WATER SERVICE (TYP.) - AS PER C.O.Y. STD. 5-040 & 5-060.
- ◇ NEW 8" PVC TEE W/THRUST BLOCK - AS PER C.O.Y. STD. 5-020 & 5-025
- ◇ LOWER NEW WATER MAIN - SEE DETAIL (C)
- ◇ EX. WATER AND SEWER SERVICE CONSTRUCTION DURING BELLEZA DEL DESIERTO PHASE 1 IMPROVEMENTS (TYP.)



APN- 27-15-003
OWNER: BORDER RANCHES II AZ, LLC
ZONING: U

Water & Sewer Plan
BELLEZA DEL DESIERTO
PHASE 2 SUBDIVISION



Notes:

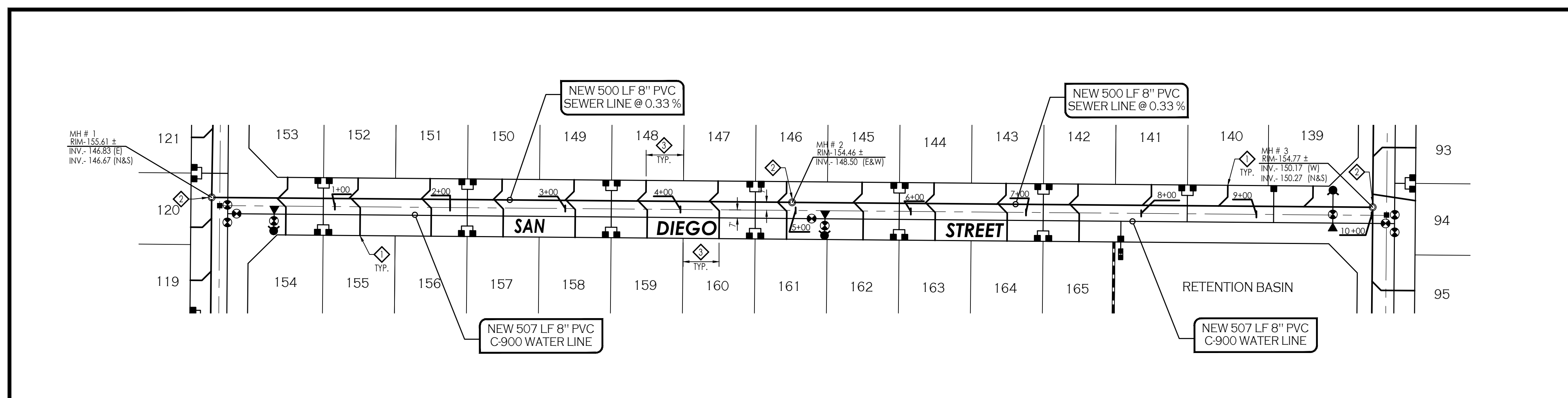
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Sheet 2
of 5



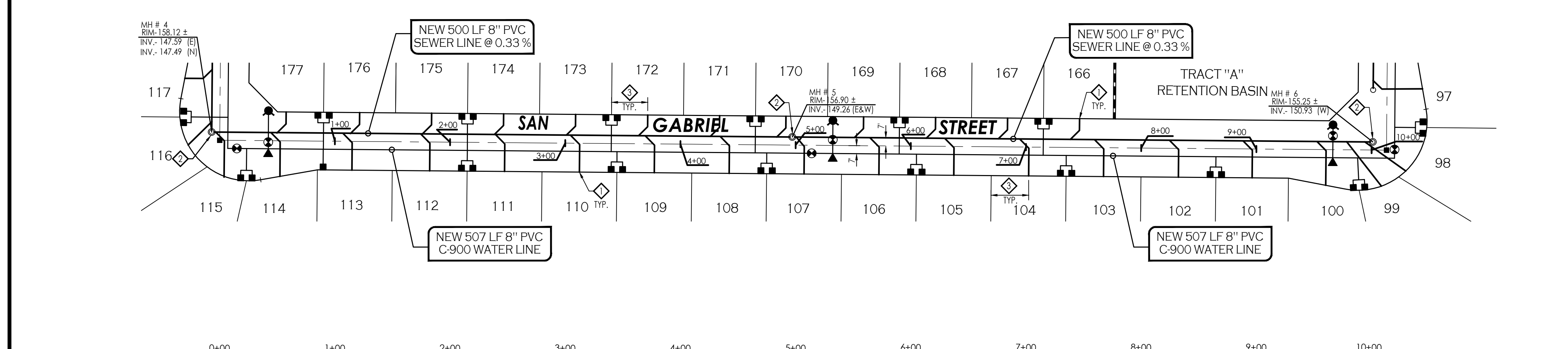
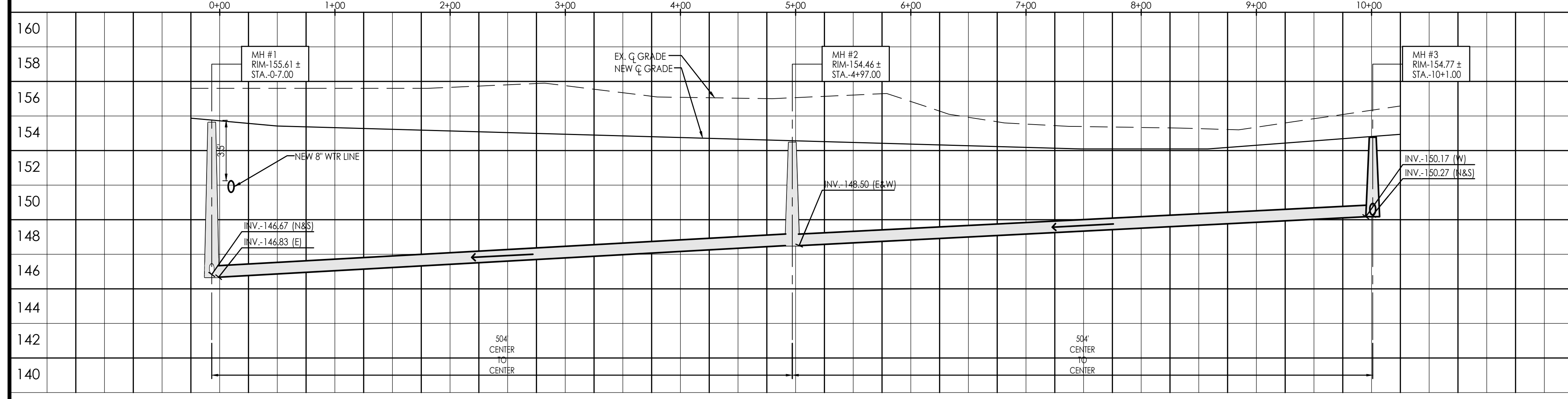
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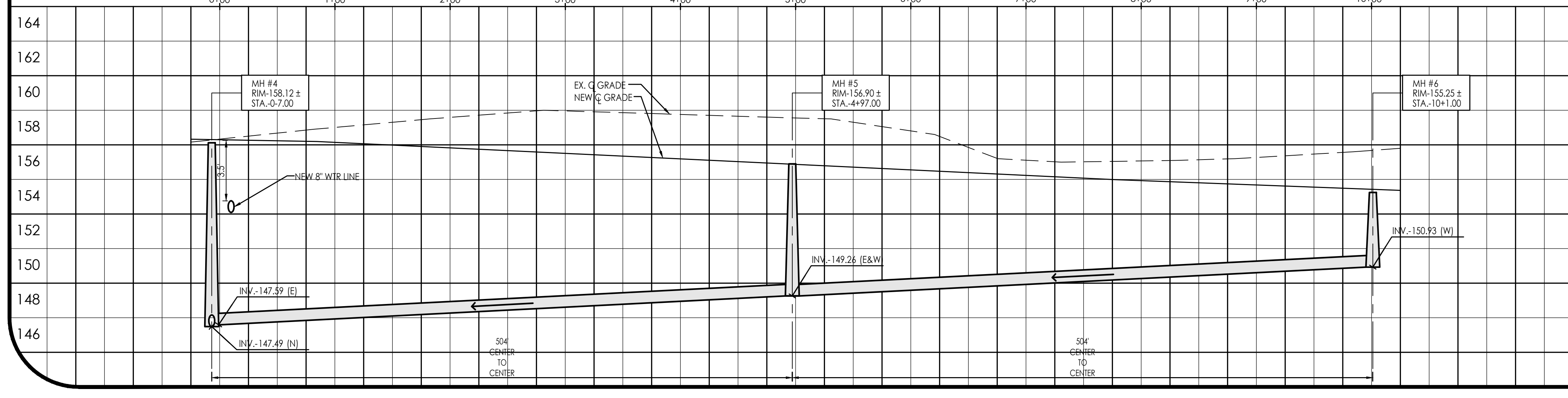
- LEGEND**
- 163 INDICATES EX. CONTOURS ELEVATION
 - EX-6"-PVC-W- INDICATES EX. WATER LINE
 - EX-8"-PVC-S- INDICATES EX. SEWER LINE
 - GAS- INDICATES EX. GAS LINE
 - [E] INDICATES EXISTING ELECTRICAL BOX
 - [GP] INDICATES EXISTING GAS PADDLE
 - [MH] INDICATES EXISTING MANHOLE
 - [FH] INDICATES EXISTING 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

NORTH
 SCALE: 1"=60'
 HORIZONTAL
 SCALE: 1"=4'
 VERTICAL



- KEYNOTES:**
- ◇ NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015.
 - ◇ NEW SANITARY SEWER MANHOLE - AS PER C.O.Y. STD. 6-020, 6-035 & 6-040.
 - ◇ CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT, UNLESS NOTED OTHERWISE.

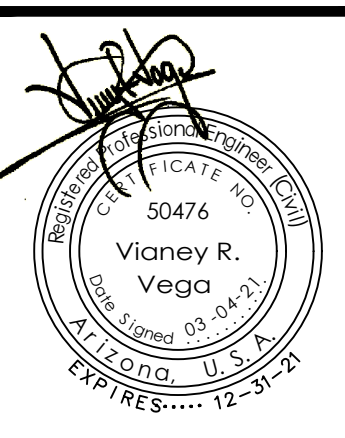
NORTH
 SCALE: 1"=60'
 HORIZONTAL
 SCALE: 1"=4'
 VERTICAL



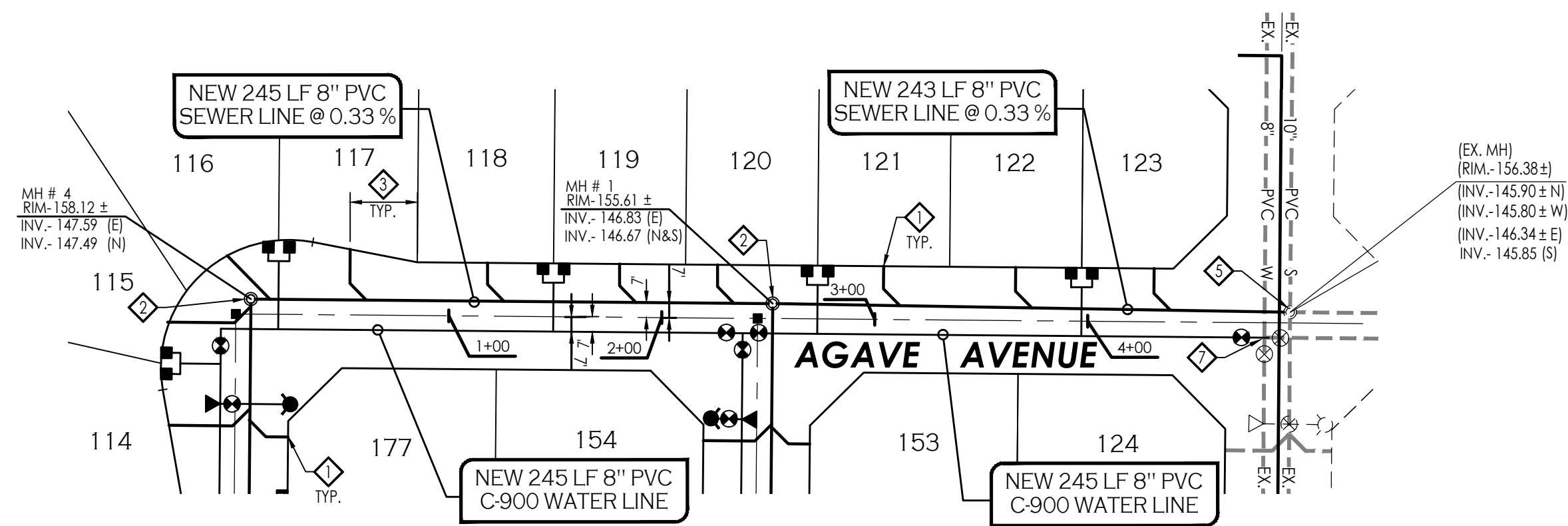
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Water & Sewer Plan and Profile
BELLEZA DEL DESIERTO
 PHASE 2 SUBDIVISION



Notes:
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 Sheet **3**
 of **5**

