

UTILITY COMPANY CONTACTS

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 FLAGSTAFF, AZ 86004
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 112 N BEAVER STREET
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 PHONE: (928) 779-4931

UNISOURCE ENERGY SERVICES
 CONTACT: MARTIN CONBOY
 2901 W SHAMRELL BLVD #110
 FLAGSTAFF, AZ 86001
 MCONBOY@UESAZ.COM
 PHONE: (928) 226-2269

OPTIMUM
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 1601 S PLAZA WAY
 FLAGSTAFF, AZ 86001
 SANFORD.YAZZIE@ALTICEUSA.COM
 PHONE: (928) 266-0672

UTILITY CONFLICT

UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND WERE COMPILED FROM RECORD DRAWINGS, SURVEY, AND CONSTRUCTION PLANS FURNISHED BY OTHERS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATIONS OF ALL UNDERGROUND LINES THAT MAY AFFECT WORK PRIOR TO CONSTRUCTION. THERE ARE NO APPARENT CONFLICTS WITH THE FRANCHISE UTILITIES, REFER TO THEIR RESPONSE LETTERS FOR MORE INFORMATION.

FEMA DESIGNATION

THIS PROJECT IS LOCATED WITHIN ZONE X AND ZONE AE OF FEMA FIRM MAP #04005C6836, EFFECTIVE SEPTEMBER 3, 2010. ZONE X IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE AE IS DESCRIBED AS THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

RESOURCE PRESERVATION

THE PROJECT DOES FALL WITHIN THE CITY OF FLAGSTAFF RESOURCE PROTECTION OVERLAY ZONE. A FINAL NATURAL RESOURCE PROTECTION PLAN HAS BEEN PREPARED HEREIN.

BASIS OF BEARING

NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:
 THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON NORTHLAND EXPLORATION SURVEY (NES) CALIBRATION TO THE CITY OF FLAGSTAFF LOW DISTORTION PROJECTION (LDP) COORDINATE SYSTEM.
 SURVEY CONTROL COORDINATES PROVIDED BY NES FEBRUARY 3, 2025.
 LDP COORDINATES PROVIDED BY THE CITY OF FLAGSTAFF JANUARY 25, 2024.

PROJECTION ARIZONA CENTRAL ZONE, NAD83, (EPOCH 2010)
 DATUM GRS-80
 UNITS INTERNATIONAL FEET
 GEOID MODEL GEOID 2018

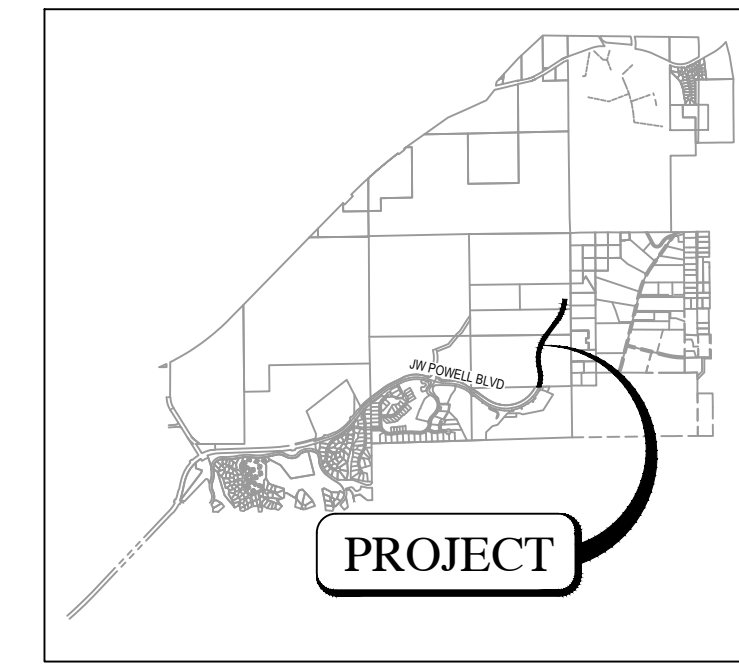
POINT ID 500
 LATITUDE 35°10'05.42440" N
 LONGITUDE 111°37'55.45784" W
 ELLIPSOID HEIGHT 6913.18'
 DESCRIPTION 1/2-INCH REBAR WITH A RED WOODPATEL CAP, STAMPED 'TRAV POINT'

HORIZONTAL SCALE FACTOR OF 1.0004032227.

