

SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 2)

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 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 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:

VON VERDE DEVELOPMENT, L.L.C.
13602 CAMINO DEL SOL
YUMA, AZ, 85367

BASIS OF BEARING

THE SOUTH SECTION LINE OF SECTION 11, T11S, R24W, G. & S. R. B. & M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF COUNTY 24TH STREET), AS SHOWN ON BALANCED SECTION OF SEC. 11, T11S, R24W, G. & S. R. B. & M., UNITED STATES DEPT. OF THE INTERIOR BUREAU RECLAMATION, YUMA COUNTY ARIZONA.
BEARING N 89° 32' 26" W

BENCHMARK:

TOP OF FOUND BRASS CAP W/LS 19120
LOCATED AT THE INTERSECTION
OF AVENUE D AND COUNTY 24TH STREET
BEING THE SE COR OF SEC 11, T11S, R24W.
ELEVATION: 166.16 FEET

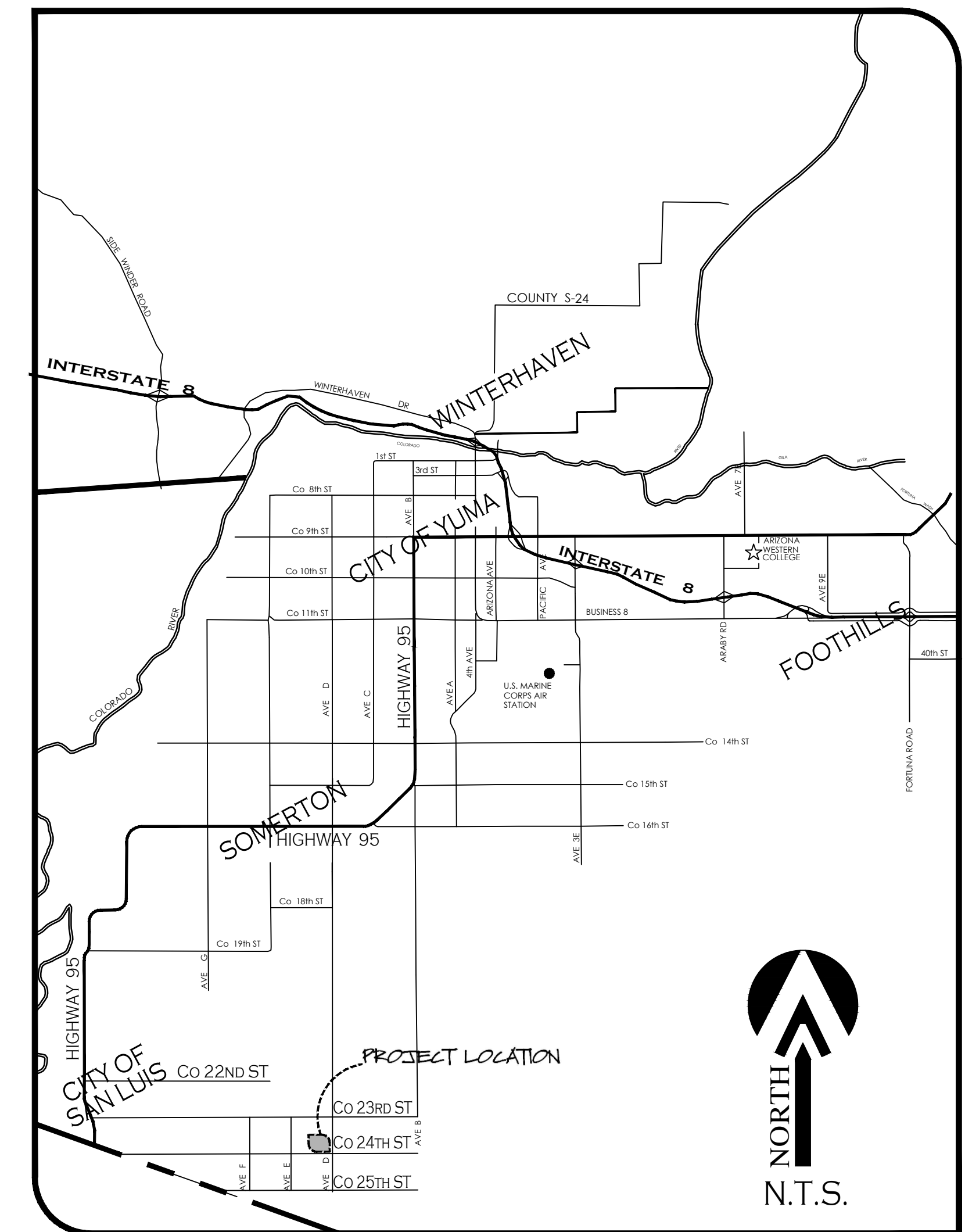
ENGINEER:

VV21-940
VEGA & VEGA
ENGINEERING, P.L.L.C.
2619 S. AVE. 2 1/2 E, STE#3 928-329-0000 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 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
	NEW 4" PVC SEWER SERVICE
	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 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

- [C]-160.56
- [SW]-160.56
- [A]-160.50
- [N]-160.5
- A-159.02
- C-159.02
- G-159.02

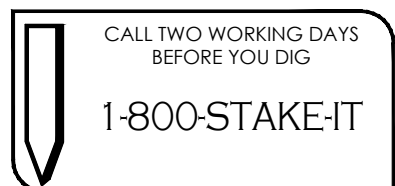


VICINITY MAP
N.T.S.



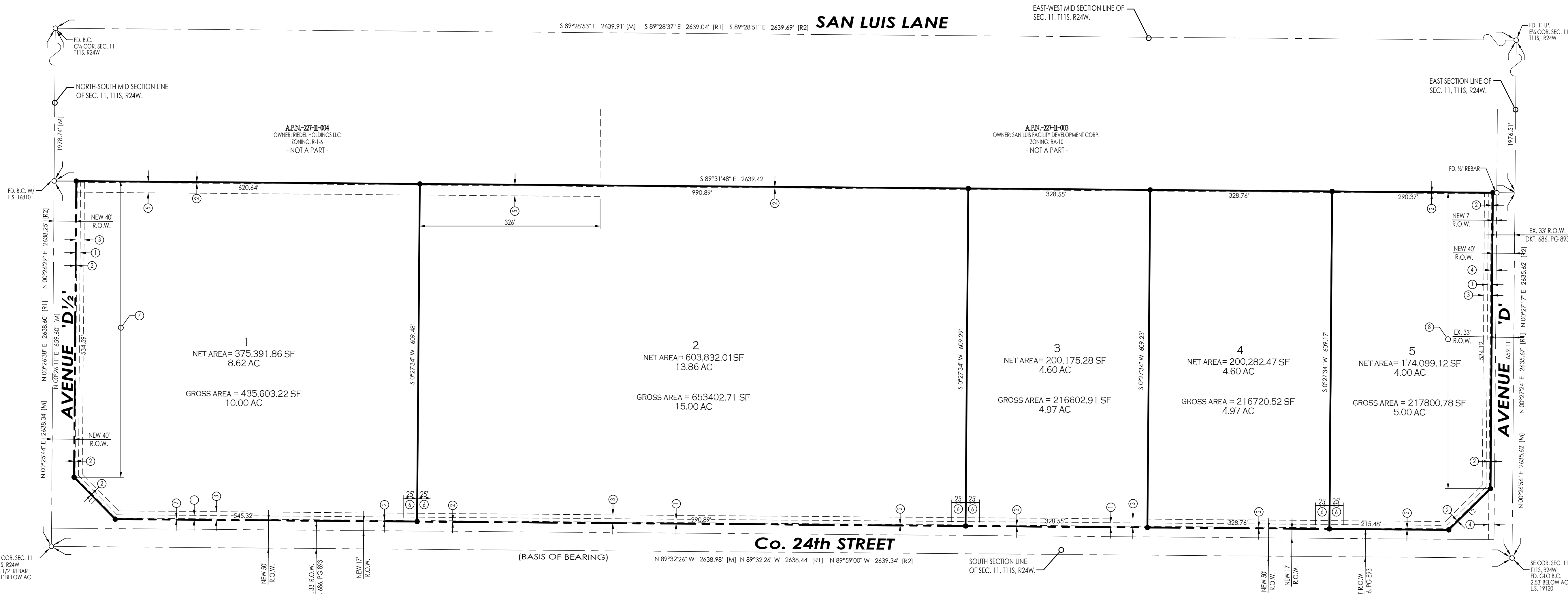
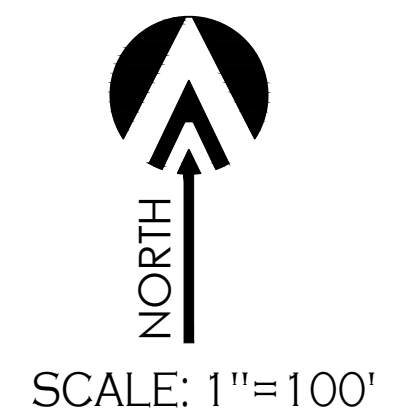
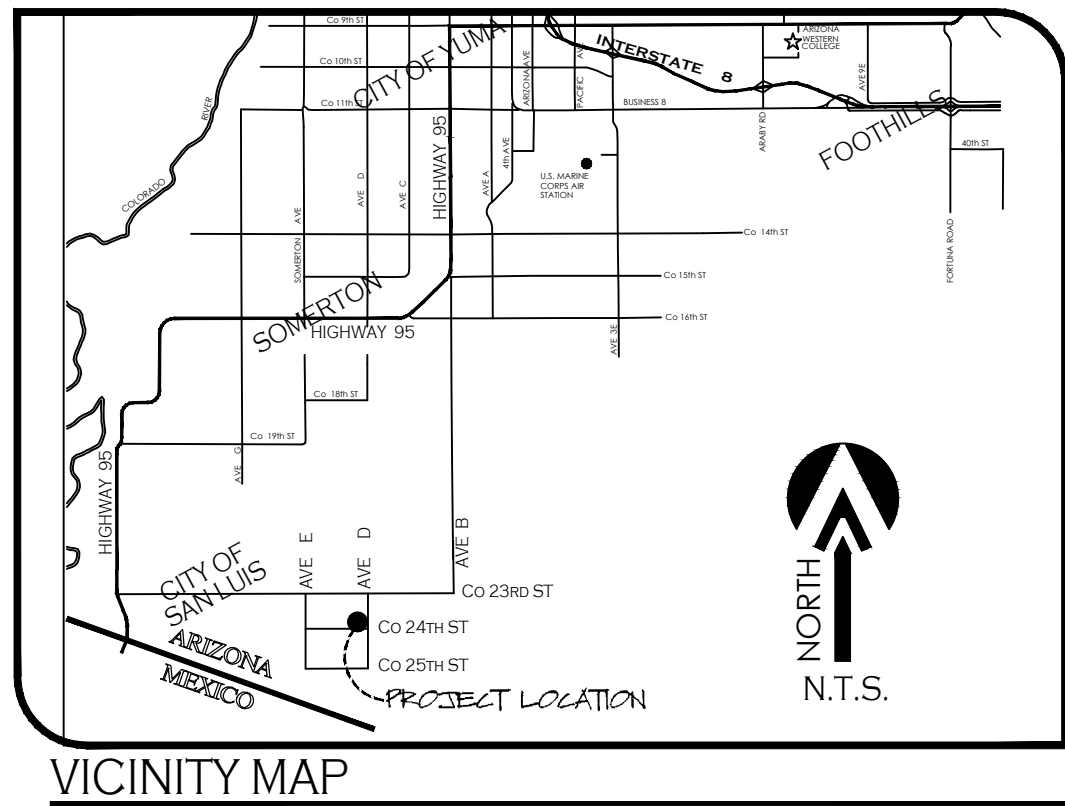
Notes:

