

DOWNTOWN HEIGHTS SUBDIVISION

FINAL PLAT

INDEX:

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 Water, Sewer & Road Improvement Plan ————— C1

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR IN ACCORDANCE WITH ARIZONA STATUTES SHALL CONTACT THE ARIZONA BLUE STAKE CENTER (1-800-782-5348) 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 DAMAGE TO A UTILITY SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE.
2. ALL CITY REQUIRED COMPACTION AND LABORATORY TESTS SHALL BE FURNISHED BY THE CONTRACTOR TO THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR TWO YEARS AFTER THE FINAL ACCEPTANCE. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AND/OR REPAIRED PRIOR TO FINAL ACCEPTANCE.
4. ALL ROAD SURFACES, EASEMENTS OR RIGHT OF WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENTS ARE TO BE RESTORED COMPLETELY BY THE CONTRACTOR TO THE BEFORE CONSTRUCTION CONDITION OR BETTER.
5. DURING CONSTRUCTION, THE DEVELOPER/OWNER IS SOLELY RESPONSIBLE FOR INSURING THE PROPER FUNCTIONING OF THE EROSION AND SEDIMENT CONTROL MEASURES. THE DEVELOPER/OWNER SHALL TAKE WHATEVER MEASURES ARE REQUIRED TO INSURE THAT NO SEDIMENT LEAVES THE SITE.
6. SEE SUBDIVISION PLAT FOR ALL BOUNDARY INFORMATION AND DIMENSIONS; DO NOT SCALE.
7. ALL MATERIALS AND CONSTRUCTION HEREON SHALL CONFORM TO THE CITY YUMA STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS UNLESS OTHERWISE SHOWN ON THESE PLANS.
8. 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.
9. 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.

OWNER OF RECORD:

MBA INVESTMENTS OF AZ, LLC
 3054 S BRANDING IRON CT
 YUMA, AZ, 85364

BENCHMARK

FD, BRASSCAP L5#19329, 2003, ENCASED IN CONCRETE ON SURFACE OF ASPHALT ROAD, LOCATED ON 3RD. STREET AND 3RD. AVENUE INTERSECTION.

ELEVATION: 173.99 FEET

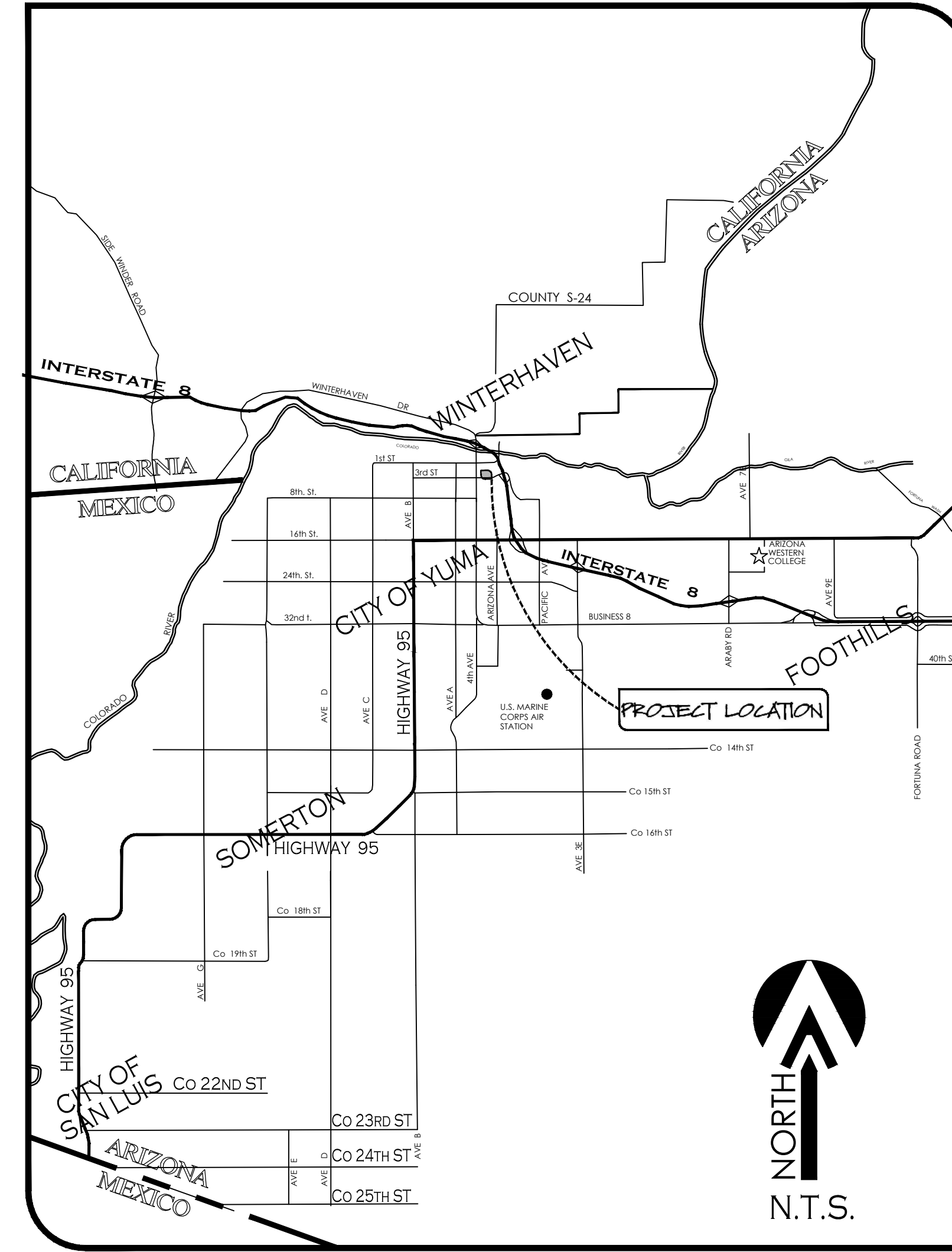
ELABORATED BY:

vnv24-320

VEGA & VEGA
ENGINEERING, PLLC
 2619 S. Avenue 2 1/2 E, Ste. 3 Yuma, AZ, 85365
 928-329-0000 Tel
 928-247-6232 Fax
 www.vega-engineering.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
	INDICATES NEW SANITARY SEWER LINE
	NEW SEWER STUB
	NEW SEWER MANHOLE
	INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	FIRE LINE W/ END PLUG AND THRUST BLOCK
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW 6" X 8" PVC REDUCER
	NEW TEMPORARY BLOWOFF VALVE
	INDICATES LOT NUMBERS
	NEW CITY OF YUMA STD. DETAIL NO. 4-030 SUBDIVISION BOUNDARY MONUMENT
	NEW CITY OF YUMA STD. DETAIL NO. 4-080 STREET MONUMENT
	EXISTING MONUMENT (TYPE AS SHOWN)
	INDICATES BRASS CAP
	INDICATES YUMA COUNTY RECORDERS
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	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

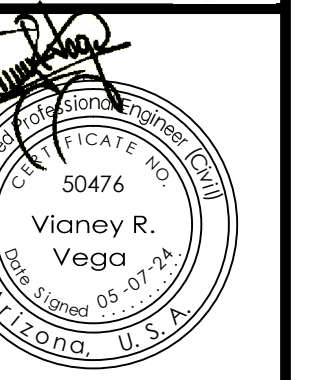


VICINITY MAP

N.T.S.

VEGA & VEGA
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 2619 S. Avenue 2 1/2 E, STE#3
 YUMA, AZ, 85364
 TEL 928-329-0000
 FAX 928-247-6232
 V@vega-engineering.com

Cover Sheet
 DOWNTOWN HEIGHTS SUBDIVISION



Notes:



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 YUMA COUNTY ENGINEERING STAFF AND LAND SURVEYOR PRIOR TO PROCEEDING.