HORIZONTAL ADJUSTMENT N: -1455401.329 E: -719650.488
 HORIZONTAL ROTATION +0°10'29"

OFFSITE SEWER PLAN FOR J.W. POWELL BLVD.

LOCATED WITHIN THE SOUTH HALF OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 7
 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
 COCONINO COUNTY, ARIZONA
 FLAGSTAFF, ARIZONA



LOCATION MAP
 NTS

**WOOD
 PATEL**

Wood, Patel & Associates, Inc.
 Civil Engineering
 Water Resources
 Land Survey
 Construction Management
 602.335.8500
 www.woodpatel.com



DEVELOPER

JWP LAND COMPANY
 8601 N. SCOTTSDALE RD, SUITE 335
 SCOTTSDALE ARIZONA 85253
 PHONE: (602) 616-6828
 CONTACT: TODD SEVERSON
 TSeverson@symmetrycompanies.com

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
 2051 W. NORTHERN AVENUE, SUITE 100
 PHOENIX, ARIZONA 85021
 PHONE: (602) 335-8500
 CONTACT: MICHAEL T. YOUNG, P.E.
 myoung@woodpatel.com

BENCHMARK

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE CITY OF FLAGSTAFF LDP CONTROL POINT# 2222101, A BLM BRASS CAP 1965, LOCATED AT THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 7 EAST, HAVING AN ELEVATION OF 6791.64', NAVD88 CITY OF FLAGSTAFF DATUM.

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

ALL POTABLE WATERLINES AND FITTINGS SHALL HAVE A NSF-PW SEAL. ALL MATERIALS AND PRODUCTS USED IN THE POTABLE WATER SYSTEM SHALL CONFORM TO NSF STANDARDS 60 AND 61 IN ACCORDANCE WITH AAC R18-4-213.B. ALL MATERIALS SHALL BE LEAD FREE AS DEFINED IN AAC R18-5-504 AND R18-4-101.

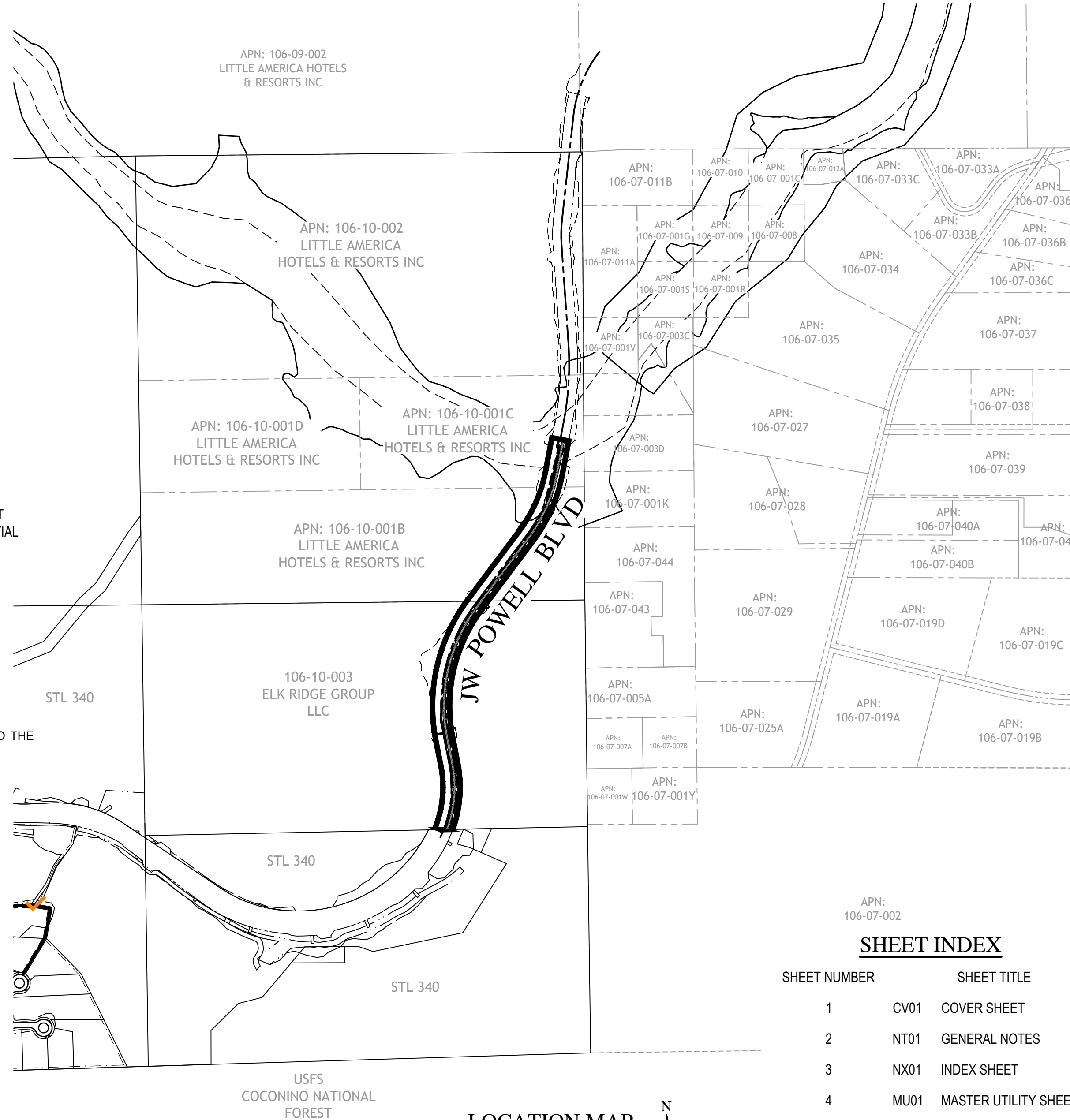
SEWER - ADEQ FILE NO. _____ LTF NO. _____ APPROVAL DATE _____