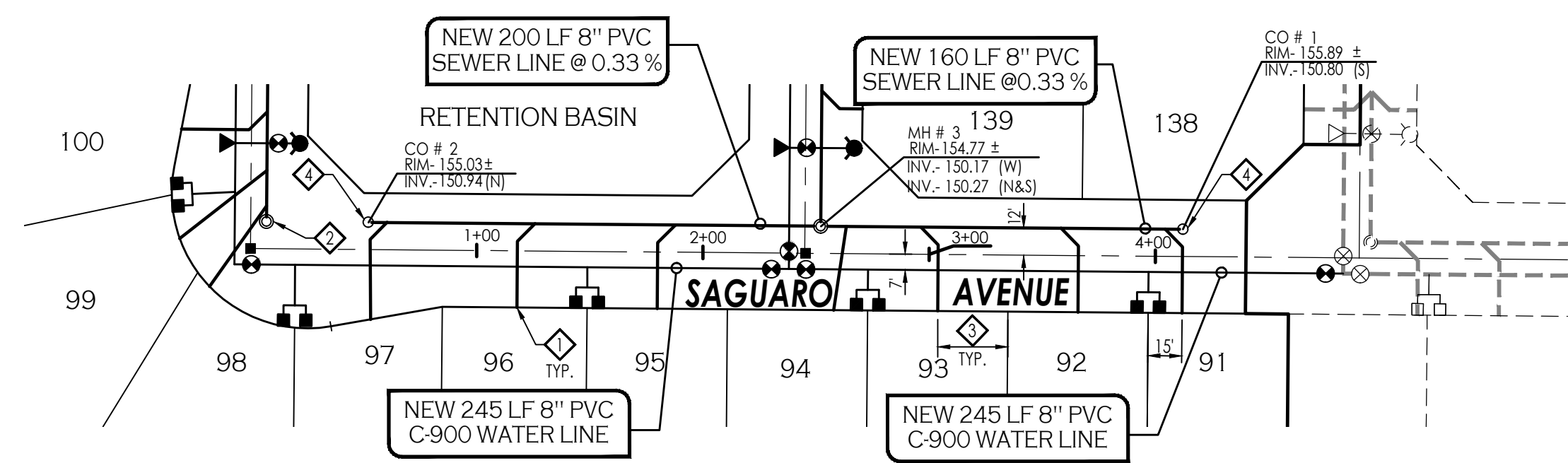
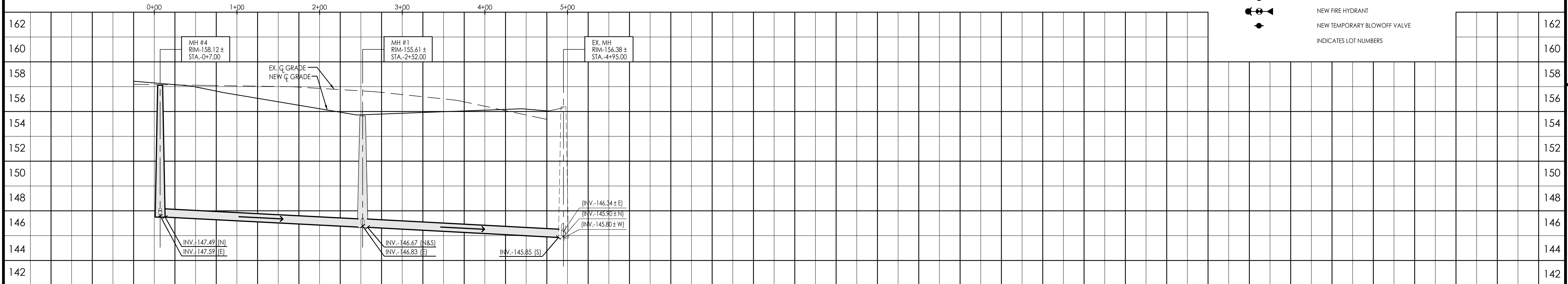


LEGEND

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
⊞	INDICATES EXISTING ELECTRICAL BOX
⊞ _{GP}	INDICATES EXISTING GAS PADDLE
⊞	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

NORTH

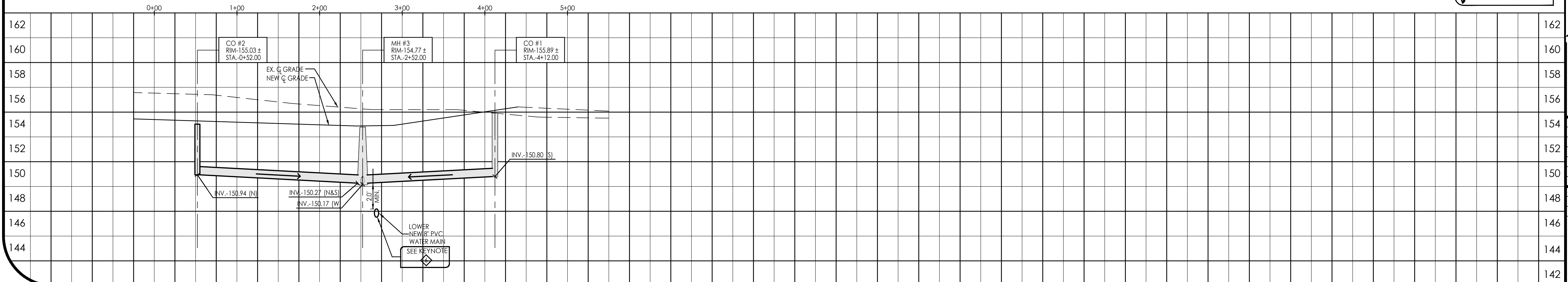
SCALE: 1"=60'
 HORIZONTAL
 SCALE: 1"=4'
 VERTICAL



- KEYNOTES:**
- ◆ NEW 4" PVC SEWER SERVICE - AS PER C.O.Y. STD. 6-015.
 - ◆ NEW SANITARY SEWER MANHOLE- AS PER C.O.Y. STD. 6-020, 6-035 & 6-040.
 - ◆ CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT, UNLESS NOTED OTHERWISE.
 - ◆ NEW SEWER CLEANOUT - AS PER C.O.Y. STD. 6-005
 - ◆ CONNECT NEW 8" SANITARY SEWER LINE TO EXISTING SANITARY SEWER MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SEWER MANHOLE. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION
 - ◆ LOWER NEW WATER MAIN - SEE DETAIL (C/S)
 - ◆ CONNECT NEW 8" WATER LINE TO EX. 8" WATER MAIN. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING 8" WATER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION

NORTH

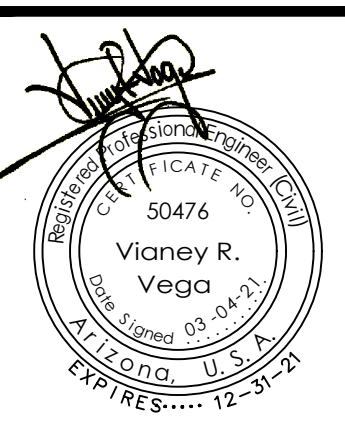
SCALE: 1"=60'
 HORIZONTAL
 SCALE: 1"=4'
 VERTICAL



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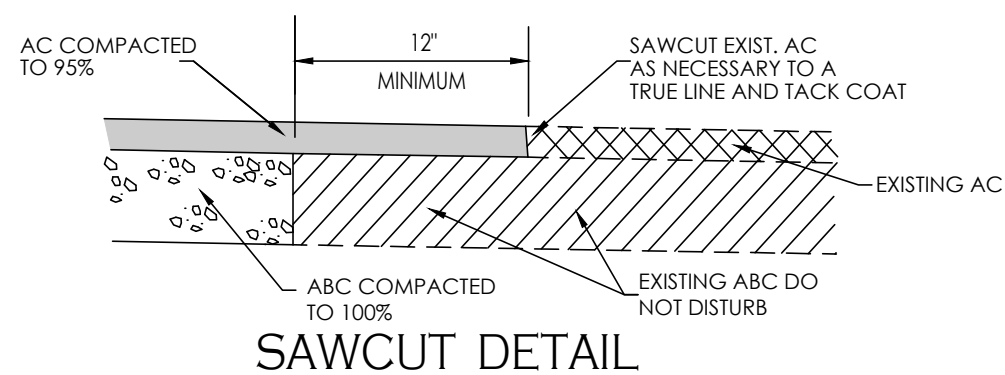
Water & Sewer Plan and Profile
BELLEZA DEL DESIERTO
PHASE 2 SUBMISION



Notes:

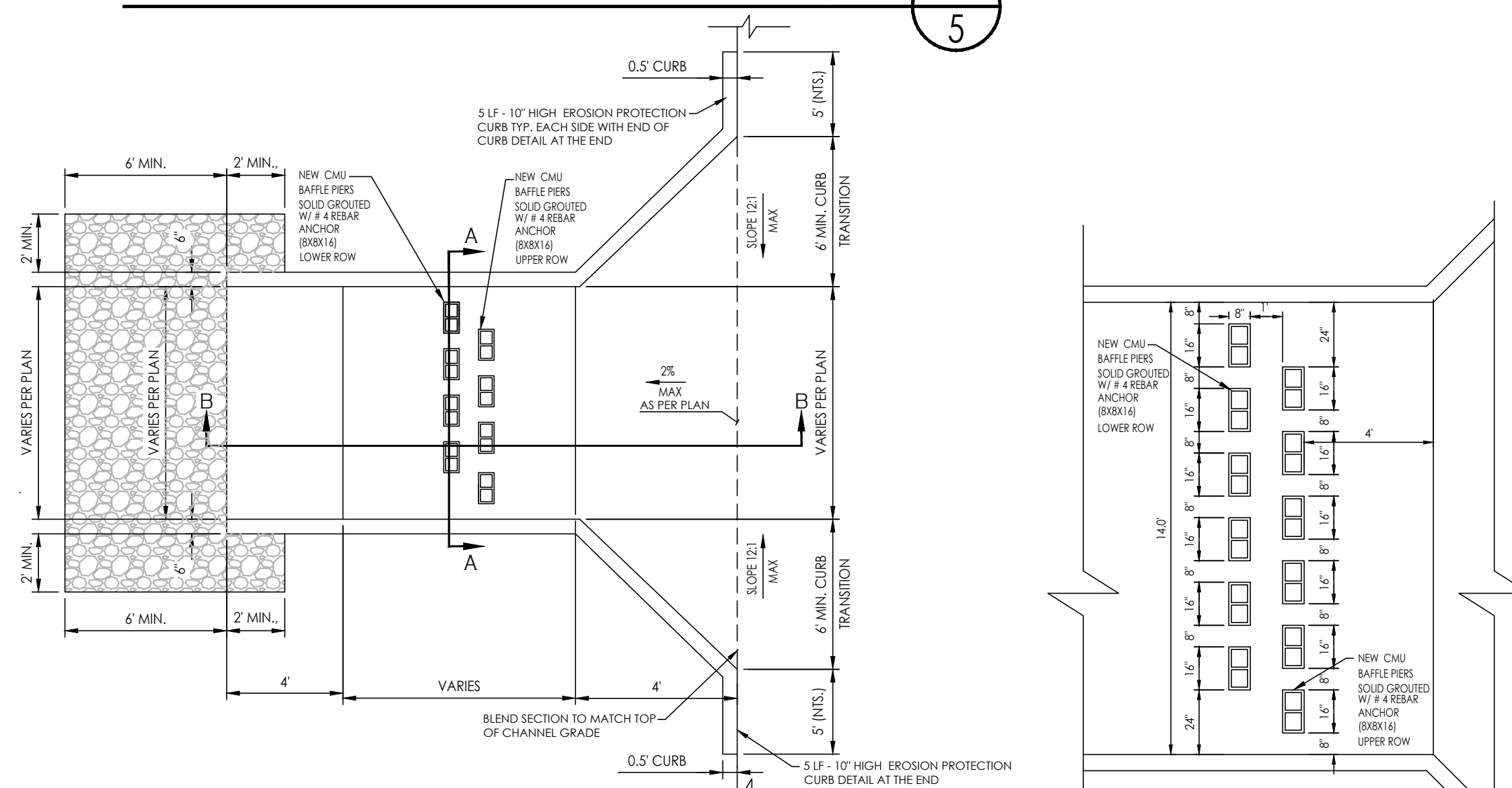
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 of **5**

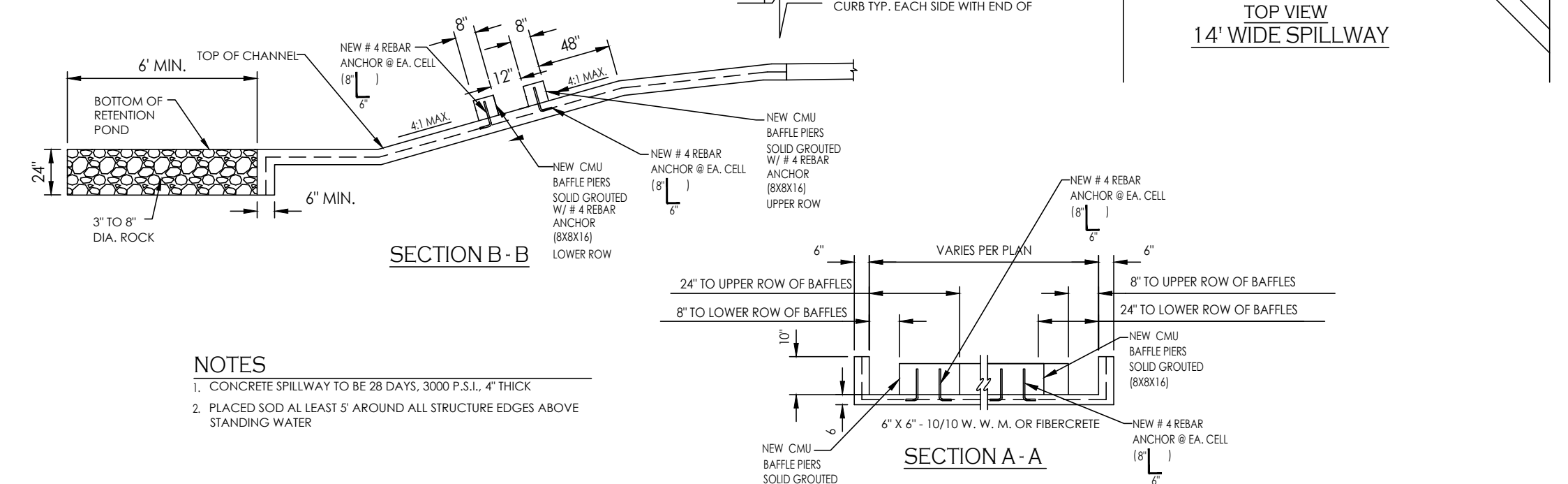


SAWCUT DETAIL

A
5



TOP VIEW
14' WIDE SPILLWAY



SECTION B-B

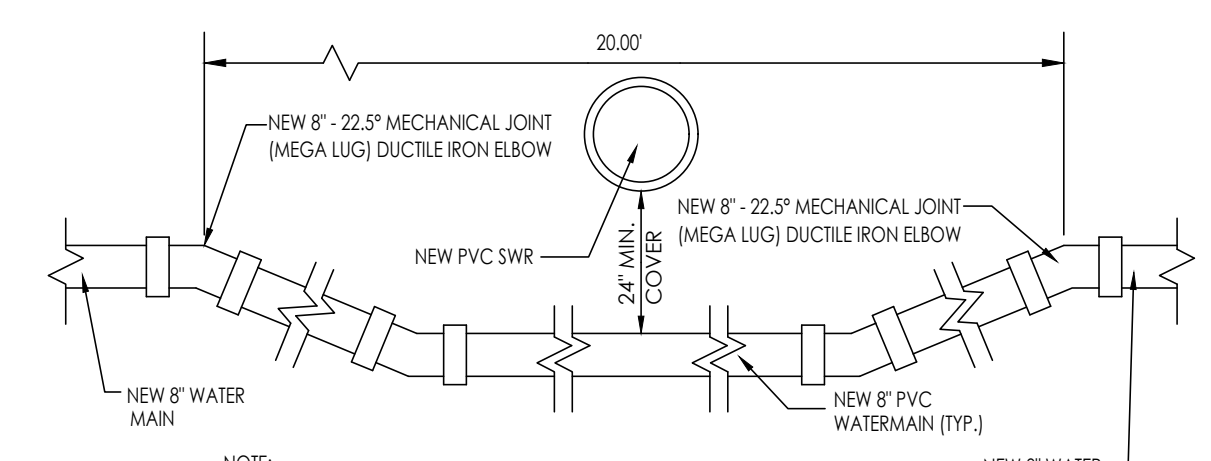
SECTION A-A

NOTES

1. CONCRETE SPILLWAY TO BE 28 DAYS, 3000 P.S.I., 4" THICK
2. PLACED SOIL AT LEAST 5' AROUND ALL STRUCTURE EDGES ABOVE STANDING WATER