Scale: N.T.S. | Date: MAY 2024
 Drawn: staff | Job #: vnv24-320
 Design: vna

Sheet
 CO

DOWNTOWN HEIGHTS SUBDIVISION

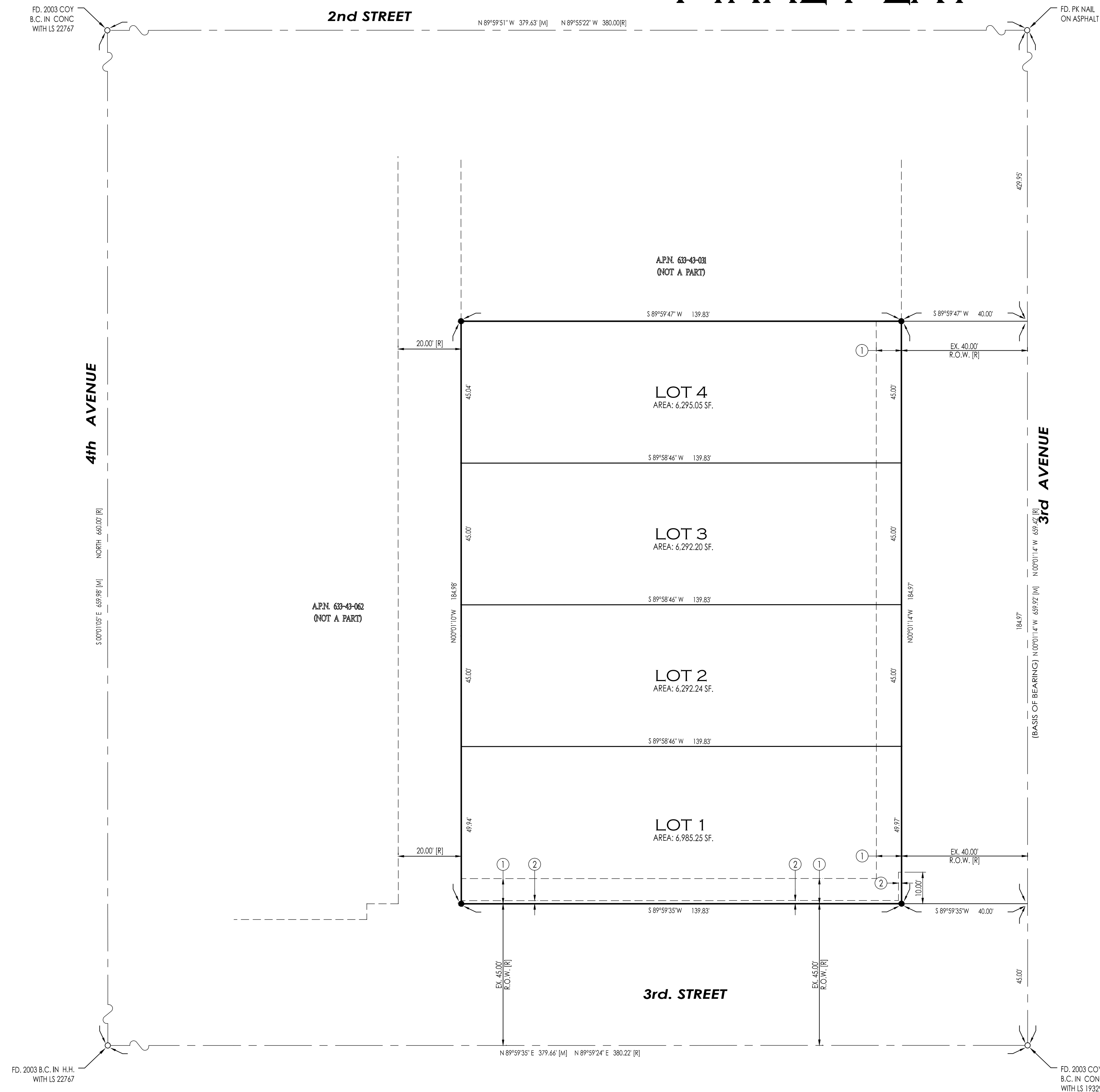
A SUBDIVISION OF LOT "B" OF PEACH LOT TIE, AS RECORDED IN BOOK 13 OF PLATS, PAGE 74, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ. ALSO BEING A PORTION OF THE N¹/₄ OF SECTION 21, TOWNSHIP 08 SOUTH, RANGE 23 WEST, G.&S.R.B.&M., YUMA COUNTY, AZ.

MAY 2024 ACREAGE: 0.7858 AC

FINAL PLAT

BOOK _____ OF PLATS

PAGE _____



SCALE: 1"=20'

OWNER OF RECORD:

MBA INVESTMENTS OF AZ LLC
3054 S BRANDING IRON CT
YUMA, AZ, 85364

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MBA INVESTMENTS OF AZ LLC AS OWNER, HAVE THIS ____ DAY OF _____, 20____ CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF LOT "B" OF PEACH LOT TIE, AS RECORDED IN BOOK 13 OF PLATS, PAGES 74, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ., ALSO BEING A PORTION OF THE N¹/₄ OF SECTION 21, TOWNSHIP 08 SOUTH, RANGE 23 WEST, G.&S.R.B.&M., YUMA COUNTY, AZ. AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS UNDER THE NAME OF "DOWNTOWN HEIGHTS SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING SAID "DOWNTOWN HEIGHTS SUBDIVISION" THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT; AND MBA INVESTMENTS OF AZ LLC HEREBY DEDICATES THE EASEMENTS FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HERewith.