CITY CONCEPT APPROVAL

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY. ALL LIABILITY FOR ERRORS AND OMISSIONS IS THE RESPONSIBILITY OF THE DESIGN ENGINEER.

APPROVALS:

CITY ENGINEER _____ DATE _____
 CITY PUBLIC WORKS DIRECTOR _____ DATE _____
 CITY WATER SERVICES DIRECTOR _____ DATE _____



LOCATION MAP
 NTS

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	CV01 COVER SHEET
2	NT01 GENERAL NOTES
3	NX01 INDEX SHEET
4	MU01 MASTER UTILITY SHEET
5	DT01 DETAIL SHEET
6	UT01 SEWER PLAN & PROFILE
7	UT02 SEWER PLAN & PROFILE
8	UT03 SEWER PLAN & PROFILE
9	UT04 SEWER PLAN & PROFILE
10	UT05 SEWER PLAN & PROFILE
11	UT06 SEWER PLAN & PROFILE
12	UT07 SEWER PLAN & PROFILE

JW POWELL BLVD - OFFSITE SEWER

STL 405
 FLAGSTAFF, AZ
 COVER SHEET

DATE	DESCRIPTION

REV

EXPIRES 09-30-28

SCALE (HORIZ.) N/A
 SCALE (VERT.) N/A
 DATE 3/13/26
 JOB NUMBER 225329.07
 SHEET 1 OF 12

Z:\022\225329\DWG\JWP-OS\5329.07-CV01.dwg

C.O.F. PROJECT #: PZ-24-00124-09

CHECKED BY: DC DESIGNED BY: KM DRAFTED BY: YE

C.O.F. GENERAL NOTES

- 1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS FOR A ONE (1) YEAR PERIOD, SUBSEQUENT TO THE DATE OF APPROVAL. IF CONSTRUCTION WORK IS NOT STARTED WITHIN THE ONE (1) YEAR PERIOD, OR HAS BEEN DISCONTINUED FOR ANY REASON FOR LONGER THAN ONE (1) YEAR, THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND RE-APPROVAL.
2. PLAN REVIEW BY THE CITY DOES NOT EXTEND TO MATERIAL QUANTITIES SHOWN ON THE PLANS.
3. A PUBLIC WORKS PERMIT, ISSUED BY THE CITY, IS REQUIRED FOR ALL WORK IN CITY RIGHTS-OF-WAY OR EASEMENTS AND FOR CONSTRUCTION OF ANY IMPROVEMENTS INTENDED TO BECOME PUBLIC PROPERTY.
...
22. THE USE OF TRENCH PLATING SHALL BE PROHIBITED FROM NOVEMBER 1ST TO APRIL 1ST UNLESS SPECIFICALLY ALLOWED BY THE CITY ENGINEER. (ORD. 2017-22, REP&REEN, 07/05/2017; ORD. 2024-13, AMENDED, 04/16/2024 (RES. 2024-15))