CONCRETE SPILLWAY

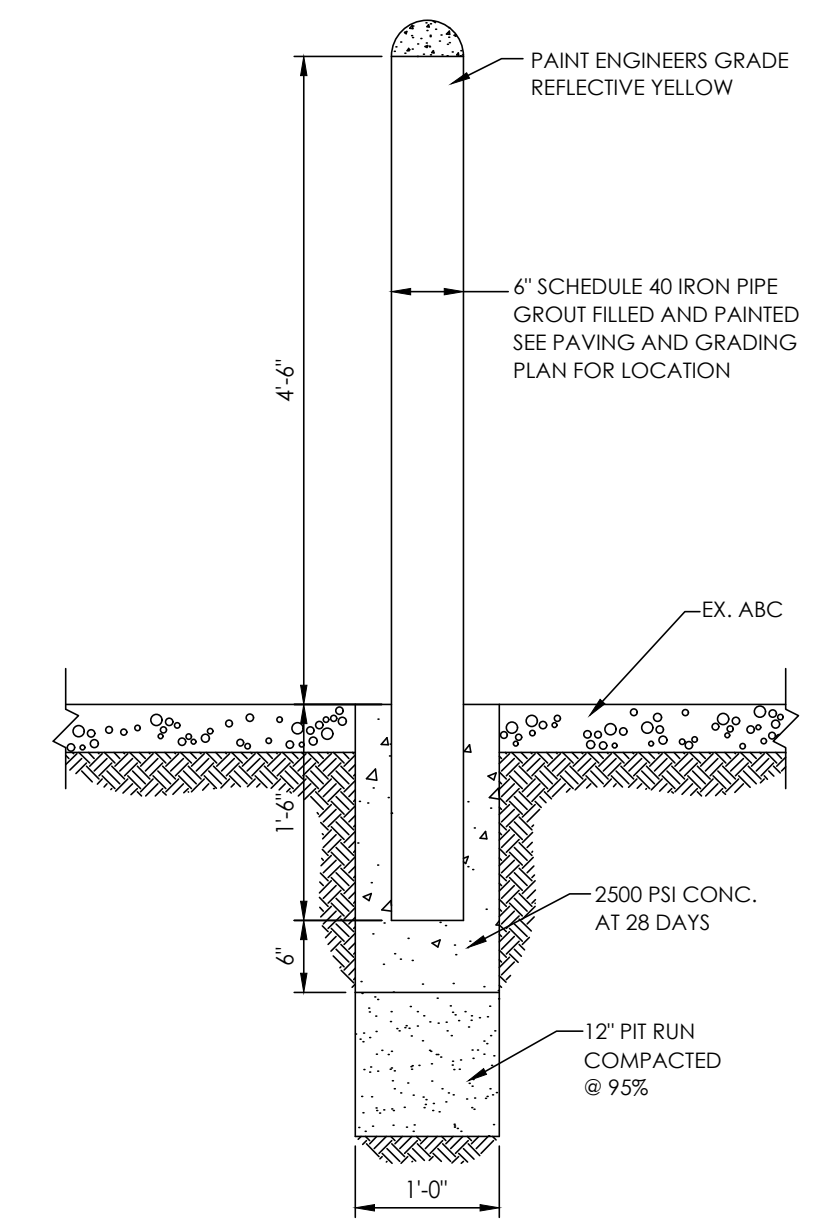
B
5



LOWERING DETAIL OF NEW WATER LINE

C
5

NOTE:
PROVIDE ADDITIONAL RESTRAINT SYSTEM AT LEAST ONE JOINT DOWNSTREAM AND UPSTREAM AFTER MECHANICAL JOINT.



GUARD POST DETAIL

C
5

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 YUMA 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 YUMA 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 YUMA, 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

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 C900 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 SLEEVES 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:
 - 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 DANLINGS 80 CSR RESILIENT WEDGE.
9. ALL PIPES, FITTINGS, VALVES, COATINGS, ETC. SHALL CONFORM TO NSF STANDARD 61.17, IF DEAD ENDS ON
10. IF DEAD ENDS ON WATER MAINS CANNOT BE AVOIDED, THEY MUST HAVE BLOW-OFF VALVES (MIN. DIA. 2")
11. DISINFECTION OF WATER LINES IN ACCORDANCE WITH A.D.E.Q. BULLETIN NO. 8 OR AWWA C-651-92 OR LATEST VERSION.
12. WATER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
13. ALL MATERIALS THAT COME INTO CONTACT WITH WATER SHALL CONFORM TO ANSI/APF STANDARD 60 AND 61, PER R18-4-213.A AND B
14. CONSTRUCTION MATERIALS USED IN THE WATER SYSTEM SHALL BE LEAD FREE AS DEFINED IN A.A.C. R18-4-504 AND R18-1-101.
15. WATER LINES SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE W/ AWWA C605-94 FOR PVC PIPE, PER ENGINEERING BULLETIN NO. 10, CHAPTER 7.
16. 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 ANSI/AWWA 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 ANSI/AWWA C651.)
17. 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.
18. 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
19. WATER CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE BACTERIOLOGICAL TEST RESULTS TAKEN ON THE SYSTEM.
20. ALL WATER LINES (MAINS AND SERVICES) SHALL INCLUDE THE INSTALLATION OF TRACER WIRE IN ACCORDANCE WITH STANDARD DETAIL NO. 101.
21. TYPES OF TAPPING SLEEVE REQUIRED: SMITH-BLAIR MODEL 662-663 STAINLESS STEEL [6" AND SMALLER: 15" LONG MIN.; LARGER THAN 6" 20" LONG MIN.]
22. 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 OOWWM REGIONAL OFFICE.
23. A MINIMUM OF 7' SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SEWER LINES AND WATER AND SEWER MAINS.
24. FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
25. 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).
26. SEWER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
27. SEWER PIPE SHALL BE PVC SDR 35-HAVE N.S.F. SEAL OF APPROVAL AND MEET ASTM D-3034.
28. 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.]
29. EXFILTRATION FROM MANHOLES SHALL BE LIMITED TO 0.1 GALS./HR./VERTICAL FOOT.
30. DEFLECTION TEST OF AT LEAST 100% OF PLASTIC SEWER PIPE SHALL BE PERFORMED. SHORT TERM DEFLECTION IN EXCESS OF 5% SHALL BE CONSIDERED UNSERVICEABLE AND SHALL BE REPAIRED AND RETESTED, PER AAC R18-9-E301.D.2.]
31. 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.
32. GRAVITY SEWER LINES MUST BE TESTED FOR LEAKAGE AS PER R18-9-E301.D.2.]
33. MANHOLES TESTING IS REQUIRED FOR 100% OF MANHOLES ACCORDING TO R18-9-E301.D.3.c.e.&f.
34. FOR CONSTRUCTION AND TESTING OF SEWER LINES REFER TO A.A.C.R18-9-E301-(D)(2).]
35. FOR CONSTRUCTION AND TESTING OF SEWER FORCE MAIN REFER TO A.A.C.R18-9-E301-4.
36. MANHOLE TESTING & CONSTRUCTION IS REQUIRED ACCORDING TO A.A.C.R18-9-E301-3.
37. 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.
38. 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)
39. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE APPROVED WATER SERVICE COMPONENTS LIST.
40. ALL MANHOLES SHALL BE CONSTRUCTED OF POLYMER CONCRETE

1846 S. 8th AVENUE
YUMA, AZ. 85364
Tel: 928-329-0000
Fax: 928-247-6232
V: vega@veganvega.com



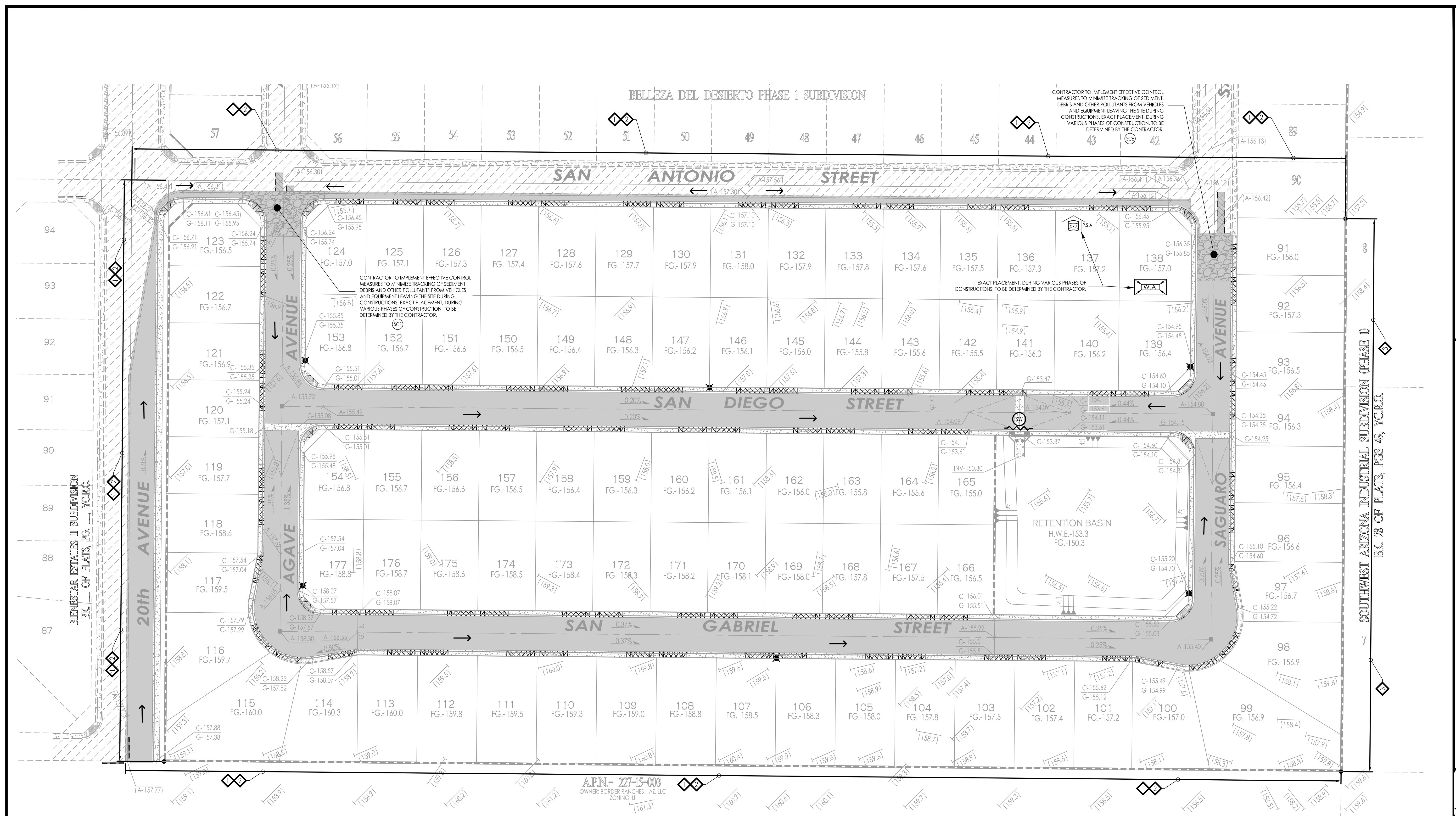
Water & Sewer Details
 BELLEZA DEL DESIERTO
 PHASE 2 SUBMISION



Notes:

Scale: N.T.S. Date: MAR. 2021
 Drawn: staff Job #: vnv19-690
 Checked: vno

Sheet 5
of 5



APN- 227-15-003
 OWNER: BORDER FRANCHES II AZ, LLC
 ZONING: LU

LEGEND

- | | | | |
|--|----------------------------------|--|--|
| | DESIGNATED WASHOUT AREA | | CURB INLET PROTECTION
(GRAVEL BAG, FILTER BAG, ROCK SOCK) |
| | DUST CONTROL | | AREA INLET DRAIN PROTECTION
(GRAVEL BAG, FILTER BAG, ROCK SOCK) |
| | STABILIZED CONSTRUCTION ENTRANCE | | STRAW WATTLES (SEDIMENT LOG/FIBER ROLL) |
| | PROTECTED STORAGE AREA | | WORK ZONE IDENTIFICATION SIGN |
| | SILT FENCE | | 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.
- ◆ EXISTING IMPROVEMENTS WILL PREVENT STORM WATER TO ENTER OR EXIT SITE.

AREA

DISTURBED AREA = 14.85 ACRES

DRAINAGE NOTE

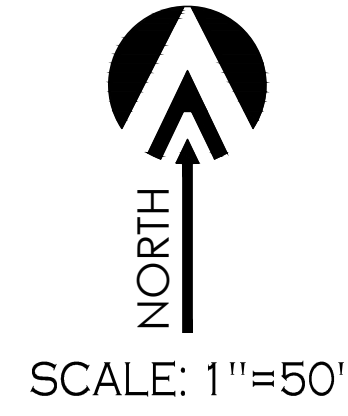
DRAINAGE STORM WATER RUNOFF WILL BE STORED NEW RETENTION BASIN LOCATED ON THE NORTHEASTERN PART OF THE SITE. AS SHOWN IN THE DRAINAGE REPORT.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION (AREA OF 0.2% ANNUAL CHANCE FLOOD AREA) OF THE ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY ELEVATIONS FROM THE ANNUAL CHANCE FLOOD. COMMUNITY PANEL NUMBER 04027C1548 DATED AUGUST 28, 2008, WHICH IS THE FLOOD INSURANCE RATE MAP (FIRM) (NOT PRINTED) FOR THE COMMUNITY IN WHICH THE PROJECT IS SITUATED.