Scale: N.T.S. Date: Aug. 2022
Drawn: staff Job #: VV21-940
Checked: Vno



SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 2)

A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 SEPTEMBER OF 2022 ACREAGE: 39.95 AC



APPROVED

STATE OF ARIZONA }
 COUNTY OF YUMA }
 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 DEVELOPMENT SERVICES _____
 CITY ENGINEER _____
 CITY PUBLIC WORKS DIRECTOR _____

- LEGEND**
- INDICATES BOUNDARY LINE
 - - - INDICATES CENTERLINE
 - - - - - INDICATES EASEMENT LINE
 - 2 NEW LOT NUMBER
 - NEW YUMA COUNTY STD. DETAIL No. 4-030 SUB'D BOUNDARY 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 BALANCED SECTION OF SEC. 11, T11S, R24W, G.&S.R.B.&M., UNITED STATES DEPT. OF THE INTERIOR BUREAU RECLAMATION.
 - [R2] DATA REFERS TO THE AMENDED SAN LUIS PORT LOT SPLIT, AS RECORDED IN BOOK 33, PAGE 64, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY.

- KEYNOTES**
- 1 NEW 8' UTILITY EASEMENT
 - 2 NEW 1' NON-ACCESS EASEMENT
 - 3 NEW 15' DRAINAGE EASEMENT
 - 4 EX. 10' APS UTILITY EASEMENT AS PER FEE#2018-20142 RECORDED IN THE Y.C.R.O. YUMA COUNTY, AZ
 - 5 NEW 20' LANDSCAPE BUFFER TO BE CONSTRUCTED UPON LOT DEVELOPMENT
 - 6 NEW 25' SHARED DRIVEWAY ACCESS EASEMENT
 - 7 A 6' HIGH CMU WALL WILL BE REQUIRED ON THE WEST PROPERTY OF LOT #1 UPON LOT DEVELOPMENT
 - 8 A 6' HIGH CMU WALL WILL BE REQUIRED ON THE EAST PROPERTY OF LOT #5 UPON LOT DEVELOPMENT

OWNER OF RECORD:
 VON VERDE DEVELOPMENT
 10402 S. CAMINO DEL SOL
 YUMA, AZ, 85367

NOTE

- PROPERTY CORNERS TO BE MARKED BY 1/2" DIAMETER REBAR TAGGED WITH CAP L.S. 14528
- PROJECT ZONING: I1

BASIS OF BEARING
 THE SOUTH SECTION LINE OF SECTION 11, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THIS LINE THE CENTERLINE OF CO. 24TH STREET), AS SHOWN ON BALANCED SECTION OF SEC. 11, T11S, R24W, G.&S.R.B.&M., UNITED STATES DEPT. OF THE INTERIOR BUREAU RECLAMATION.
 BEARING N89°32'26"W

LINE DATA

LINE NUMBER	BEARING	LENGTH (FEET)
L1	S44°33'21"E	106.09'
L2	N45°27'15"E	106.06'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT VON VERDE DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS CAUSED THE FOLLOWING DESCRIBED PROPERTY, A SUBDIVISION OF A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., YUMA COUNTY, AZ, AS PLATTED HEREON, TO BE SUBDIVIDED INTO LOTS UNDER THE NAME OF "SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 2)" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF LOTS CONSTITUTING SAID "SOUTHWEST ARIZONA INDUSTRIAL SUBDIVISION - (PHASE 2)", THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT; 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.

IN WITNESS WHEREOF: VON VERDE DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED AS ATTESTED BY THE SIGNATURE OF DAVID LOO, AS MANAGER OF DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP, GENERAL PARTNERSHIP OF VON VERDE DEVELOPMENT LLC, THEREINTO DULY AUTHORIZED ON THIS _____ DAY OF _____ 20____.

EDDIE LOO
 MANAGER OF DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP, GENERAL PARTNERSHIP OF VON VERDE DEVELOPMENT LLC.

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF YUMA }
 ON THIS THE _____ DAY OF _____, 2019 BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED: EDDIE LOO, AS MANAGER OF DSA INVESTMENT COMPANY, L.L.C., GENERAL PARTNER OF SAM GROUP INVESTMENT CO. LIMITED PARTNERSHIP, GENERAL PARTNERSHIP OF VON VERDE DEVELOPMENT LLC, IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

ELABORATED BY:
 VnV21-940

 2619 S. Ave 21/2, Ste #3 928-329-0000 Tel
 Yuma, Az. 85365 928-247-6232 Fax
 www.vegaandvega.com

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 ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY OF 2022 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.

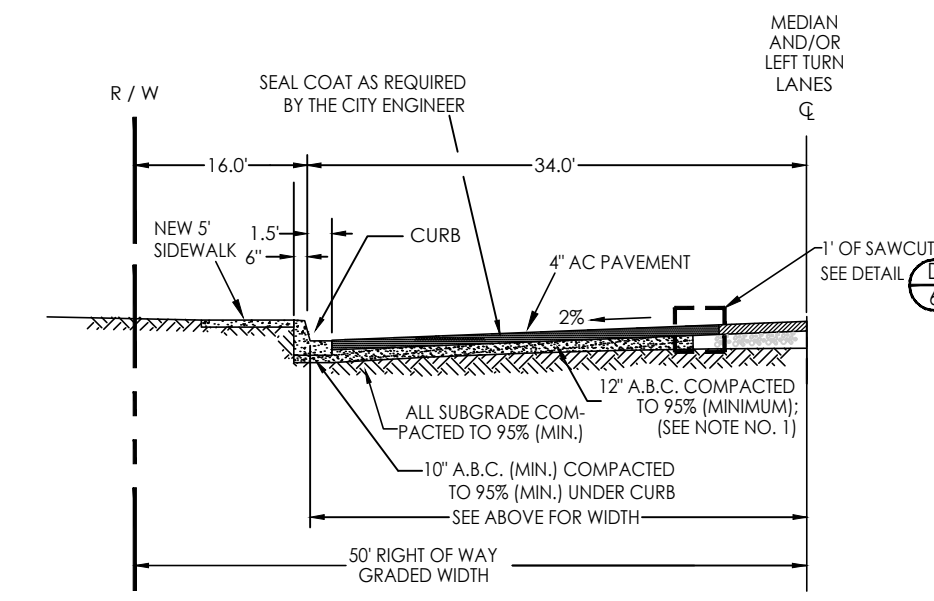
BY:
 JOHN C. ENGLISH II R.L.S. No. 16528

KEYNOTES:

- ◆ NEW VERTICAL CURB & GUTTER - AS PER C.O.Y. STD. 3-040
- ◆ NEW DEPRESSED SIDEWALK AND 4" CONCRETE SPILLWAY - SEE DETAILS (E, F, G)
- ◆ NEW DRIVEWAY ENTRANCE WITH CURB RETURNS - AS PER C.O.Y. STD. 3-120
- ◆ NEW STREET LIGHT - TYPE A (4700 LUMENS) AS PER C.O.Y. STD. 7-010 AND C.O.Y. STD. 7-015
- ◆ EX. FENCE TO BE REMOVED
- ◆ EX. SHADE TO BE REMOVED
- ◆ EX. BUILDING TO BE REMOVED
- ◆ EX. POWER POLE AND ELECTRICAL SERVICE TO BE RELOCATED
- ◆ EX. JUNCTION BOX TO BE RELOCATED
- ◆ EX. CONCRETE AND WALL STRUCTURES TO BE REMOVED
- ◆ SAWCUT 1' OF EXISTING PAVEMENT, REMOVE AND REPLACE WITH NEW PAVEMENT - SEE DETAIL (D)
- ◆ SAWCUT EXISTING VERTICAL CURB AND GUTTER AS NEEDED TO MATCH WITH NEW CURB RETURN, CONSTRUCT TO MATCH
- ◆ SAWCUT & REMOVE EX. PAVEMENT AS NEEDED FOR CONSTRUCTION OF NEW WATER SERVICES AND FIRE HYDRANTS, AND REPLACE WITH NEW PAVEMENT (MATCH TO EX. THICKNESS). CONSTRUCT TO MATCH. REFER TO SHEET 3 FOR MORE INFORMATION
- ◆ NEW SIDEWALK RAMP - AS PER C.O.Y. STD. 3-145
- ◆ NEW 5' CONCRETE SIDEWALK - AS PER C.O.Y. STD. 3-135
- ◆ MODIFIED SIDEWALK RAMP - AS PER C.O.Y. STD. 3-145, PROTECT EXISTING POWER POLE DURING CONSTRUCTION

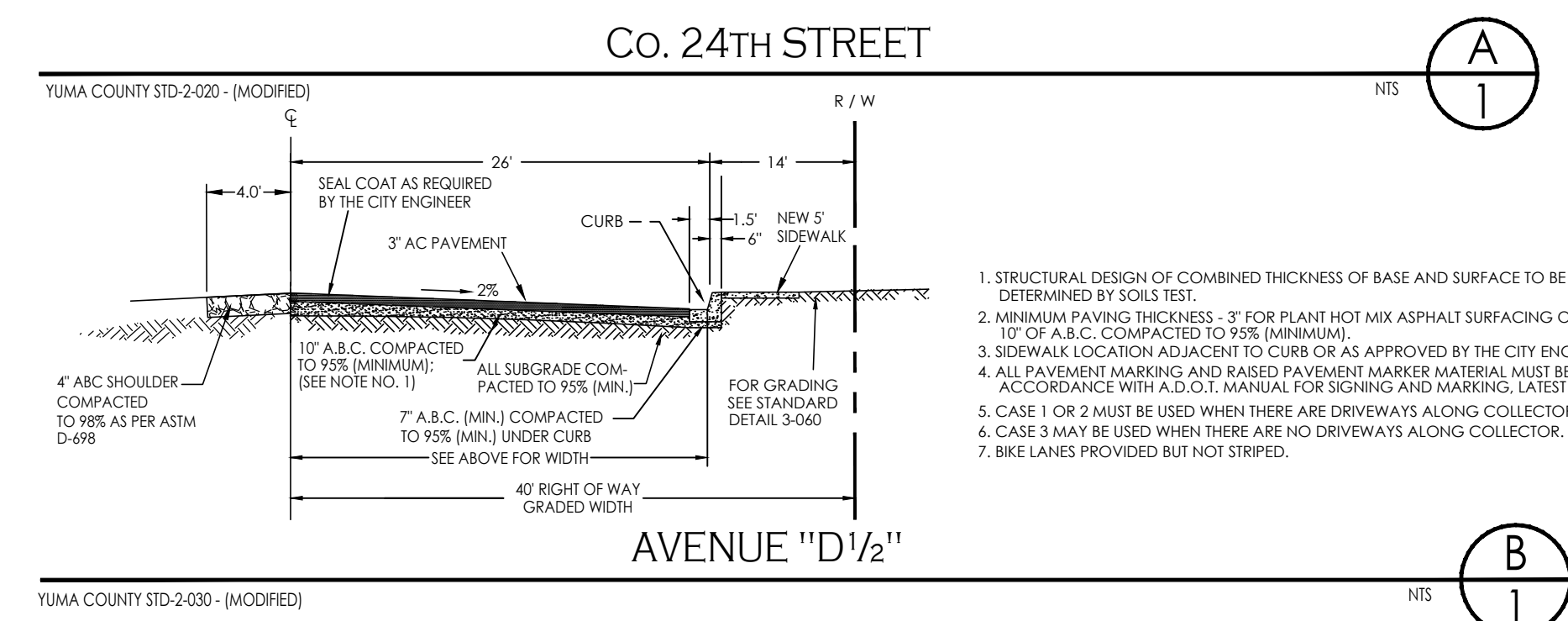
DRAINAGE REPORT

SEE SHEET 2 FOR DRAINAGE REPORT



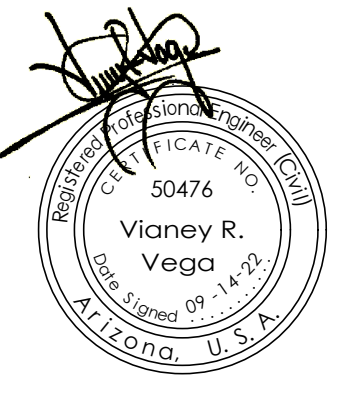
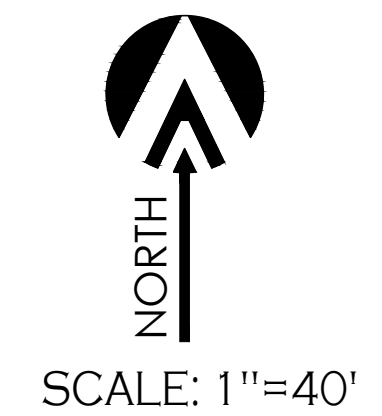
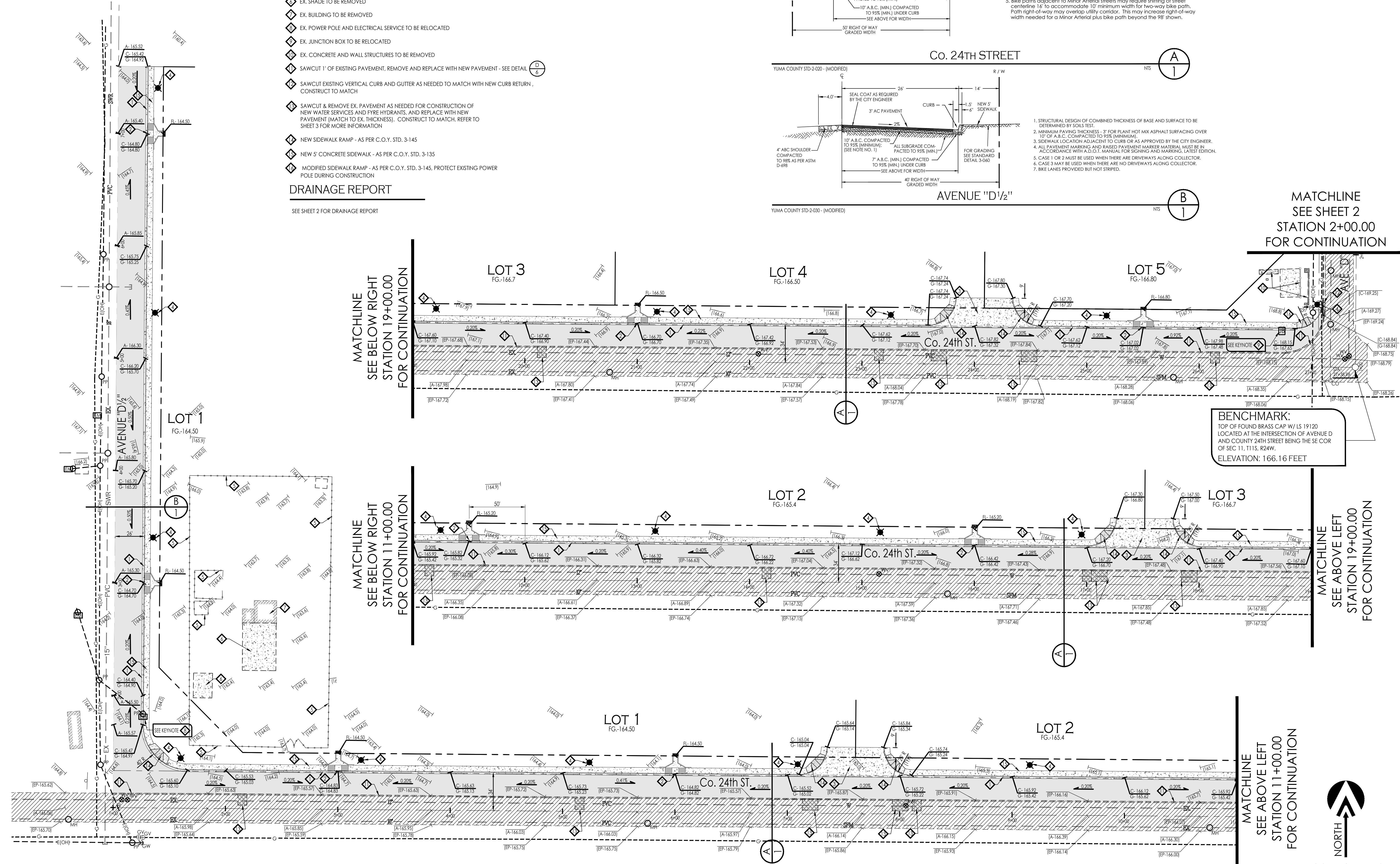
NOTES

1. Structural design of combined thickness of base and surface to be determined by soil tests. While the soil test may require a greater paving thickness, the following minimum paving thickness is required: four inch (4") for plant hot mix asphalt surfacing over twelve inches (12") of A.B.C. compacted to 95% (minimum).
2. Sidewalk location adjacent to curb or as approved by the City Engineer.
3. All pavement striping/markings and/or raised pavement markers shall be in accordance with ADOT manual for signing and marking, latest edition, with the exception of bikeways which shall be marked and signed in accordance with Standard Detail 2-085.
4. Refer to Standard Detail 2-010 for bike path information.
5. Bike paths adjacent to Minor Arterial streets may require shifting of street centerline 16' to accommodate 10' minimum width for two-way bike path. Path right-of-way may overlap utility corridor. This may increase right-of-way width needed for a Minor Arterial plus bike path beyond the 98' shown.