MBA INVESTMENTS OF AZ LLC
MICHAEL ARIAS, MEMBER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF YUMA }

ON THIS THE ____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, MICHAEL ARIAS, WHO ACKNOWLEDGED HIMSELF TO BE MEMBER OF MBA INVESTMENTS OF AZ LLC, BY SIGNING HIS NAME.

NOTARY PUBLIC

MY COMMISSION WILL EXPIRE _____

APPROVALS

STATE OF ARIZONA }
COUNTY OF YUMA }

THIS SUBDIVISION, AS SHOWN HEREON, HAS BEEN APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YUMA, ON THIS ____ DAY OF _____, 20____

MAYOR _____ DATE _____
ATTEST: _____

CITY CLERK _____ DATE _____

DEPARTMENT OF COMMUNITY DEVELOPMENT _____ DATE _____

CITY OF YUMA ENGINEER _____ DATE _____

LEGEND

- INDICATES BOUNDARY LINE
- - - - INDICATES CENTERLINE
- - - - INDICATES EASEMENT LINE
- LOT 1**
- NEW LOT NUMBER
- NEW CITY OF YUMA STD. DETAIL NO. 4-030 SUBDIVISION BOUNDARY MONUMENT
- NEW CITY OF YUMA STD. DETAIL NO. 4-080 STREET MONUMENT
- EXISTING MONUMENT (TYPE AS SHOWN)
- B.C. INDICATES BRASS CAP
- Y.C.R.O. INDICATES YUMA COUNTY RECORDERS OFFICE
- G.L.O. INDICATES GENERAL LAND OFFICE
- N.A.E. INDICATES NON ACCESS EASEMENT
- [M] INDICATES MEASURED DATA
- [R] DATA REFERS TO PEACH LOT TIE, AS RECORDED IN BOOK 13 OF PLATS, PAGE 74, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, AZ.

FLOOD ZONE

* THIS PROJECT IS LOCATED IN FLOOD ZONE X, AS PER FIRM INDEX MAP NUMBER 04027C1330F, ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTES

- + PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 16528
- + PROJECT ZONING: OLD TOWN/FILL OVERLAY/RED AND BREAKFAST OVERLAY (OT/NO/BB/O)
- + A PORTION SEC. 21, T8S, R24W CITY OF YUMA, YUMA COUNTY, AZ.

ELABORATED BY:

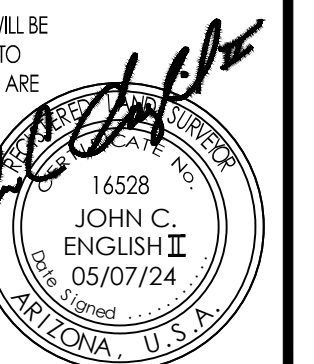
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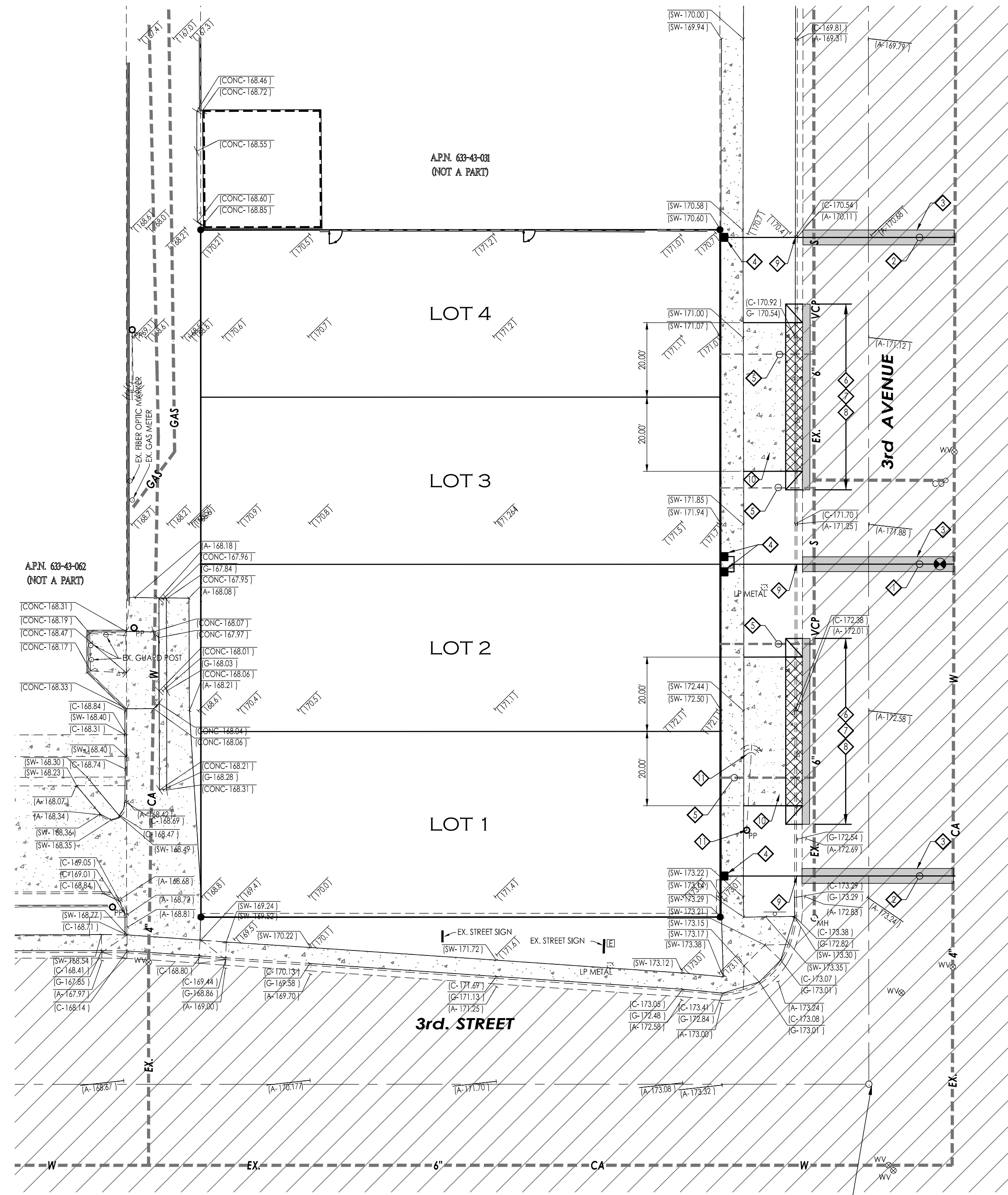
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ENGINEERING, P.L.L.C.
2619 S. Ave. 2-1/2 E Yuma, Az, 85365
928-329-0000 Tel 928-247-6232 Fax
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LAND SURVEYOR'S CERTIFICATE:

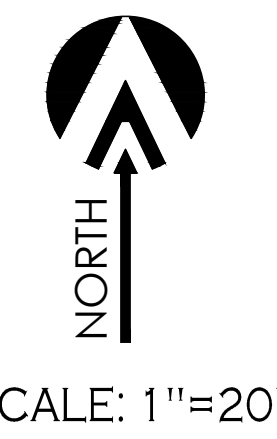
I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THE MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL, OF 2024 THAT ALL MONUMENTS SHOWN HEREON ACTUALLY 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 RE-TRACED, THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS PARTS.