BENCHMARK

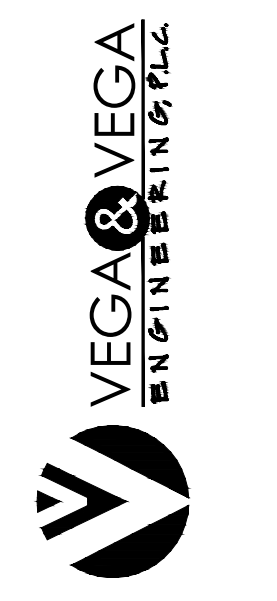
TOP OF 1/2" REBAR W/ LS 22767 LOCATED AT THE INTERSECTION OF 20th AVENUE AND COUNTY 24TH STREET
 ELEVATION: 159.25 FEET



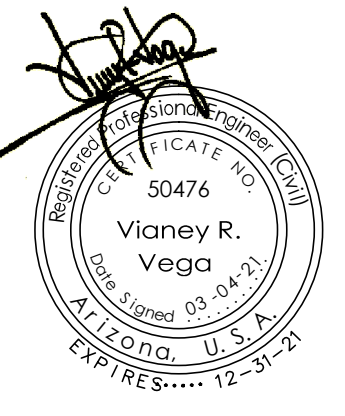
SCALE: 1"=50'

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

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



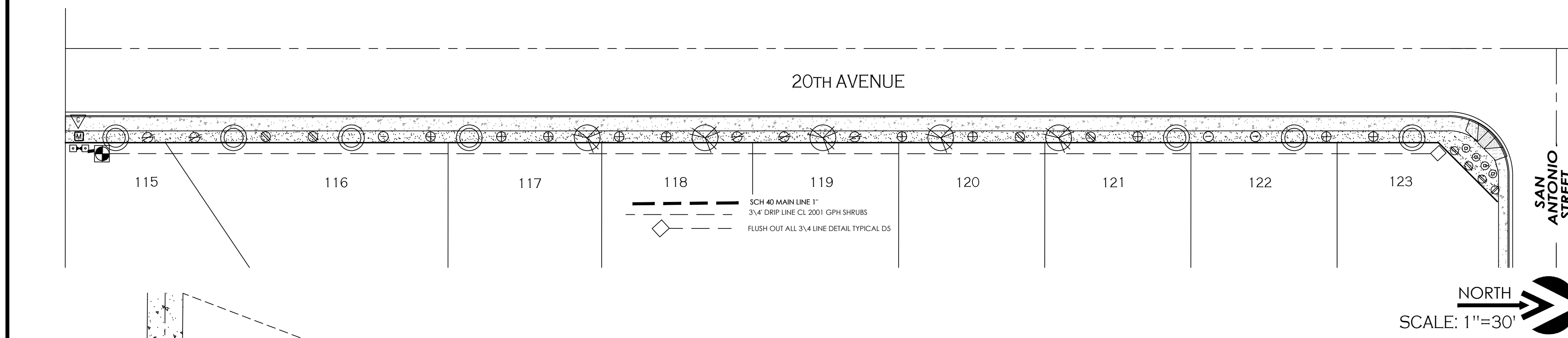
SWPPP
 BELLEZA DEL DESIERTO
 PHASE 2 SUBDIVISION



Notes:
 Scale: N.T.S. [Date: MAR 2021]
 Drawn: Staff [Job #: vnv19-690]
 Checked: Vna

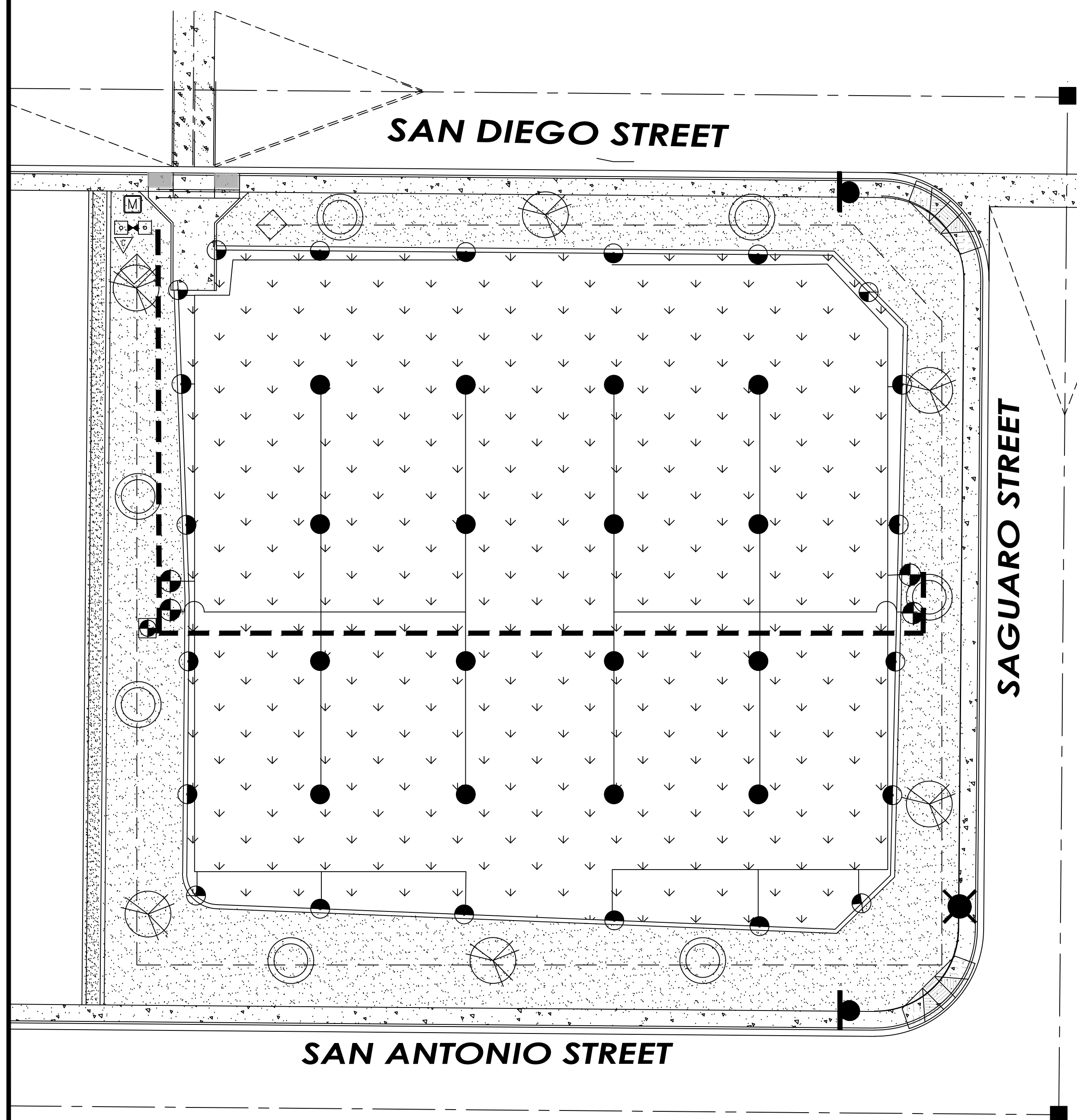
SWPPP
 6

Landscaping & Irrigation



IRRIGATION LEGEND (STREET)

SYMB	DESCRIPTION	MANUFACTURER	MODEL
[M]	METER BY OTHERS	(FIELD VERIFY LOCATION)	3/4" minimum
[B]	1" PVB FEBCO	BACKFLOW PREVENTOR	WITH SLAB AND CAGE
[C]	CONTROLLER	LIET SOLAR	8 STA
[V]	DRIP ELECTRIC CONTROL VALVE	HUNTER	ICV
[D]	RAINBIRD	DRIP FLUSH	



IRRIGATION LEGEND (BASIN)

SYMB	DESCRIPTION	MANUFACTURER	MODEL
[M]	METER BY OTHERS	(FIELD VERIFY LOCATION)	1 1/2" minimum
[B]	1 1/2" PVB FEBCO	BACKFLOW PREVENTOR	WITH SLAB AND CAGE
[C]	CONTROLLER	LIET SOLAR	8 STA
[V]	DRIP ELECTRIC CONTROL VALVE	HUNTER	ICV
[V]	NEW 1 1/2" CONTROL VALVE	HUNTER	ICV
[S]	HUNTER PGP FULL SPRINKLER HEAD BLUE # 3 NOZ 38" @ 3 GPM WITH .4 PRECIP		
[S]	HUNTER PGP ADJ (180-HALF) SPRINKLER HEAD BLUE # 3 NOZ 38" @ 3 GPM WITH .4 PRECIP		
[S]	HUNTER PGP ADJ SPRINKLER HEAD BLUE # 1.5 NOZ 38" @ 1.5 GPM WITH .4 PRECIP		
[D]	RAINBIRD	DRIP FLUSH	

PLANT LEGEND

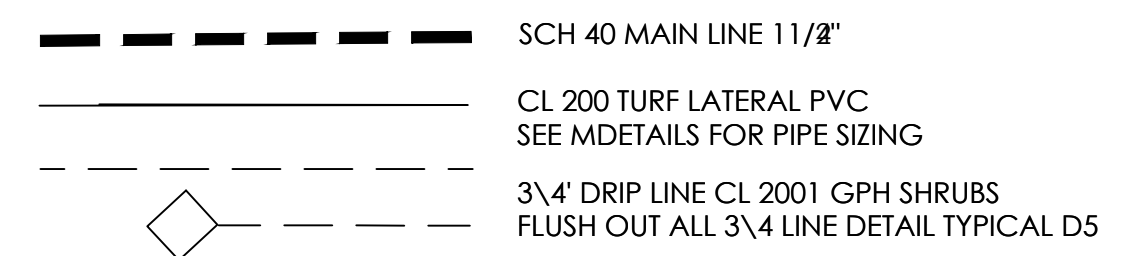
TREES	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	[Circle]	Bottle Tree	Brachychiton Populneus	24" box
	[Circle with cross]	Palo Blanco	Acacis Willardiana	24" box
SHRUBS		Arizona Yellow Bells	Techoma Stans	5 Gal.
		Red Bird of paradise	Caesalpinia Pulcberimma	5 Gal.
		Red yucca	Hesperaloe Parviflora	5 Gal.
		Orange Bells	Techoma Hybrid	5 Gal.
		Yellow Mound Lantana	Lantana Camara	5 Gal.

GROUND COVER/HARDSCAPES	SYMBOL	DESCRIPTION
	[Stippled]	Mohawk 1/4" rolled and compacted Pathway
	[Dotted]	Mohawk 1" (all non turf landscape areas)
	[Cross-hatched]	Seeded Majestic Turf (as per the growers instructions)
	[Wavy line]	6" X 6" Curb

- SPECIAL NOTES**
- Turf areas will be maintained until there are no bare spots larger than 3' or 60 days.
 - Warranty for landscape will be 3 months and Irrigation will be 1 Year
 - 1-24" box tree @ 50' o.c.
 - Shrubs 20' o.c. screen on 20th ave

IRRIGATION NOTES

- CONTRACTOR RESPONSIBLE FOR FULL AND EFFICIENT COVERAGE
- VERIFY PRESSURE BEFORE LAY OUT
- MINIMUM PRESSURE 75 PSI AT MAIN LINE ONLY APPROXIMATE
- VALVE LOCATIONS ARE ONLY APPROXIMATE
- DRIP VALVES NOT TO EXCEED 5 GPM
LAWN VALVES NOT TO EXCEED 60 GPM
- DRAWN FOR CLARITY ALL IRRIGATION TO BE INSTALLED IN LANDSCAPE AREA
- ALL SLEEVES ARE SCH 40
- ALL SLEEVES TO HAVE 18" COVER MINIMUM
- IF BACKFILL MATERIAL HAS DEBRIS LARGER THAN 1" SHADE WITH MORTAR SAND 4" ABOVE 4" BELOW PIPE
SEE PIPE AND SLEEVING DETAILS D-10
- IF PROPER PRESSURE IS NOT AVAILABLE NOTIFY OWNERS REPRESENTATIVE BEFORE ANY WORK IS STARTED
- HEAD AND VALVE PLACEMENT ARE ONLY DIAGRMATIC
FIELD VERIFY ALL LOCATIONS ON PLANS