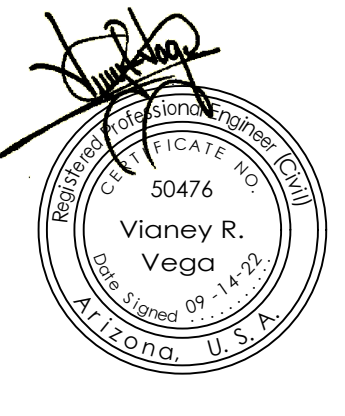
MATCHLINE
SEE SHEET 2
STATION 2+00.00
FOR CONTINUATION

BENCHMARK:
TOP OF FOUND BRASS CAP W/LS 19120
LOCATED AT THE INTERSECTION OF AVENUE D
AND COUNTY 24TH STREET BEING THE SE COR
OF SEC 11, T11S, R24W.
ELEVATION: 166.16 FEET



Notes:
Scale: N.T.S. Date: FEB. 2022
Drawn: Staff Job #: VVV21-940
Checked: Vno
Sheet

Water and Sewer Plan
 SOUTHWEST ARIZONA INDUSTRIAL
 SUBMISSION - (PHASE 2)

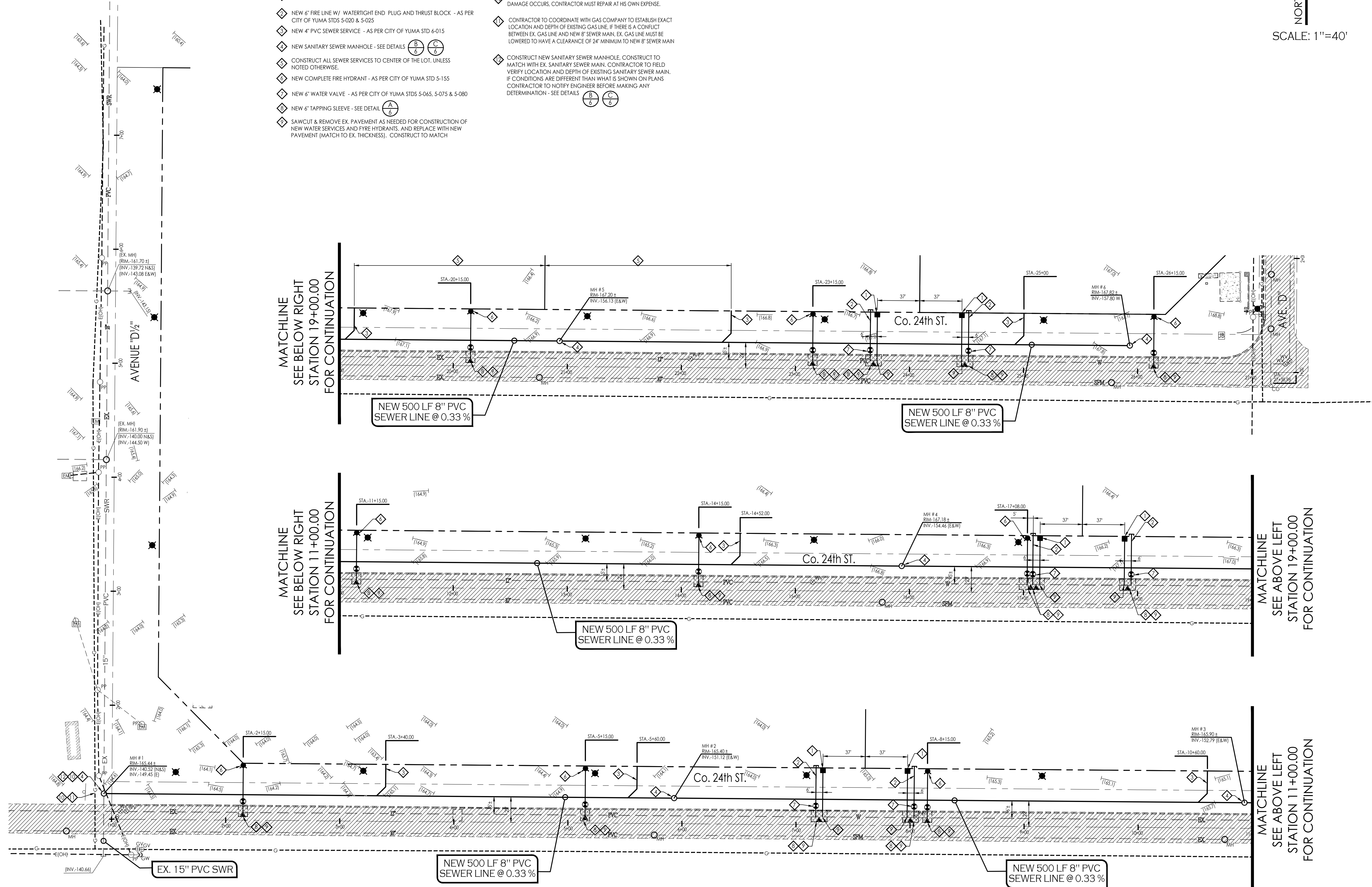


Notes:
 Scale: N.T.S. Date: Mar. 2022
 Drawn: Staff Job #: vrv21-940
 Checked: vno



KEYNOTES:

- ◆ INSTALL 2" SINGLE WATER SERVICE (TYP.) - AS PER CITY OF YUMA STD 5-040
- ◆ NEW 6" FIRE LINE W/ WATER TIGHT END PLUG AND THRUST BLOCK - AS PER CITY OF YUMA STD 5-020 & 5-025
- ◆ NEW 4" PVC SEWER SERVICE - AS PER CITY OF YUMA STD 6-015
- ◆ NEW SANITARY SEWER MANHOLE - SEE DETAILS (B) (C) (6) (6)
- ◆ CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT, UNLESS NOTED OTHERWISE.
- ◆ NEW COMPLETE FIRE HYDRANT - AS PER CITY OF YUMA STD 5-155
- ◆ NEW 6" WATER VALVE - AS PER CITY OF YUMA STD 5-065, 5-075 & 5-080
- ◆ NEW 6" TAPPING SLEEVE - SEE DETAIL (A) (6)
- ◆ SAWCUT & REMOVE EX. PAVEMENT AS NEEDED FOR CONSTRUCTION OF NEW WATER SERVICES AND FIRE HYDRANTS, AND REPLACE WITH NEW PAVEMENT [MATCH TO EX. THICKNESS]. CONSTRUCT TO MATCH
- ◆ CONTRACTOR TO PROTECT EX. UTILITIES DURING CONSTRUCTION. IF DAMAGE OCCURS, CONTRACTOR MUST REPAIR AT HIS OWN EXPENSE.
- ◆ CONTRACTOR TO COORDINATE WITH GAS COMPANY TO ESTABLISH EXACT LOCATION AND DEPTH OF EXISTING GAS LINE. IF THERE IS A CONFLICT BETWEEN EX. GAS LINE AND NEW 8" SEWER MAIN, EX. GAS LINE MUST BE LOWERED TO HAVE A CLEARANCE OF 24" MINIMUM TO NEW 8" SEWER MAIN
- ◆ CONSTRUCT NEW SANITARY SEWER MANHOLE. CONSTRUCT TO MATCH WITH EX. SANITARY SEWER MAIN. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SANITARY SEWER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION - SEE DETAILS (B) (C) (6) (6)