BY: *John C. English* JOHN C. ENGLISH R.L.S. No. 16528



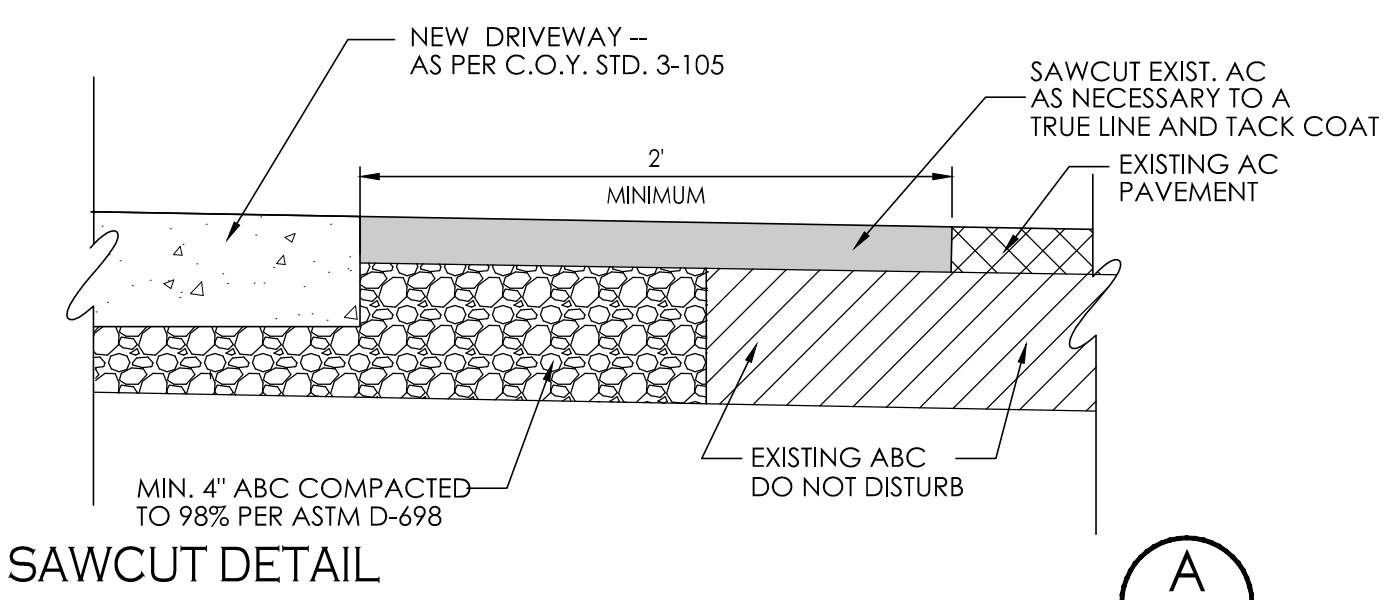


B.M.
 FD BRASSCAP L5#19329, 2003, ENCASED IN CONCRETE ON SURFACE OF ASPHALT ROAD, LOCATED ON 3RD STREET AND 3RD AVENUE INTERSECTION.
 ELEVATION: 173.99 FEET



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- KEYNOTES:**
- ◆ INSTALL 2" WATER SERVICES WITH 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.
 - ◆ SAWCUT & REMOVED EXISTING PAVEMENT AS NEEDED FOR WATER SERVICES CONNECTION AND REPLACE WITH TYPE 'B' PAVEMENT REPLACEMENT - AS PER C.O.Y. STD 5-016
 - ◆ NEW 1" DOMESTIC WATER METER
 - ◆ EXISTING SEWER SERVICE TO BE FIELD VERIFIED, OWNER/CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SEWER SERVICE. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION.
 - ◆ NEW 40' WIDE SHARED DRIVEWAY - AS PER C.O.Y. STD. 3-105
 - ◆ SAWCUT & REMOVED EXISTING VERTICAL CURB AND GUTTER AS NEEDED FOR CONSTRUCTION OF NEW DRIVEWAY. CONSTRUCT TO MATCH
 - ◆ SAWCUT 2' OF EX. PAVEMENT, AND REPLACE WITH NEW PAVEMENT - SEE DETAIL (A-C1)
 - ◆ PROTECT EXISTING VERTICAL CURB & GUTTER FOR WATER SERVICES INSTALLATION
 - ◆ EXTEND NEW DRIVEWAY TO EXISTING SIDEWALK - AS PER C.O.Y. STD. 3-105
 - ◆ COORDINATE WITH APS FOR RELOCATION OR REPLACEMENT OF EXISTING GUY WIRE & POWER POLE



(A-C1)

LEGEND

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	EX. 6" PVC - W - INDICATES EX. WATER LINE
	EX. 8" PVC - S - INDICATES EX. SEWER LINE
	GAS - - - - - INDICATES EX. GAS LINE
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	INDICATES EXISTING FIRE HYDRANT
	INDICATES EXISTING WATER METER
	INDICATES EXISTING WATER VALVE
	INDICATES EXISTING STREET LIGHT POLE
	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
	NEW STREET LIGHT
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	EX. 2" PVC - W - INDICATES EX. WATER LINE
	EX. 2" PVC - S - INDICATES EX. SEWER LINE
	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 4" PVC SEWER SERVICE
	NEW PVC - W - INDICATES NEW WATER LINE
	NEW SINGLE WATER SERVICE
	NEW DUAL WATER SERVICE
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW TEMPORARY BLOWOFF VALVE
	INDICATES LOT NUMBERS
	NEW STREET LIGHT

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
 Call 811 or click Arizona811.com

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

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Water, Sewer & Road Improvements Plan
DOWNTOWN HEIGHTS SUBDIVISION



Notes:

Scale: N.T.S. Date: MAY 2024
 Drawn: staff Job #: viv24-320
 Design: Vno

Sheet
C1