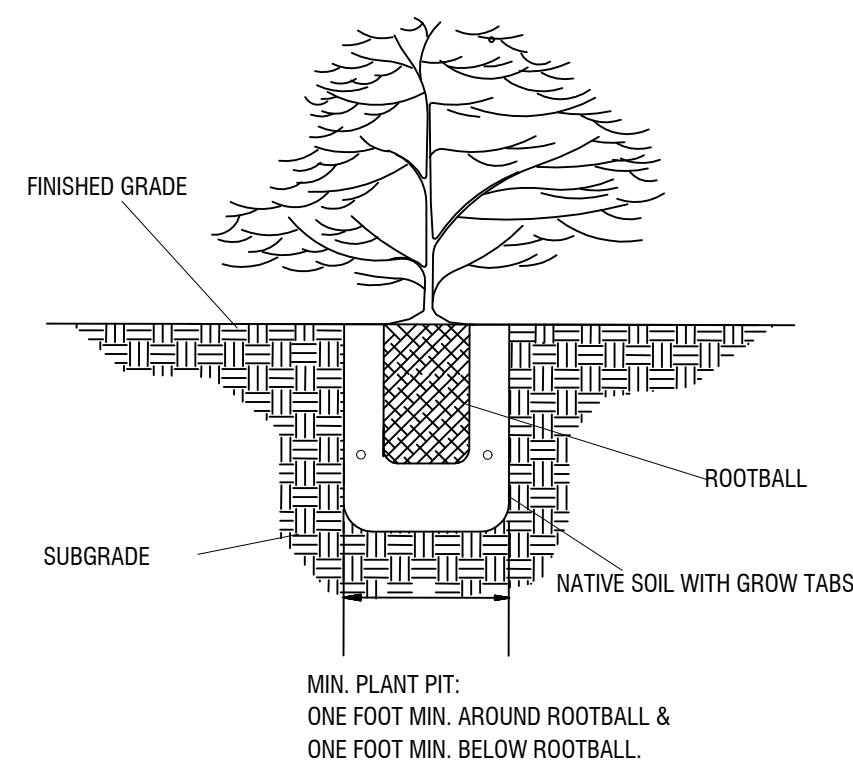


RETENTION BASIN

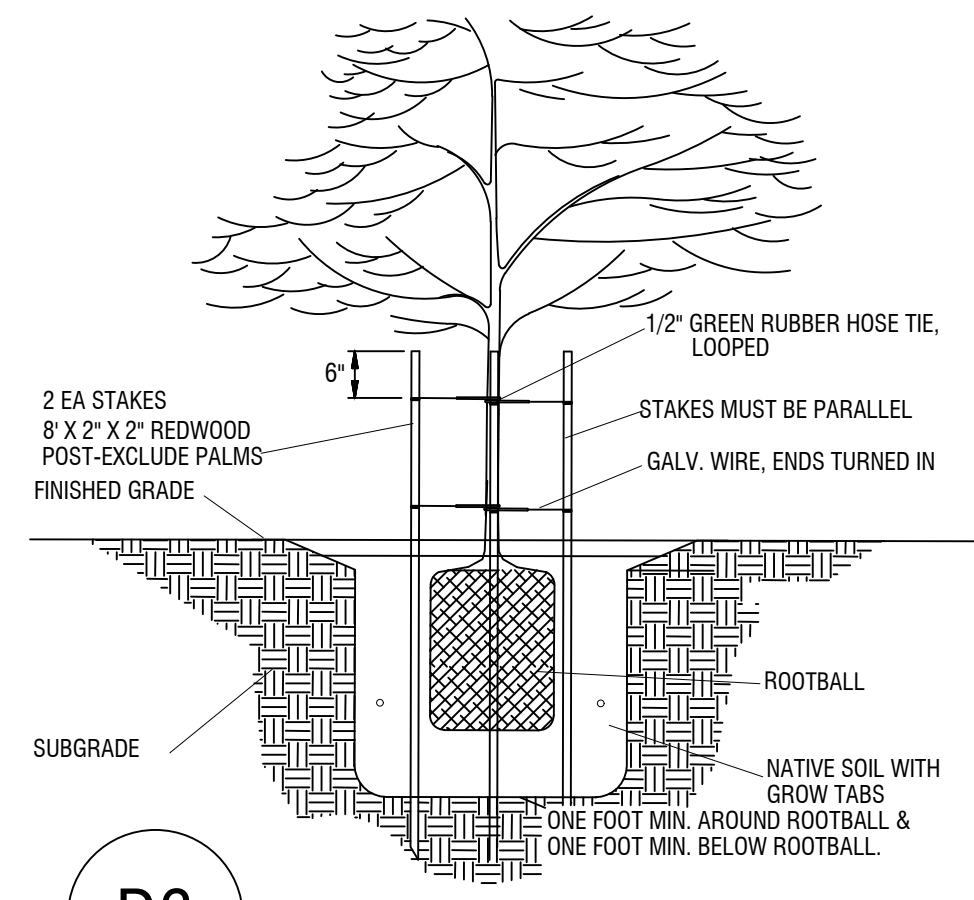


Retention Basin And Street
BELLEZA DEL DESIERTO
 PHASE 2 SUBDMISION

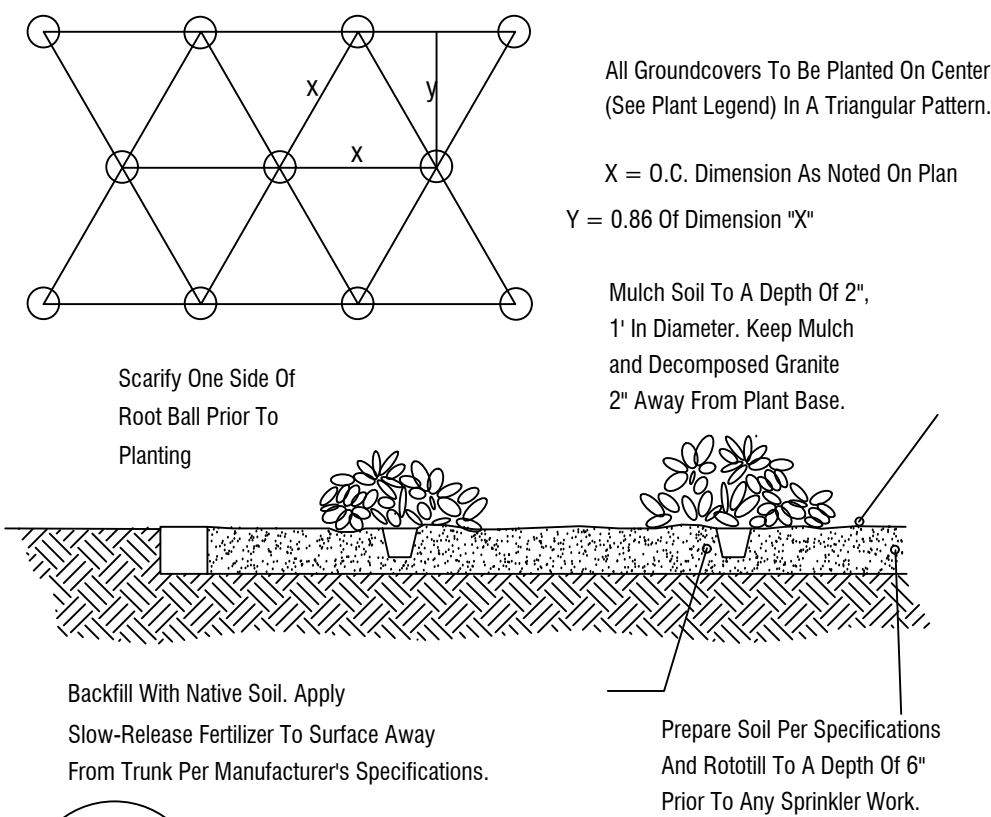
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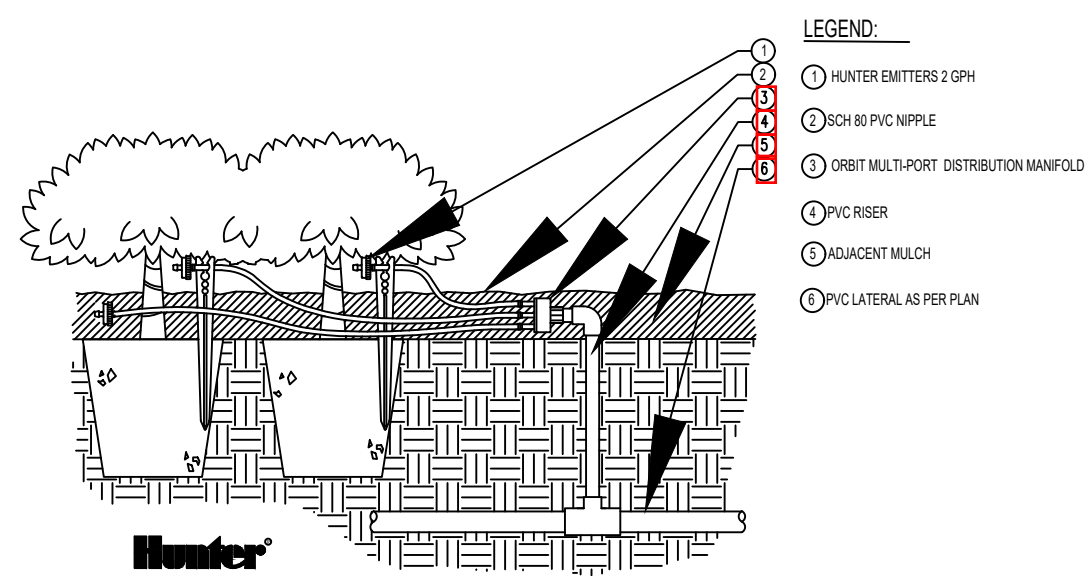
D1 SHRUB PLANTING