MATCHLINE
 SEE BELOW RIGHT
 STATION 19+00.00
 FOR CONTINUATION

MATCHLINE
 SEE BELOW RIGHT
 STATION 11+00.00
 FOR CONTINUATION

MATCHLINE
 SEE ABOVE LEFT
 STATION 19+00.00
 FOR CONTINUATION

MATCHLINE
 SEE ABOVE LEFT
 STATION 11+00.00
 FOR CONTINUATION

NEW 500 LF 8" PVC
 SEWER LINE @ 0.33 %

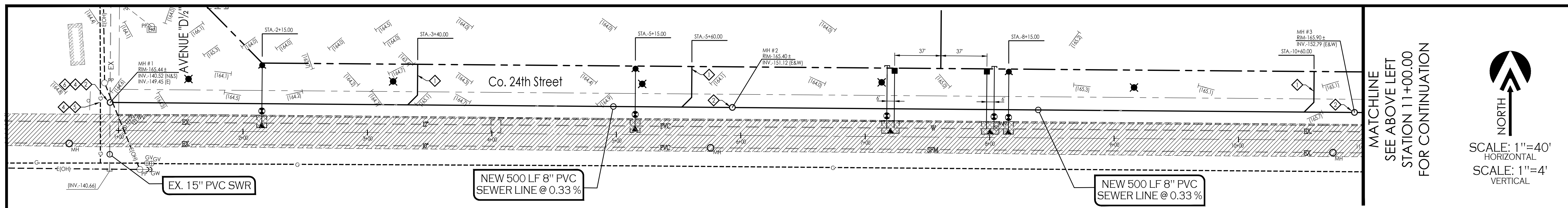
NEW 500 LF 8" PVC
 SEWER LINE @ 0.33 %

NEW 500 LF 8" PVC
 SEWER LINE @ 0.33 %

NEW 500 LF 8" PVC
 SEWER LINE @ 0.33 %

NEW 500 LF 8" PVC
 SEWER LINE @ 0.33 %

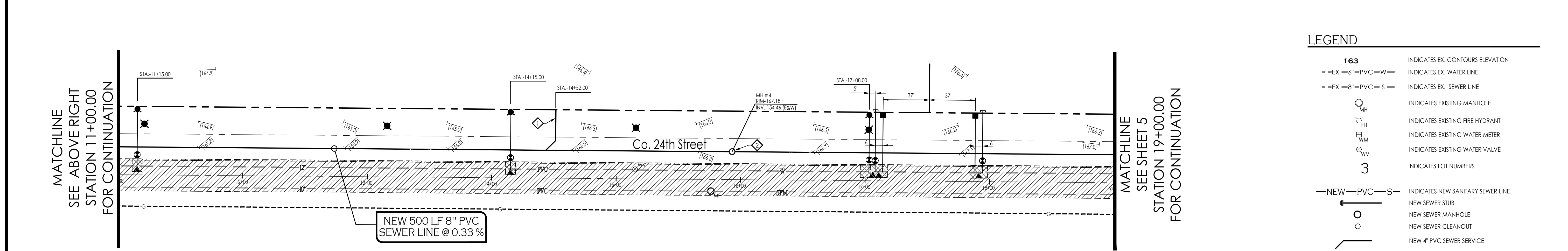
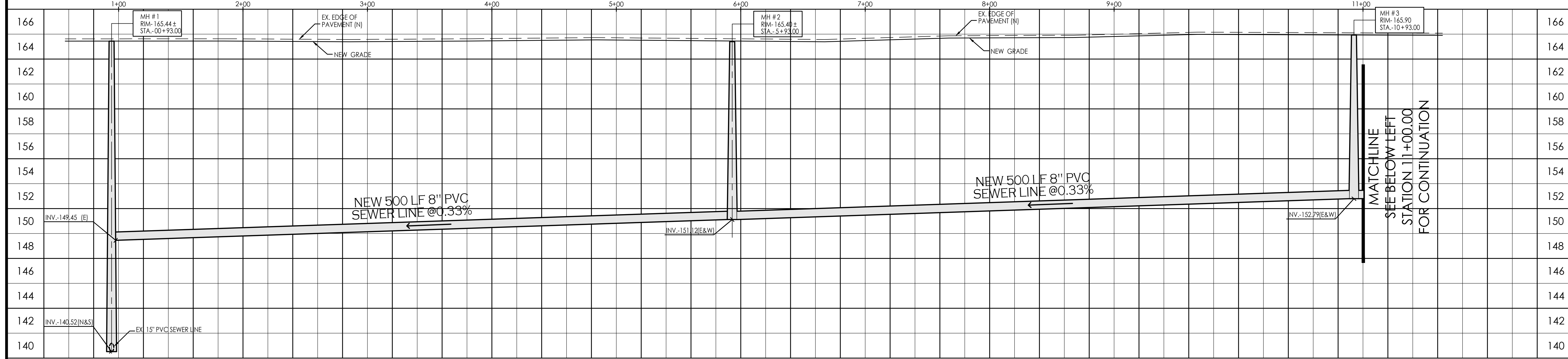
EX. 15" PVC SWR



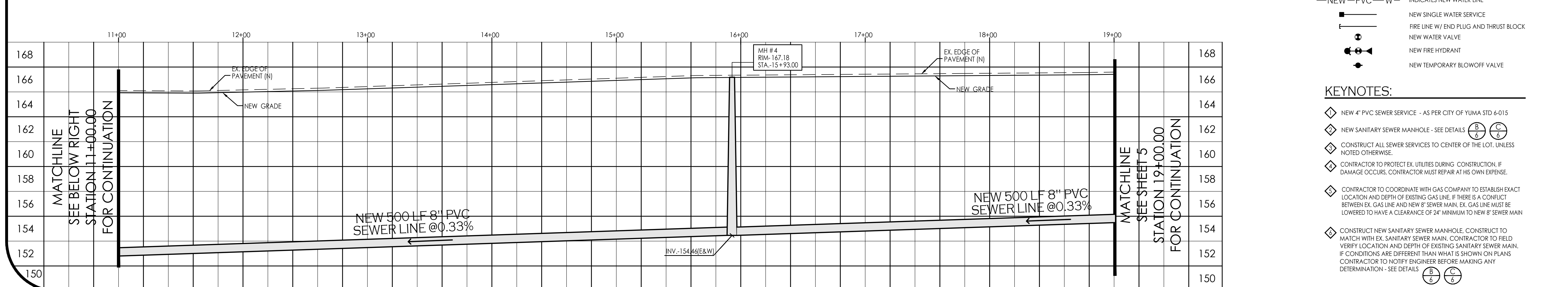
MATCHLINE
SEE ABOVE LEFT
STATION 11+00.00
FOR CONTINUATION

NORTH

SCALE: 1"=40'
HORIZONTAL
SCALE: 1"=4'
VERTICAL



- LEGEND**
- 163 INDICATES EX. CONTOURS ELEVATION
 - EX.-6"-PVC-W- INDICATES EX. WATER LINE
 - EX.-8"-PVC-S- INDICATES EX. SEWER LINE
 - MH INDICATES EXISTING MANHOLE
 - FH INDICATES EXISTING FIRE HYDRANT
 - WM INDICATES EXISTING WATER METER
 - WV INDICATES EXISTING WATER VALVE
 - 3 INDICATES LOT NUMBERS
 - NEW-PVC-S- INDICATES NEW SANITARY SEWER LINE
 - NEW SEWER STUB
 - NEW SEWER MANHOLE
 - NEW SEWER CLEANOUT
 - 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



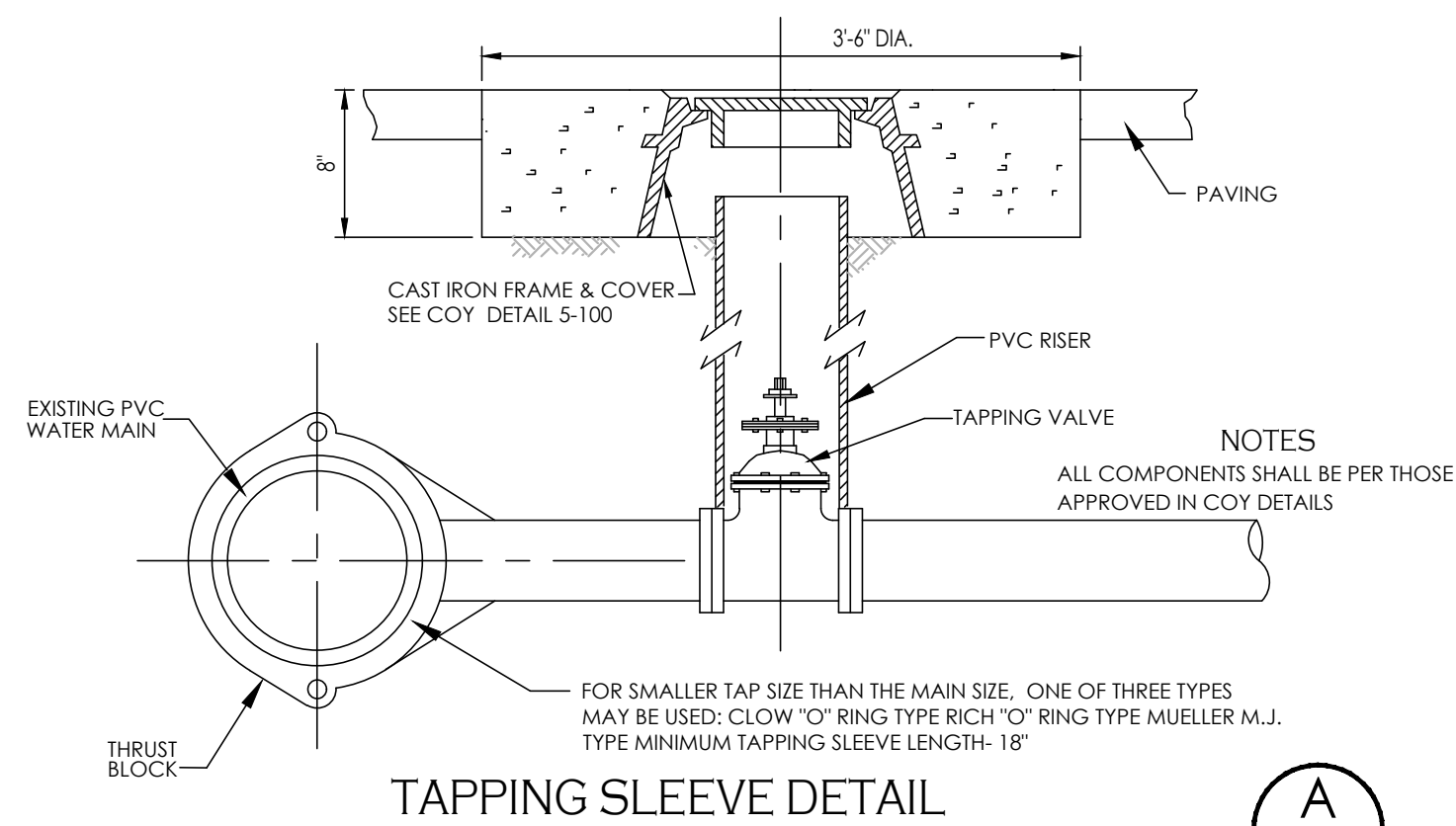
- KEYNOTES:**
- ◇ NEW 4" PVC SEWER SERVICE - AS PER CITY OF YUMA STD 6-015
 - ◇ NEW SANITARY SEWER MANHOLE - SEE DETAILS (B/6) (C/6)
 - ◇ CONSTRUCT ALL SEWER SERVICES TO CENTER OF THE LOT, UNLESS NOTED OTHERWISE.
 - ◇ CONTRACTOR TO PROTECT EX. UTILITIES DURING CONSTRUCTION. IF DAMAGE OCCURS, CONTRACTOR MUST REPAIR AT HIS OWN EXPENSE.
 - ◇ CONTRACTOR TO COORDINATE WITH GAS COMPANY TO ESTABLISH EXACT LOCATION AND DEPTH OF EXISTING GAS LINE. IF THERE IS A CONFLICT BETWEEN EX. GAS LINE AND NEW 8" SEWER MAIN, EX. GAS LINE MUST BE LOWERED TO HAVE A CLEARANCE OF 24" MINIMUM TO NEW 8" SEWER MAIN
 - ◇ CONSTRUCT NEW SANITARY SEWER MANHOLE, CONSTRUCT TO MATCH WITH EX. SANITARY SEWER MAIN. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING SANITARY SEWER MAIN. IF CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS CONTRACTOR TO NOTIFY ENGINEER BEFORE MAKING ANY DETERMINATION - SEE DETAILS (B/6) (C/6)