C.O.F. WATER AND SEWER NOTES

- ALL DESIGN, CONSTRUCTION, TESTING AND INSPECTION SHALL CONFORM TO THE ADEQ REQUIREMENTS: WATER DISTRIBUTION IN ACCORDANCE WITH BULLETINS 10 AND 8, AND SEWER COLLECTION IN ACCORDANCE WITH AAC TITLE 18. IN THE EVENT THE ADEQ REQUIREMENTS CONFLICT WITH THESE STANDARDS, THE MORE RESTRICTIVE SHALL APPLY.
A. ROUGH GRADING SHALL BE COMPLETED WITHIN ONE-TENTH (1/10) OF A FOOT OF PLAN GRADE AND APPROVED BY THE CITY ENGINEER'S AUTHORIZED REPRESENTATIVES PRIOR TO INSTALLATION OF UNDERGROUND UTILITIES.
...
1. WHEN A SEWER SERVICE IS REQUIRED TO BE ABANDONED, IT SHALL BE ABANDONED AT THE PROPERTY LINE AND CAPPED USING THE APPROPRIATE MATERIALS (PVC, CLAY, OR CONCRETE).

PROPERTY LINE AND CAPPED USING THE APPROPRIATE MATERIALS (PVC, CLAY, OR CONCRETE).

- 2. WHEN AN EXISTING WATER SERVICE IS REQUIRED TO BE ABANDONED, IT SHALL BE ABANDONED AT THE MAIN, THE SADDLE AND CORP. STOP SHALL BE REMOVED AND THE MAIN CLAMPED WITH AN APPROVED FULL CIRCLE REPAIR CLAMP.
Q. THE LOCATION OF WATER SERVICES SHALL BE IDENTIFIED BY BRANDING A "W" ON THE TOP OR FACE OF CURB.
R. SEWER SERVICE LOCATIONS SHALL BE IDENTIFIED BY BRANDING AN "S" ON THE TOP OR FACE OF THE CURB.
...
U. ALL NEW OR RELOCATED FIRE HYDRANTS SHALL BE TESTED IN ACCORDANCE WITH AWWA M-17 PROCEDURE AND OBSERVED BY A REPRESENTATIVE OF THE CITY ENGINEER WITH THE TEST PROCEDURE AND RESULTS DOCUMENTED ON A FORM PRESCRIBED BY THE CITY ENGINEER.

QUANTITIES

Table with 4 columns: Note Number, Item Description, Unit, Estimated Quantity. Rows include sewer pipe installation, manholes, and trenching details.

Table with 4 columns: Note Number, Item Description, Unit, Estimated Quantity. Rows include reclaimed water pipe installation and trenching.

Table with 4 columns: Note Number, Item Description, Unit, Estimated Quantity. Row includes paving for urban trails.



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JW POWELL BLVD - OFFSITE SEWER

STL 405
FLAGSTAFF, AZ
GENERAL NOTES

Table with 2 columns: DATE, DESCRIPTION. Includes revision table with REV, DESCRIPTION, and DATE columns.



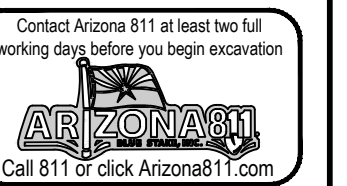
EXPIRES 09-30-28
SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
DATE 3/13/26
JOB NUMBER 225329.07
SHEET 2 OF 12

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C.O.F. PROJECT #: PZ-24-00124-09