D6 TREE PLANTING

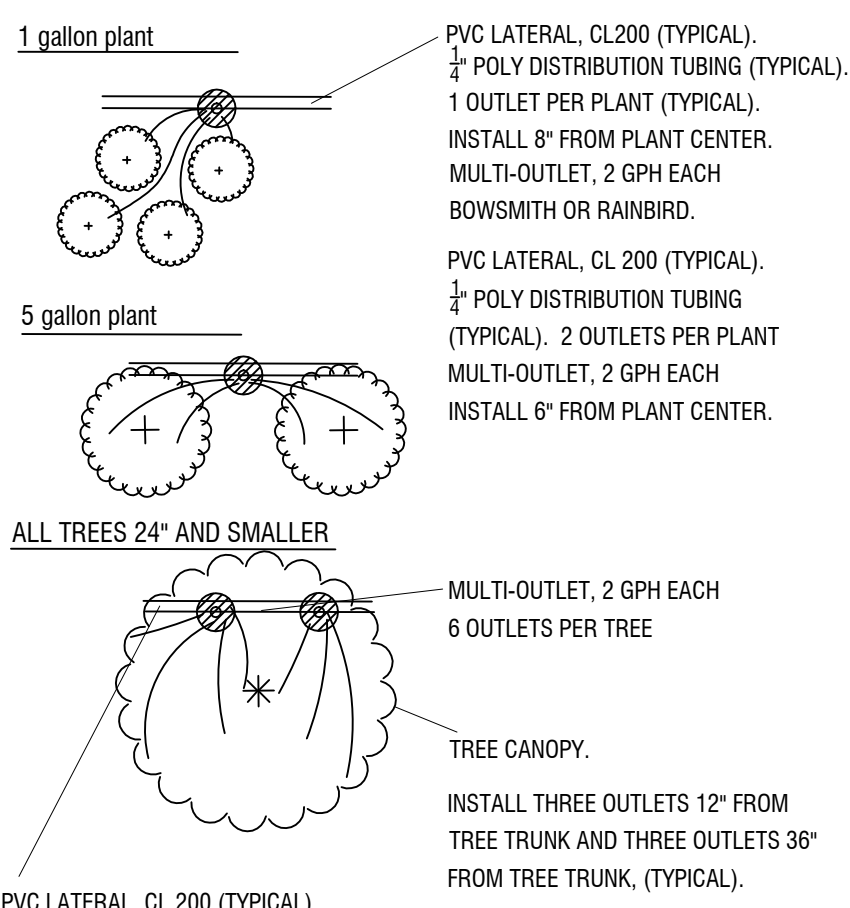


D2 GROUND COVER

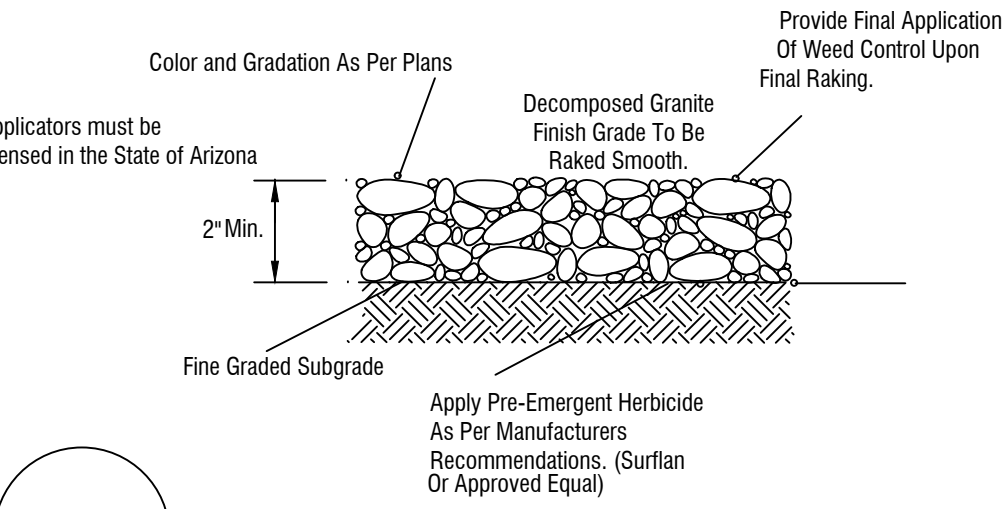


D7 MULIT-PORT MANIFOLD

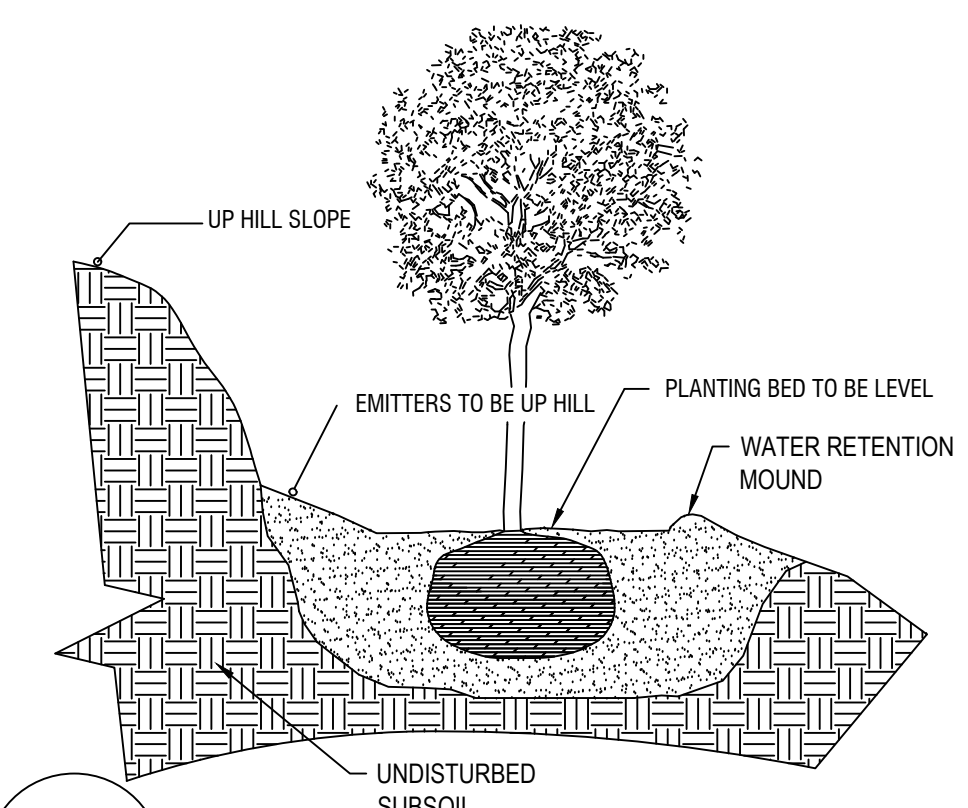
Construction Details



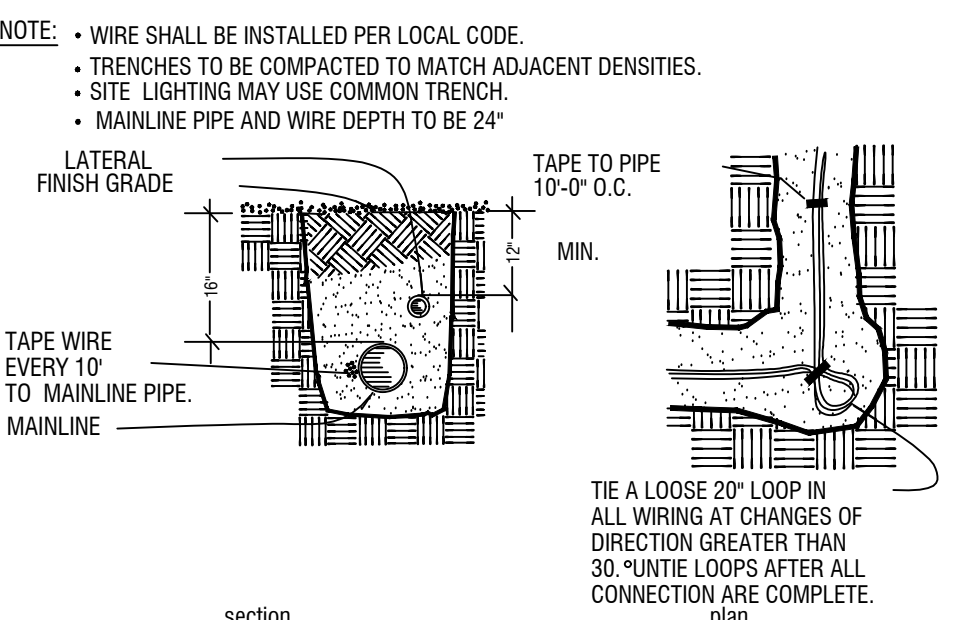
D3 EMITTER PLACEMENT



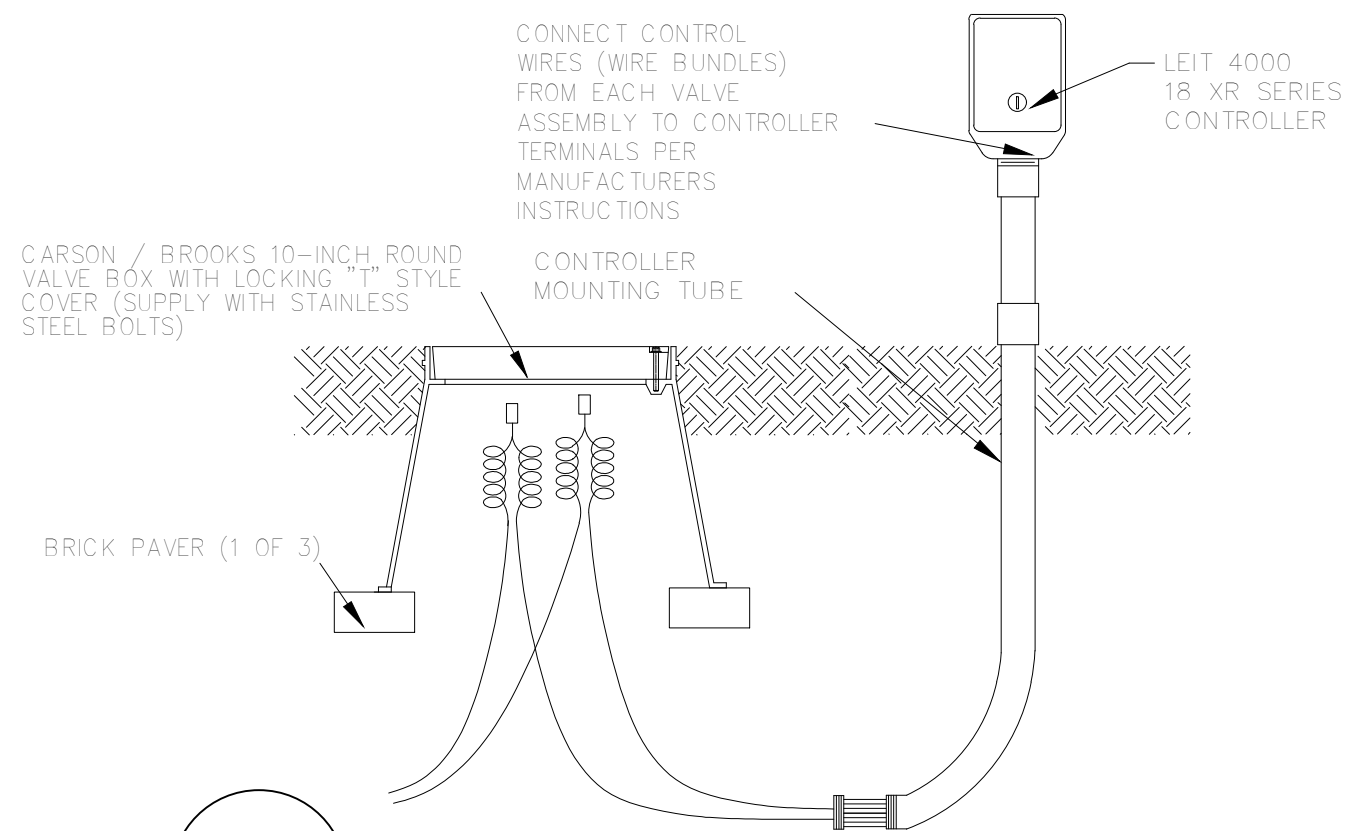
D8 DECOMPOSED GRANITE



D4 PLANTED ON SLOPE



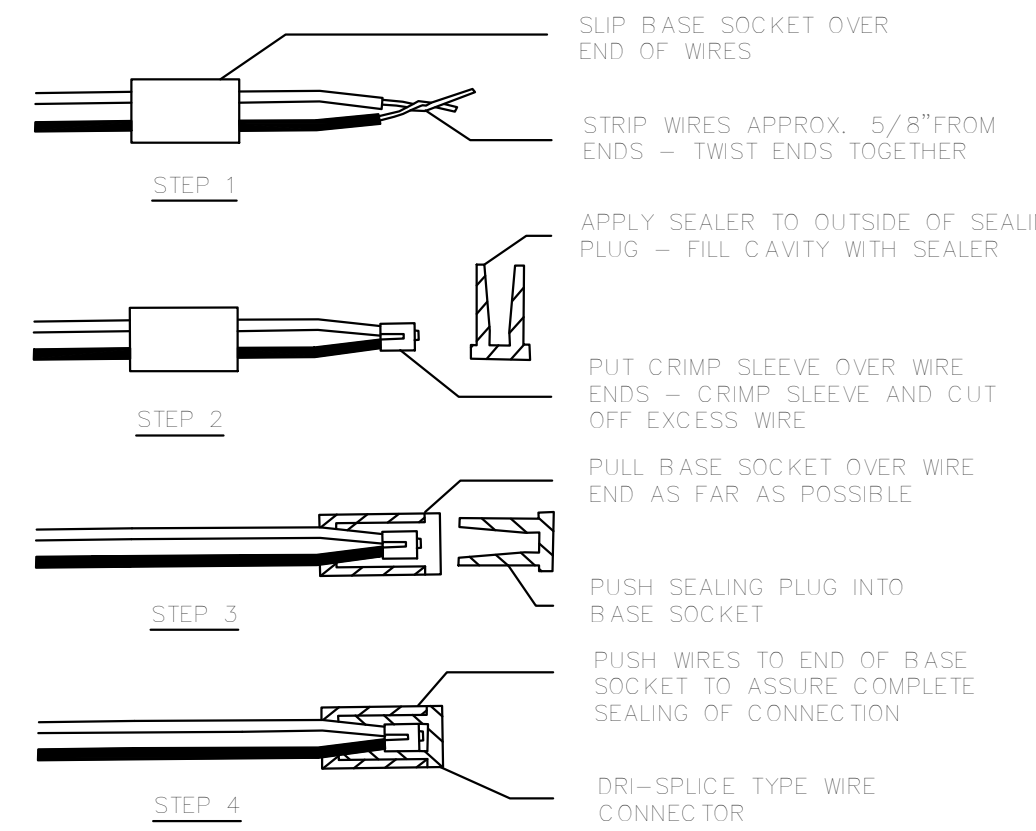
D9 PIPE AND WIRE TRENCHING



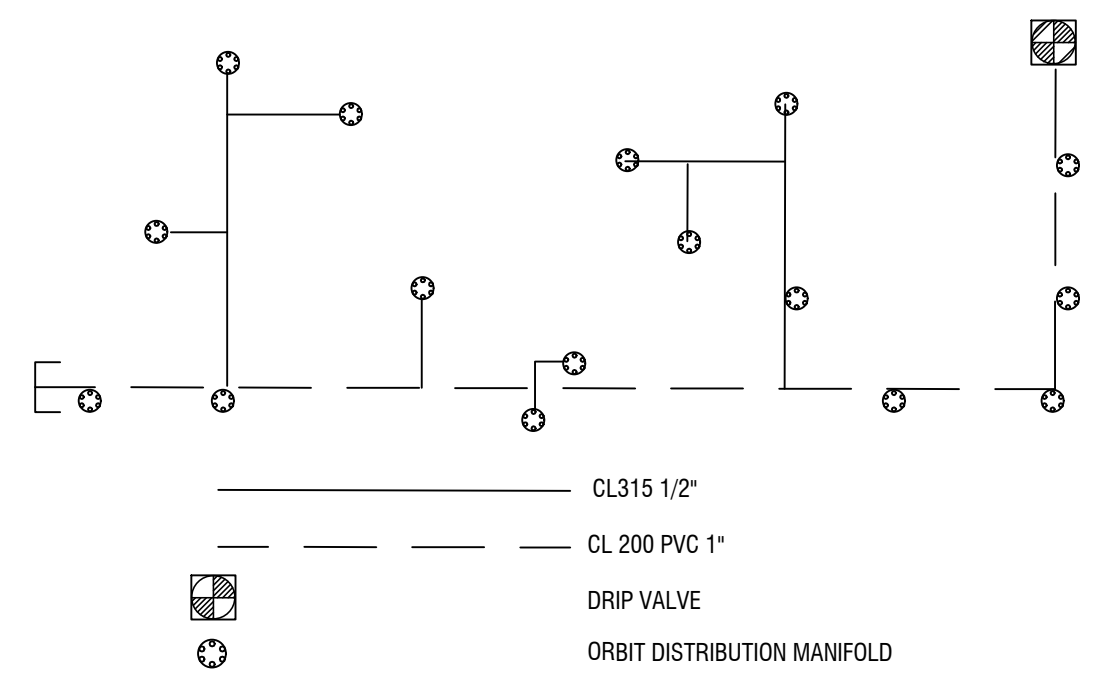
D5 OPTIONALSOLAR CONTROLLER

size (pipe)	class	gpm	sleeve size
1/2"	SCH 40	0-5	2"
3/4"	SCH 40	6-10	2"
1"	SCH 40	11-15	2"
1-1/4"	SCH 40	16-25	3"
1-1/2"	SCH 40	26-35	3"
2"	SCH 40	36-50	4"
2-1/2"	CL160	51-75	6"
3"	CL160	76-100	6"
4"	CL160	101-190	10"
WIRING	SCH 40	1-25 WIRES	2" MIN.