Sewer Plan and Profile
SOUTHWEST ARIZONA INDUSTRIAL
SUBDIVISION - (PHASE 2)



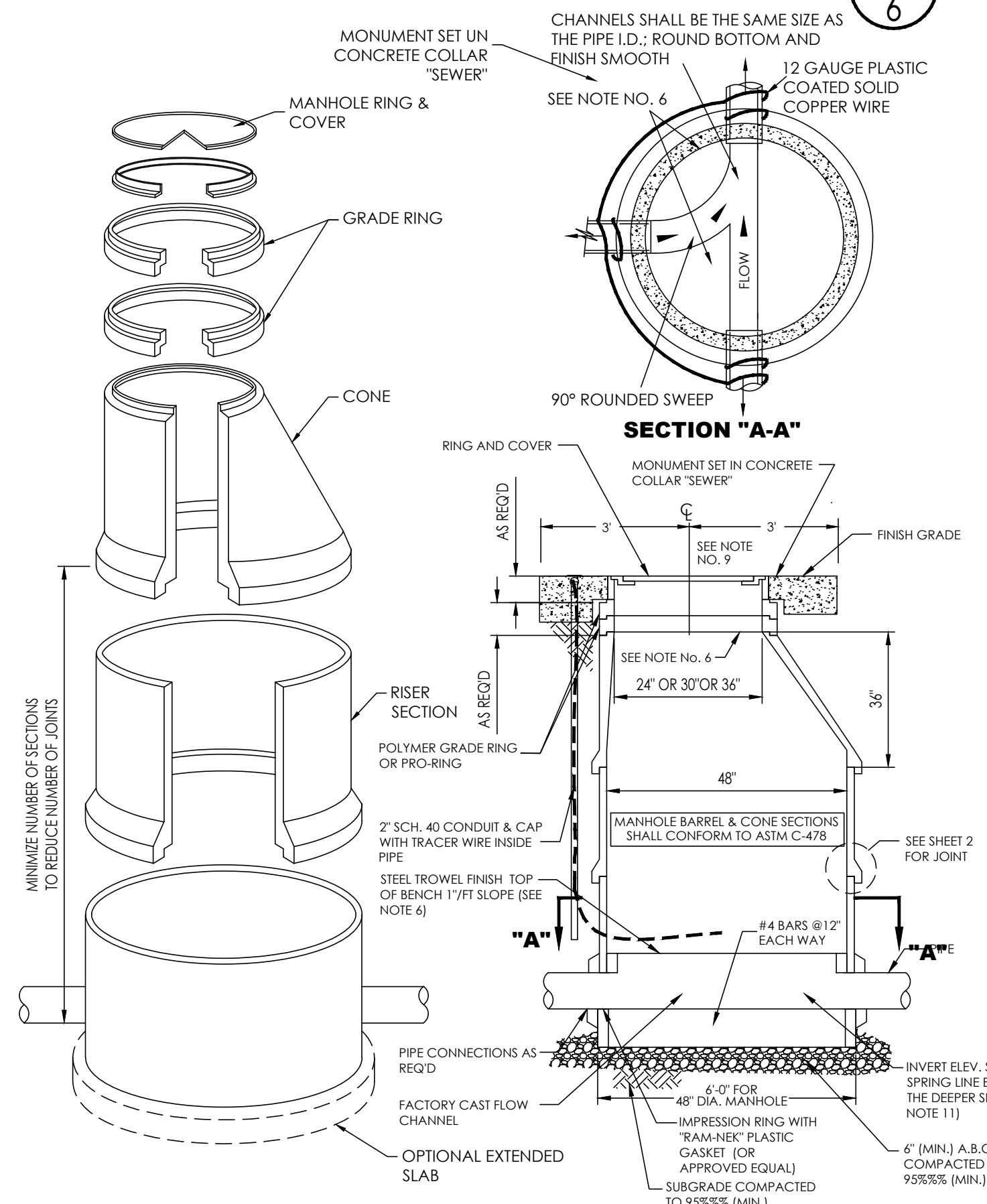
Notes:

Scale: N.T.S. Date: Mar. 2022
Drawn: staff Job #: vrv21-940
Checked: vno



TAPPING SLEEVE DETAIL

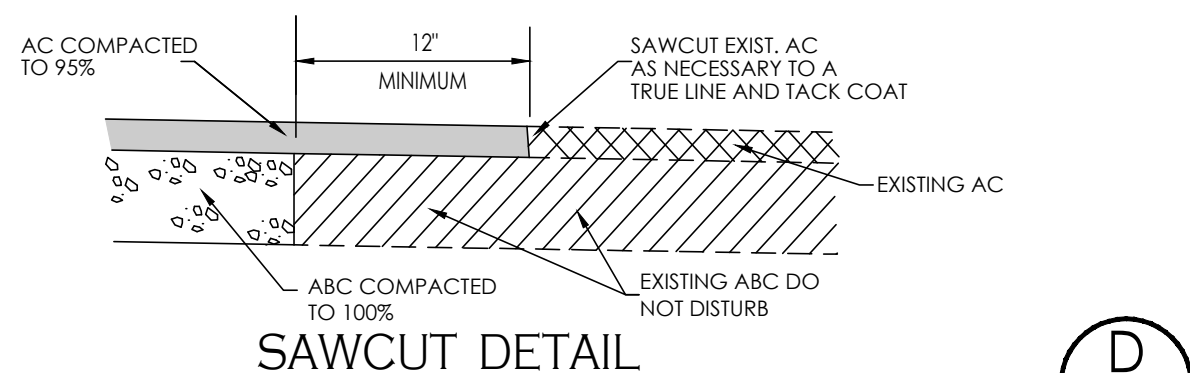
A
6



STANDARD MANHOLE COVER

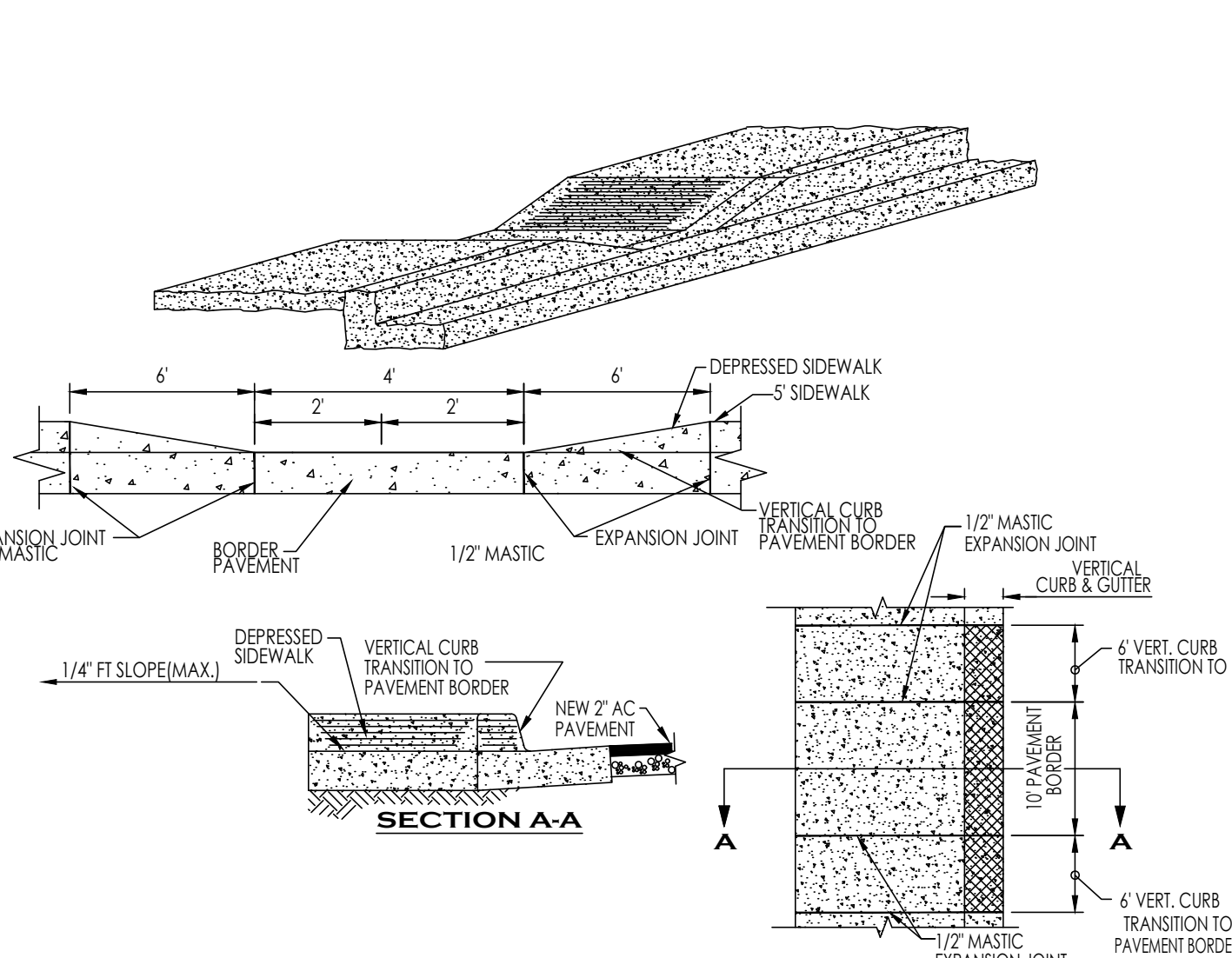
CITY OF YUMA STANDARD # 5-040

C
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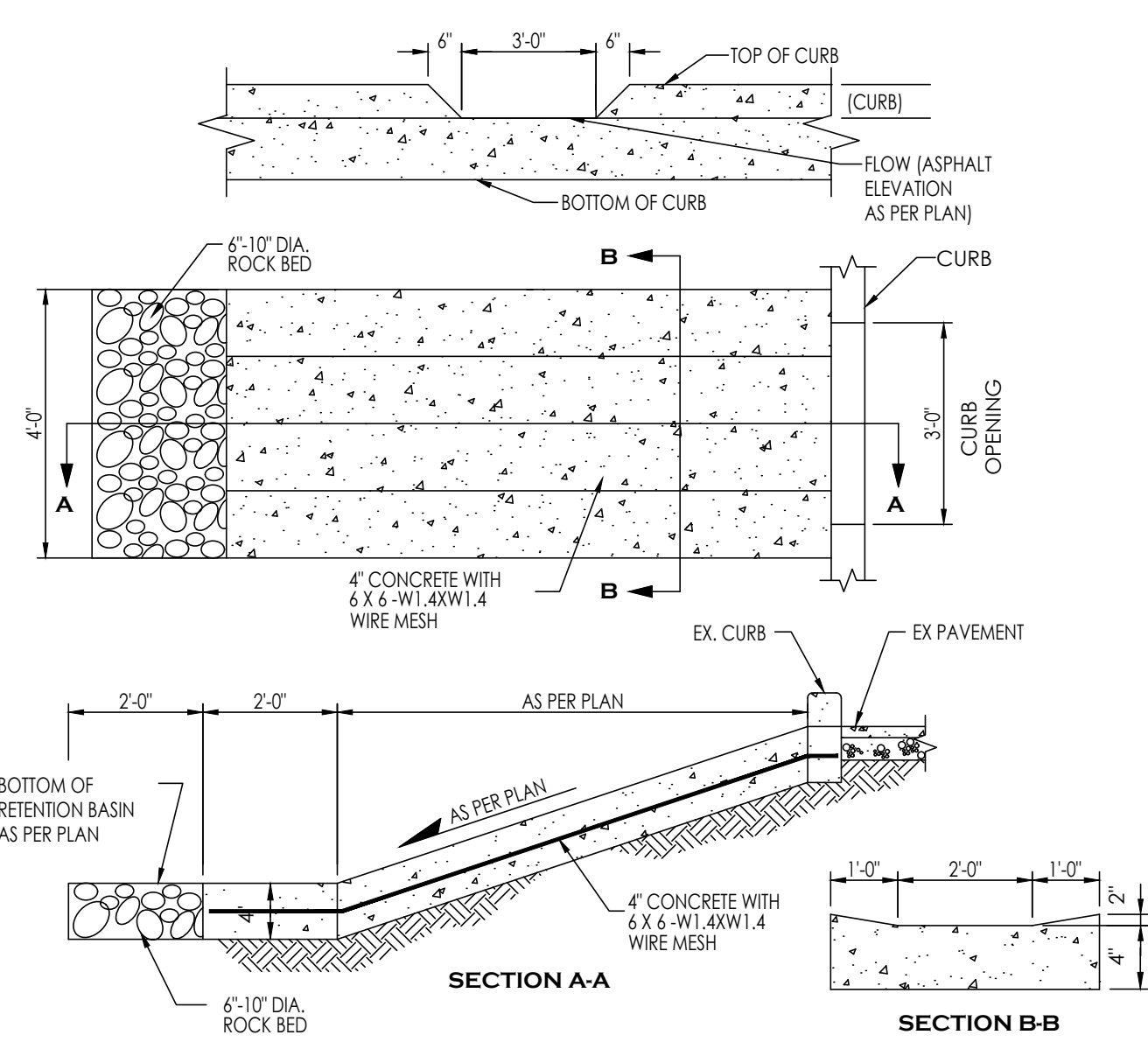
SAWCUT DETAIL

D
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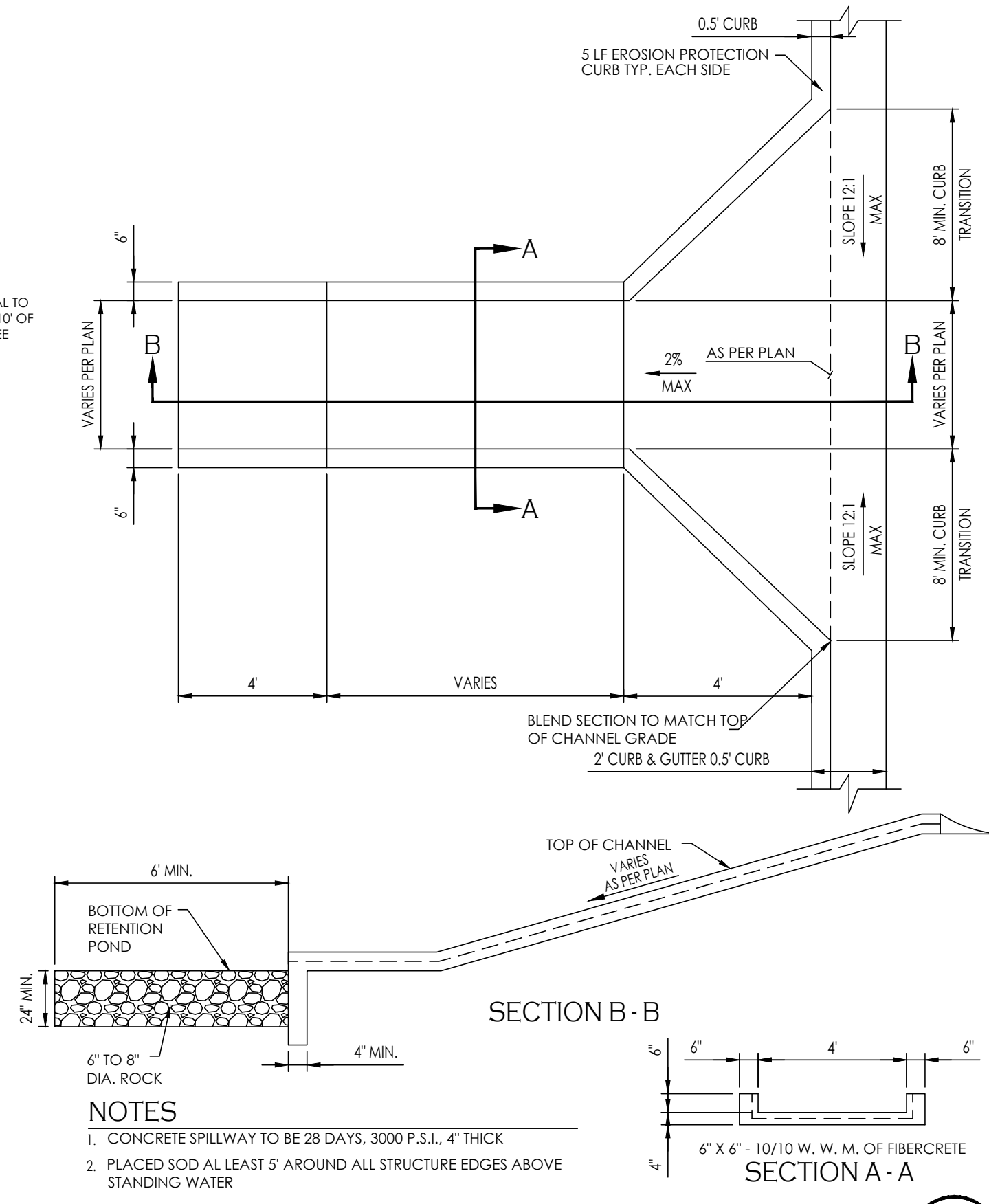
DEPRESSED SIDEWALK

F
6



CONCRETE SPILLWAY WITH CURB OPENING

G
6



CONCRETE SPILLWAY

E
6

GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SITE AND SOIL CONDITION AND SHALL NOTIFY ALL UTILITY AGENCIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONDITIONS REQUIRING CHANGE TO THE PLANS.
- CONTRACTOR SHALL NOTIFY THE CITY OF YUMA PRIOR TO START OF CONSTRUCTION.
- STANDARD SPECIFICATIONS AND ARIZONA STATE HEALTH DEPARTMENT BUL. NO. 11 SHALL APPLY TO THIS PROJECT.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO YEARS AFTER THE FINAL ACCEPTANCE.
- 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.
- 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 DIRECTOR.
- CONTRACTOR WILL PROVIDE THE ENGINEER WITH ALL COUNTY REQUIRED COMPACTION AND CONCRETE TESTS.
- FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
- 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.
- 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.
- 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.
- 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.
- INSTALL TRACER WIRE AS PER CITY OF YUMA STANDARDS
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT CONSTRUCTION MATERIAL SUBMITTALS TO CITY OF SAN LUIS FOR REVIEW AND APPROVAL.