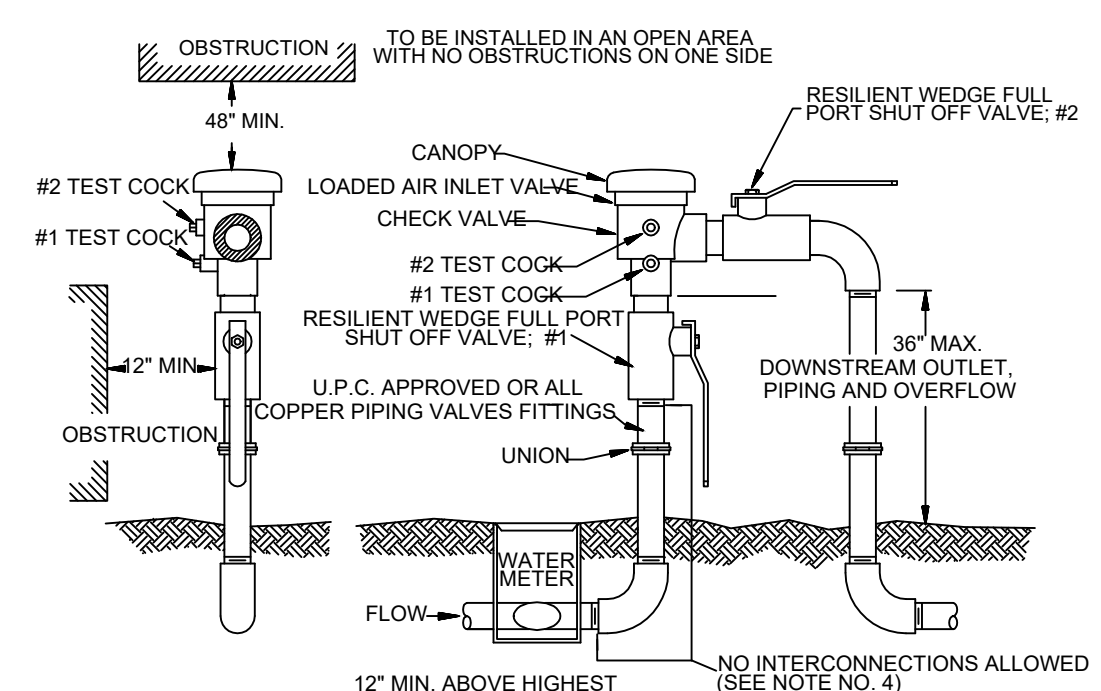
D10 PIPE AND SLEEVE SIZING



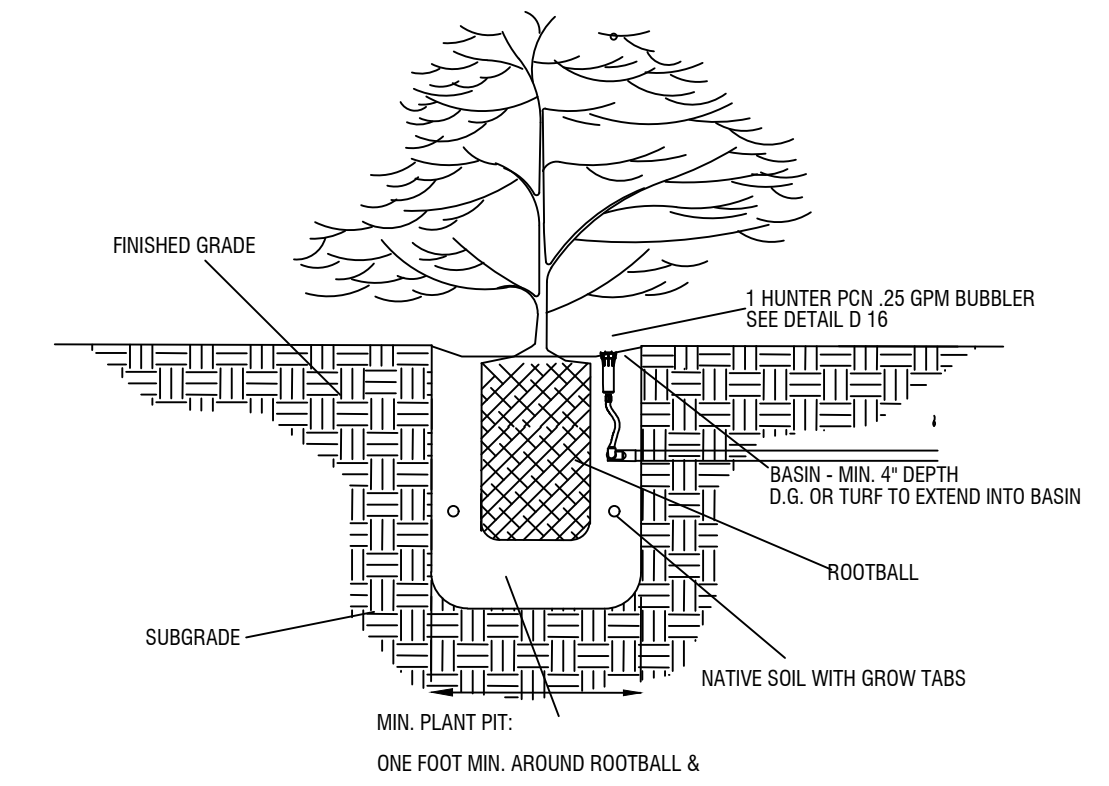
D9 PIPE AND WIRE TRENCHING



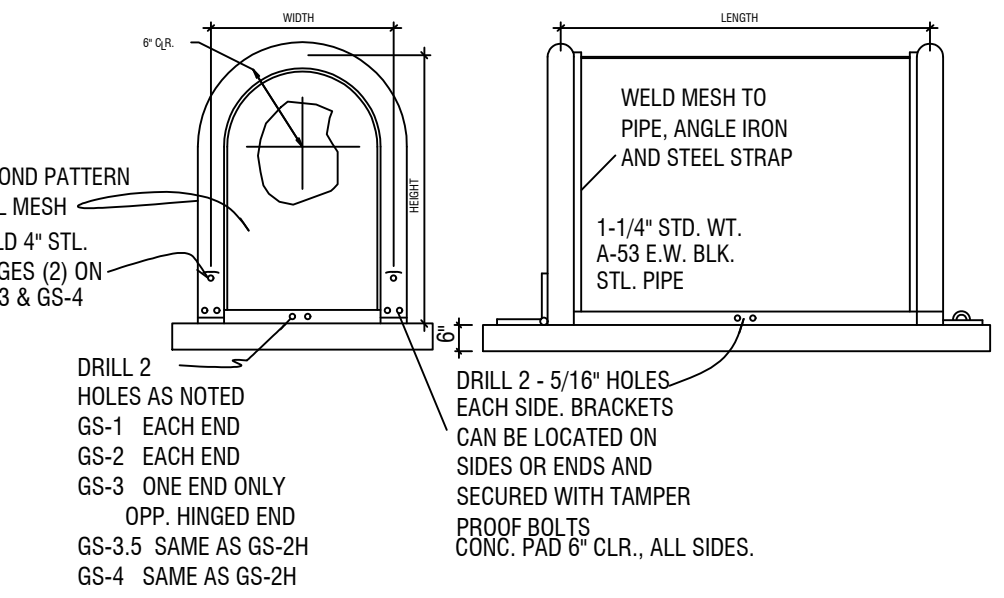
D14 EMITTER PVC PIPE LAY OUT



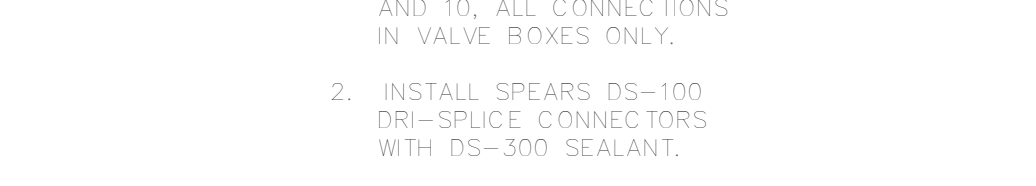
D15 PRESSURE VACUUM BREAKER



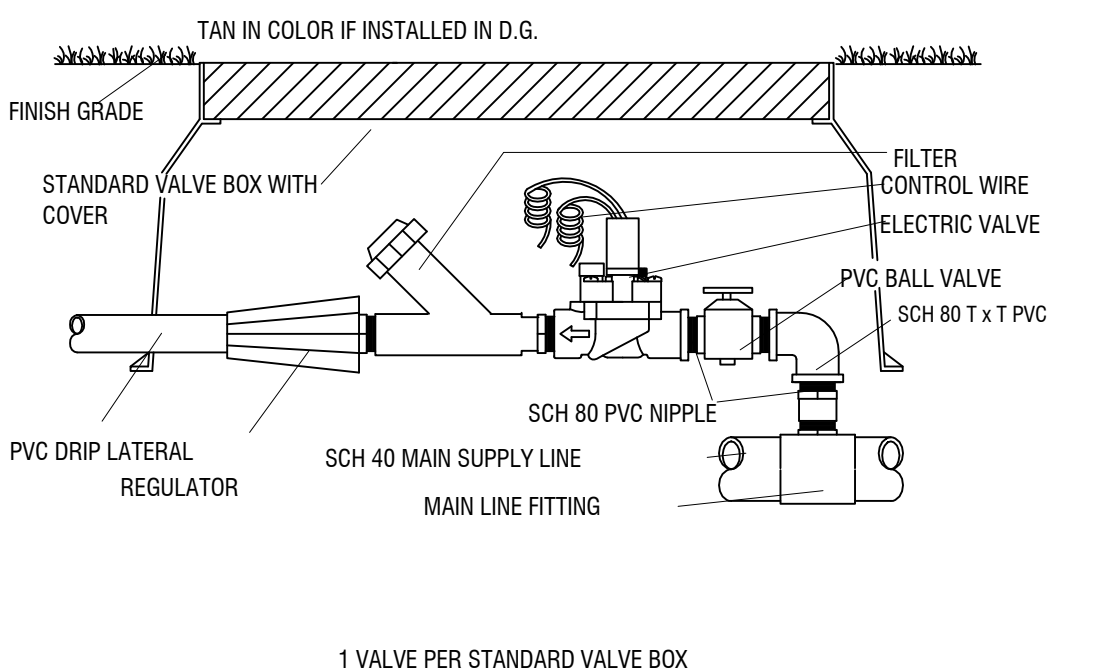
D11 TREE IRRIGATION DETAIL



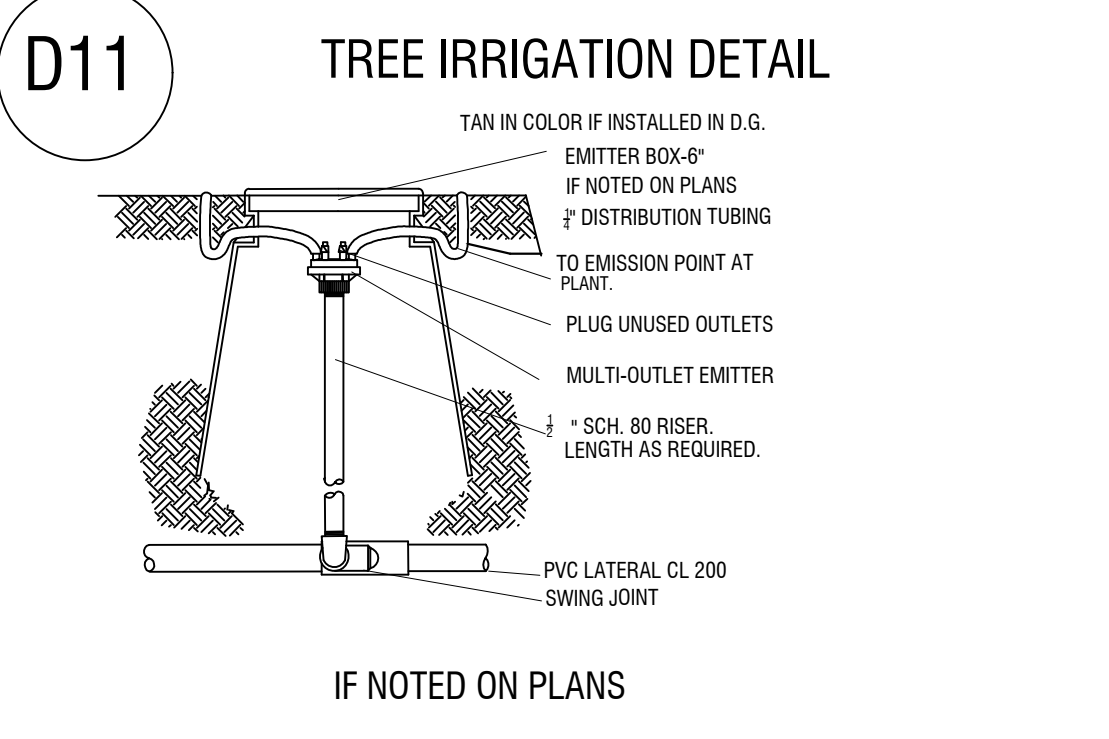
D12 GARDSHACK ENCLOSURE



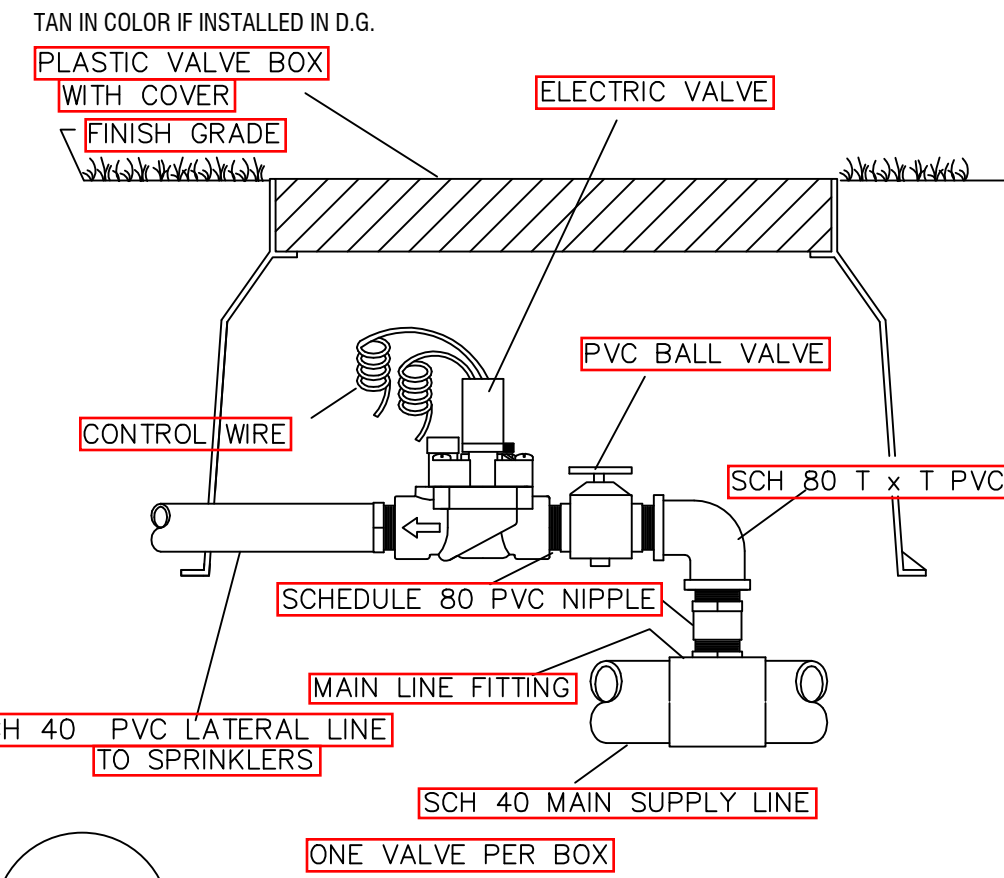
D13 IRRIGATION WIRE CONNECTIONS



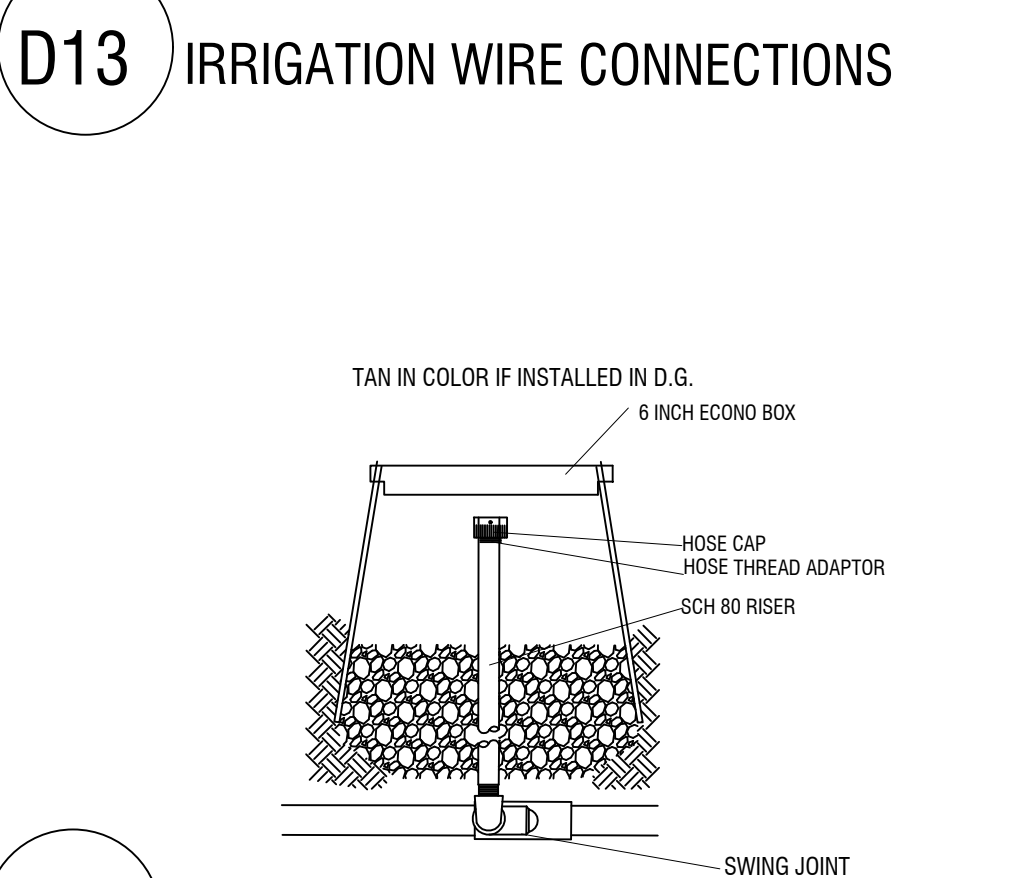
D19 DRIP VALVE



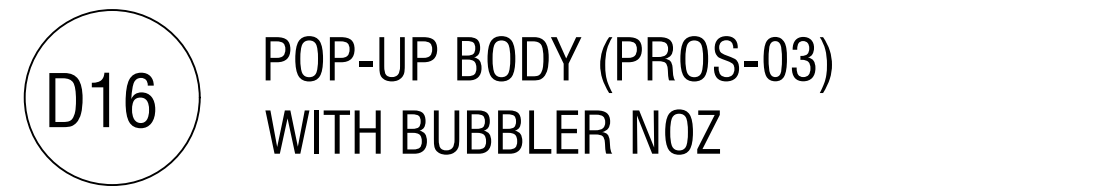
D16 MULTI EMITTER



D17 TURF VALVE



D18 FLUSH OUT



D16 POP-UP BODY (PROS-03) WITH BUBBLER NOZ

specifications

GENERAL CONSTRUCTION NOTES

- NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, CONSTRUCTION CONDITIONS OR SCALE ON PLANS PRIOR TO INITIATING WORK. NOTIFY OWNER'S SHOULD CONFLICTS ARISE.
- ANY SIDEWALKS OR HARDSCAPE LAYOUT SHOWN ON THESE PLANS IS FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING FOR HORIZONTAL AND VERTICAL CONTROL, DETAILS AND METHODS OF CONSTRUCTION. SOUTHWEST DREAMWORKS ASSUMES NO RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, OR INSTALLATION THAT IS BEYOND OUR CONTROL.
- WALLS AND SITE FEATURES SHOWN ON THESE PLANS ARE SCHEMATIC. FIELD VERIFY TO ACTUAL PROPERTY LINES, GRADING, UNDERGROUND CONFLICTS OR EXISTING CONDITIONS THAT MAY REQUIRE ADJUSTMENT OR INTERPRETATION TO PLAN AND DETAILS PROVIDED. SOUTHWEST DREAMWORKS ASSUMES NO RESPONSIBILITY FOR CONFLICTS THAT ARE NOT ADDRESSED IN ADVANCE OR BEYOND OUR CONTRACTUAL AGREEMENT FOR FIELD INSPECTION.
- REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
- ALL CONSTRUCTION MUST CONFORM TO 2007 UNIFORM BUILDING CODE (UBC), FOR CITY OF YUMA STANDARDS
- PROVIDE SOIL TEST OF JOB SITE PRIOR TO BEGINNING WORK TO ANALYZE COMPACTION POSSIBLE CONTAMINANTS, STABILITY OF SOILS AND COMPOSITION.
- LANDSCAPE CONTRACTOR TO ACCEPT THE SITE AND ALL GRADING AT +/- 0.10'.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
- THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
- PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
- CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH SYMBOLS SHOWN ON PLANS. QUANTITIES INDICATED ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
- THE CONTRACTOR WILL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
- THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RE-RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
- THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAG MEN OR OTHER NECESSARY SAFEGUARD.
- SOUTHWEST DREAMWORKS INSPECTIONS SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
- ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND OWNER'S REPRESENTATIVE. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. SOUTHWEST DREAMWORKS SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES
- ALL SUBMITTALS MUST BE APPROVED BE FOR CONSTRUCTION BEGINS

IRRIGATION NOTES

- CONTRACTOR TO FIELD VERIFY DRAWINGS PRIOR TO ANY INSTALLATION OR ORDERING OF MATERIALS AND NOTIFY SOUTHWEST DREAMWORKS OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE. IF CONTRACTOR FAILS TO NOTIFY SOUTHWEST DREAMWORKS, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE SYSTEM.
- ALL MATERIALS USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURE'S SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE DESIGNER.
- IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 70 PSI.
- CONTRACTOR TO FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULT SOUTHWEST DREAMWORKS OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
- CONTRACTOM WILL NOTIFY SOUTHWEST DREAMWORKS IF BOOSTER PUMP IS NEEDED
- 120 VOLT SERVICE BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR RESPONSIBLE FOR POWER CONNECTION TO CONTROLLER.
- ALL CONTROL WIRES TO BE RED, ALL COMMON WIRES TO BE WHITE UNLESS NOTED ON PLANS. ONE SET OF CONTROLLER KEYS TO BE GIVEN TO OWNER.
- ALL 24 VOLT WIRE SHALL BE #14 UFL, DIRECT BURIAL, SOLID COPPER.
- IRRIGATION CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. CONTRACTOR TO COORDINATE SLEEVING INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVES TO BE EXTENDED AT LEAST 1' BEYOND CONCRETE STRUCTURES.
- ALL HARDSCAPE 5'-0" OR WIDER TO BE SLEEVED.
- CONTRACTOR SHALL INSTALL ALL PIPING AND WIRING UNDER PAVED AREAS IN SLEEVES AS SHOWN ON PLANS. ALL WIRE SHALL BE SLEEVED SEPARATELY FROM PIPING.
- IRRIGATION CONTRACTOR TO VERIFY EXISTING SLEEVES (SHOWN ON IRRIGATION PLAN) INSTALLED BY OTHER CONTRACTORS. COORDINATE INSTALLATION OF ADDITIONAL SLEEVES WITH GENERAL CONTRACTOR.
- ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPED AREAS (SOME LINES AND EQUIPMENT ARE SCHEMATIC ONLY).
- LOCATE VALVE BOXES IN DECOMPOSED GRANITE NOT IN TURF, ADJACENT TO WALKWAYS AND CURBS WHENEVER POSSIBLE.
- ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND EDGE OF ROOTBALL, WITHIN PLANT BASIN. UNLESS NOTED ON PLANS
- EMITTERS TO BE PLACED ON UP HILL SIDE OF PLANTS ON SLOPED PLANTING AREAS.
- PRIOR TO OWNER APPROVAL, CONTRACTOR SHALL COMPLETE THE FOLLOWING: ALL IRRIGATION HEADS TO BE ADJUSTED TO THE PROPER HEIGHT. ALL SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE PROPER COVERAGE. AVOID SPRAY ON ALL HARDSCAPE AND STRUCTURES.
- IRRIGATION CONTRACTOR SHALL PROVIDE 100% HEAD TO HEAD COVERAGE IN ALL TURF AREAS AT NO ADDITIONAL COST TO THE OWNER. FIELD ADJUST HEAD LOCATIONS AS REQUIRED. ACTUAL SITE CONDITIONS MAY VARY FROM DRAWINGS AND NECESSITATE ADJUSTMENT OF HEAD LAYOUT, AREA, NOZZLE OR QUANTITIES OF HEADS.
- CONTRACTOR SHALL ADJUST THE PERFORMANCE OF THE IRRIGATION SYSTEM FOR OPTIMUM PLANT GROWTH BASED ON ACTUAL SITE CONDITIONS, INCLUDING SOIL TYPES, SLOPE OR OTHER VARIABLES THAT MAY DEVIATE FROM PROJECT PLANS. CONTACT SOUTHWEST DREAMWORKS OF ANY DISCREPANCIES BETWEEN PROJECT PLANS AND ACTUAL SITE CONDITION PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE INSTALLATION OF THE FULLY AUTOMATED IRRIGATION SYSTEM PRIOR TO STARTING PLANTING. IF THE IRRIGATION SYSTEM IS INTERRUPTED FOR ANY REASON THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTINUE MANUAL WATERING OF ALL PLANT MATERIAL UNTIL THE IRRIGATION SYSTEM IS FULLY OPERATIVE.
- THE CONTRACTOR SHALL PROVIDE, INSTALL AND HAVE TESTED ALL CONNECTIONS 20. DOWN STREAM OF THE WATER METER AND BACKFLOW PREVENTER.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING TO EACH PLANT EMITTER AS SPECIFIED AND DETAILED WHETHER OR NOT PIPING IS SHOWN ON PLANS.
- REFER TO GENERAL CONSTRUCTION NOTES ON COVER SHEET FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION. POSSIBLE ALL ELECTRIC CONTROL VALVES TO BE LOCATED IN SERIES ALONG THE MAIN WATERLINE. ALL VALVES WILL BE IN HEAVY DUTY PLASTIC VALVE BOXES W/LIDS RAISED TO FINISH GRADE. ALL ELECTRIC VALVES SHALL BE BELOW THE SURFACE MIN. 6".
- ALL SUBMITTALS MUST BE APPROVED BE FOR CONSTRUCTION BEGINS

LANDSCAPE NOTES

- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY THIS PHASE OF CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT ONLY AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
- THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
- ALL PLANT MATERIAL SHALL MEET A.N.A. SPECIFICATIONS. THE LANDSCAPE DESIGNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
- DOUBLE STAKE ALL SUPPLEMENTAL BOX TREES OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL.
- TREES SHALL BE A MINIMUM OF 4' FROM CURB, SHRUBS SHALL BE 3' OR MORE AWAY FROM HARDSCAPE.
- PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATIONS SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS.
- NATIVE GRANULAR SOILS SHALL BE FINE GRADED AS TOPDRESSING AND RAKED UNIFORMLY ALONG CURBS, WALKS AND WALLS.
- CONTRACTOR SHALL APPLY PRE-EMERGENT HERBICIDE (TREFLANS OR APPROVED EQUAL) IN ALL AREAS NOT CONTAINING BERMUDA GRASS, PER MANUFACTURERS RECOMMENDATION. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO APPLICATION OF HERBICIDE.
- ALL PLANTING SHALL CONFORM TO THE HEIGHT REQUIREMENTS SPECIFIED FOR SIGHT VISIBILITY TRIANGLES. REFER TO C.O./ STANDARDS FOR SPECIFIED REQUIREMENTS. WHERE MULTIPLE JURISDICTION EXIST, THE MOST RESTRICTIVE SHALL APPLY.
- GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY OWNER'S REPRESENTATIVE BEFORE LANDSCAPE BEGINS CONSTRUCTION.
- FEATHER AND BLEND GRADE BETWEEN CONSTRUCTION AND NATIVE AREAS FOR SMOOTH TRANSITION.
- REVIEW SALVAGE NATIVE PLANT MATERIAL INVENTORY PRIOR TO BEGINNING WORK TO VERIFY RESPONSIBILITY OF RELOCATION AND WARRANTY.
- SAGUARO SHALL BE PLANTED TO THEIR ORIGINAL SOLAR ORIENTATION WITH (2) DRIP EMITTERS (SEE DETAIL). SAGUARO SHALL BE PLANTED STRAIGHT AND DEEP ENOUGH TO REQUIRE NO BRACING. RETURN TAGS TO OWNER.
- NATIVE SALVAGED SAGUAROS SHALL BE PROTECTED FROM INJURY DURING TRANSPLANT AND SHALL BE WARRANTED FOR 6 MONTHS FROM FINAL ACCEPTANCE.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS
- REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.
- HYDROSEED GRASS FOR NORMAL APPLICATION WITH TACKIFIER AND PAPER MULCH. A BRYLION TYPE SEEDER MAY BE USED. SEED 3LBS/ 1,000 SQ. FT. OF HYBRID BERMUDA. IF PLANTING OCCURS BETWEEN OCTOBER 1, AND MAY 1, USE 15 POUNDS OF WINTER RYE SEED/ 1,000 SQ. FT. FOR FOR SMALLER AREAS HAND RAKE AND COVER WITH 1/2" MULCH USE A GOOD PRE PLANT FERTILIZER, (16-20-20)
- LANDSCAPE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES FOR APPROVAL BY LANDSCAPE DESIGNER PRIOR TO DELIVERY.

MAINTENANCE AND GUARANTEE

- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE DESIGNER OR OWNER'S REP. SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 60 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE.
- CONTRACTOR SHALL NOTIFY OWNER A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 7 DAYS NOTICE).
- PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
- PROVIDE ONE YEAR(FROM ACCEPTANCE DATE) WARRANTY FOR THE IRRIGATION SYSTEM.

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Retention Basin And Street

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PHASE 2 SUBDIVISION

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