WATER AND SEWER NOTES

- 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.
- ENGINEERING PERSONNEL SHALL BE PRESENT WHEN WATER MAINS ARE BOTH FLUSHED AND PRESSURE TESTED.
- ALL TEES, 90 DEGREE ELBS, BENDS, HYDRANTS AND DEAD END PLUGS SHALL BE THRUST BLOCKED WITH CAST-IN-PLACE CONCRETE.
- WATER LINES 4" OR LARGER SHALL BE PVC C900 DR 18 CLASS 235.
- ALL WATER LINE INSTALLATION MUST MEET OR EXCEED STANDARDS ESTABLISHED IN ADHS BULLETIN NO. 10.
- ALL PVC WATER DISTRIBUTION PIPES MUST BE APPROVED BY AND SHALL BEAR THE NSF SEAL FOR POTABLE WATER USE.
- TYPES OF TAPPING SLEEVE REQUIRED:
 - FOR SIZE ON SIZE TAP MUELLER TYPE M.J. ENDS REQUIRED.
 - FOR SMALLER TAP SIZE THAN THE MAIN SIZE, ONE OF THREE TYPES MAY BE USED:
 - CLOW "O" RING TYPE.
 - RICH "O" RING TYPE.
 - MUELLER M.J. TYPE.
 - MINIMUM TAPPING SLEEVE LENGTH - 18".
- ACCEPTABLE VALVE LIST:
 - AMERICAN DARLING 80 CSR RESILIENT WEDGE.
 - WATEROUS SERIES 500 RESILIENT CLOW RESILIENT WEDGE.
 - IF DEAD ENDS ON WATER MAINS CANNOT BE AVOIDED, THEY MUST HAVE BLOW-OFF VALVES (MIN. DIA. 2").
 - DESIGNATION OF WATER LINES IN ACCORDANCE WITH A.D.E.Q. BULLETIN NO. 8 OR AWWA C-651-92 OR LATEST VERSION.
 - WATER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
 - ALL MATERIALS THAT COME INTO CONTACT WITH WATER SHALL CONFORM TO ANS/NF STANDARD 40 AND 41. PER R18-4-213.A AND B
 - CONSTRUCTION MATERIALS USED IN THE WATER SYSTEM SHALL BE LEAD FREE AS DEFINED IN A.A.C. R18-4-504 AND R18-1-1011.
 - WATER LINES SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE W/ AWWA C605-94 FOR PVC PIPE. PER ENGINEERING BULLETIN NO. 10, CHAPTER 7.
 - 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.]
 - 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.
 - VERTICALLY AND 4 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
 - WATER CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE BACTERIOLOGICAL TEST RESULTS TAKEN ON THE SYSTEM.
 - ALL WATER LINES (MAINS AND SERVICES) SHALL INCLUDE THE INSTALLATION OF TRACER WIRE IN ACCORDANCE WITH STANDARD DETAIL NO. 101
 - TYPES OF TAPPING SLEEVE REQUIRED: SMITH-BLAIR MODEL 662-663 STAINLESS STEEL (6" AND SMALLER: 1 1/2" LONG MIN.; LARGER THAN 8" 20" LONG MIN.)
 - A MINIMUM OF 7" SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SEWER LINES AND WATER AND SEWER MAINS.
 - FLANGE BOLTS SHALL BE PROTECTED BY 10 MIL POLYETHYLENE WRAP.
 - 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:
 - SEWER MAIN OR SERVICE CROSSES LESS THAN 2' BELOW A WATERMAIN OR SERVICE.
 - 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).
 - SEWER CONSTRUCTION STAKING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED ENGINEER OR SURVEYOR.
 - SEWER PIPE SHALL BE PVC SDR 35 HAVE 1/4" SEAL OF APPROVAL, AND MEET ASTM D-3034.
 - SEWER MAINS SHALL BE PRESSURE AND LEAKAGE TESTED WITH 4 FEET OF HEAD UPSTREAM, ALLOWABLE LEAKAGE NOT TO EXCEED 180 GALS./IN. DIA./MILE OF PIPE/DAY. PER AAC R18-9-E301.D.2]
 - EXFILTRATION FROM MANHOLES SHALL BE LIMITED TO 0.1 GALS./HR./VERTICAL FOOT.
 - 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]
 - 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 GALS./IN. DIA./MILE OF PIPE/DAY. ALLOWABLE INFILTRATION FOR MANHOLES SHALL BE LIMITED TO 0.1 GALS./HR./VERTICAL FOOT.
 - GRAVITY SEWER LINES MUST BE TESTED FOR LEAKAGE AS PER R18-9-E301.D.2].
 - MANHOLES TESTING IS REQUIRED FOR 100% OF MANHOLES ACCORDING TO R18-9-E301.D.3.c.e.& f.
 - FOR CONSTRUCTION AND TESTING OF SEWER LINES REFER TO A.A.C.R18-9-E301-(D)(2).
 - FOR CONSTRUCTION AND TESTING OF SEWER FORCE MAIN REFER TO A.A.C.R18-9-E301-4.
 - MANHOLE TESTING & CONSTRUCTION IS REQUIRED ACCORDING TO A.A.C.R18-9-E301-3.
 - THE PRESSURE TESTING OF WATERLINES SHALL BE UNDERTAKEN AS FOLLOWS AND IN DESCENDING ORDER OF PRECEDENCE:
 - 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.
 - INITIAL PRESSURE FOR THE PRESSURE TEST SHALL BE A MINIMUM OF 150 PSI. PRESSURE LOSS DURING TESTING SHALL NOT EXCEED 5 PSI.
 - 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.
 - 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)
 - MATERIALS SHALL BE IN ACCORDANCE WITH THE APPROVED WATER SERVICE COMPONENTS LIST.
 - ALL MANHOLES SHALL BE CONSTRUCTED OF POLYMER CONCRETE

WALL THICKNESS	AVAILABLE BASE HEIGHTS	AVAILABLE RISER HEIGHTS	WALL WEIGHT/FT	APPROX. WEIGHT 28ASE
2"	3' 4"	1', 2', 3', 4', 5', 6'	300 LBS/FT	3655 LBS

- NOTES
- Concentric manholes shall be constructed only upon the approval of the City Engineer.
 - Pre-cast concrete cones and sections shall meet A.S.T.M. C-478 specifications (latest revision) except where shown. Concrete shall be Type III with flyash additive. Inside diameter of manhole and elevations as shown on plans.
 - Asphalt caulking shall be used to seal all joints.
 - An asphalt waterproofing seal shall be applied to the exterior surfaces of the manhole that will be exposed to ground water.
 - Not Used
 - Apply "Plasite" surface sealant (or approved equal) on adjustment rings, bench or on any other concrete surface.
 - Base constructed of Class "A" concrete.
 - Base reinforcing steel should be ASTM A615, grade 40.
 - See standard R/10 for adjusting manhole frame and cover to final grade.
 - Pre-cast concrete manholes shall have a PVC T-lock liner, sealed gas tight, as manufactured by Ameron (or approved equal). Linner and interior surfaces shall be spark tested. (Applies only to sanitary sewer manholes see Arizona Administrative Code R18-9-E-301 D.3.e Manholes General Permit: Sewerage Collection Systems pertaining to Hokey testing).
 - Backfill used to fill manhole excavation shall be a one sack cement per cubic yard of sand slurry mixture, unless otherwise approved.
 - Grout seal around pipe. Match and apply same protective coating on grout as used on the other exposed concrete surfaces (see Note 4).
 - Special details shall be required for: Manholes greater than 40' in depth or deflection manholes for multiple pipe penetrations with at least one pipe larger than 36" or if sewer main is larger than 48" in diameter. Calculations shall be signed/sealed by a registered professional engineer (A2 license) and submitted to the City Engineer for review & acceptance.
 - The PVC pipe needs to be installed inside the manhole. The top 1/2 portion of the pipe must be cut off a minimum length of 30" to allow CCTV camera access, and to accept flow from lateral piping.

PRE-CAST CONCRETE MANHOLE

B
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I.D.	O.D.	WALL THICKNESS	WEIGHT PER FOOT
48"	52"	2"	300 LB