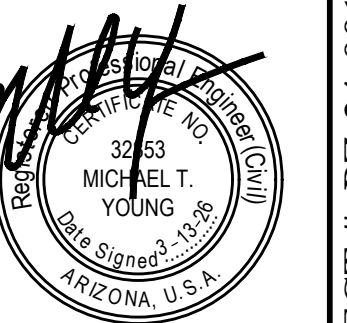
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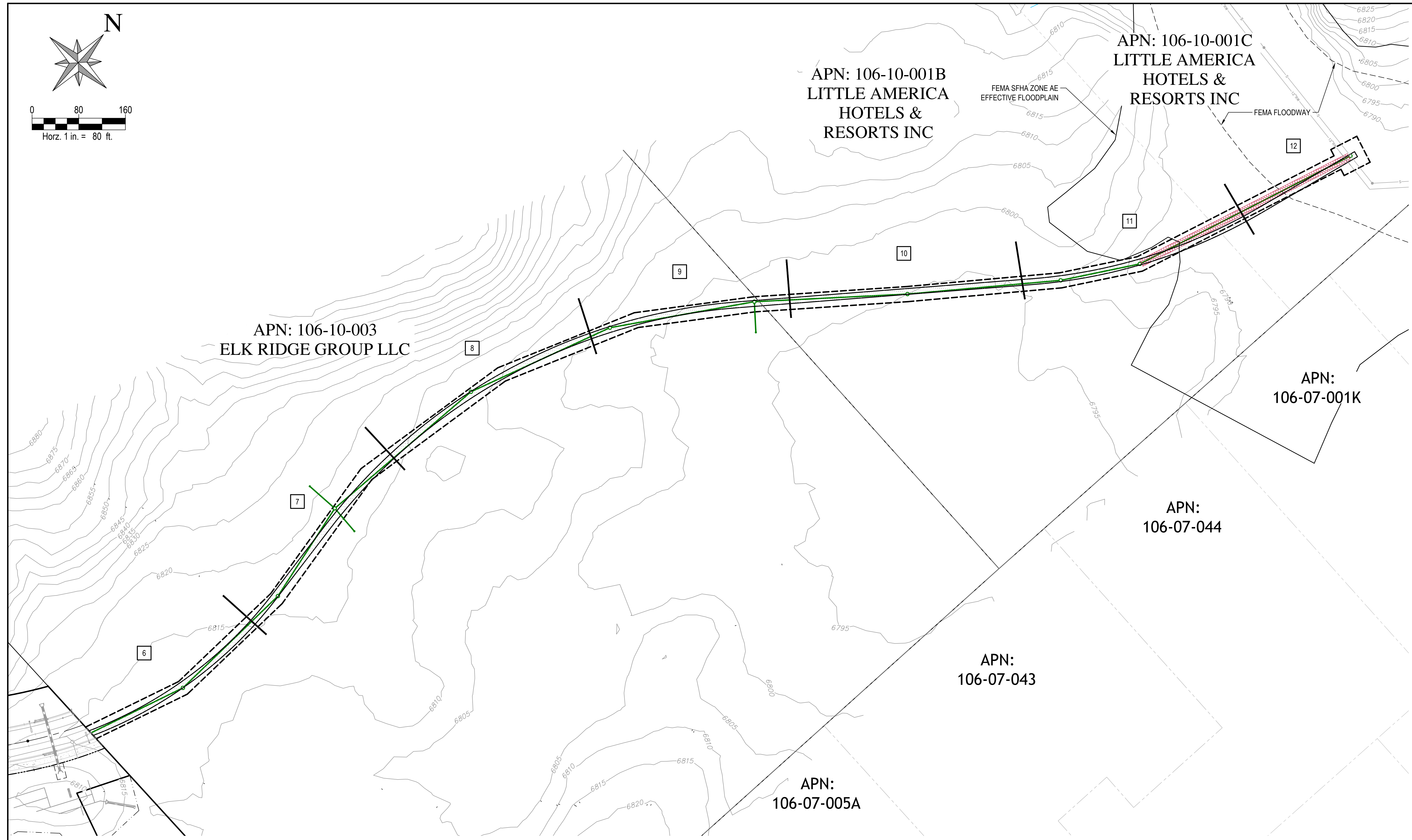
JW POWELL BLVD - OFFSITE SEWER
STL 405
 FLAGSTAFF, AZ
 INDEX SHEET

REV	DESCRIPTION	DATE



EXPIRES 09-30-28
 SCALE (HORIZ.) 1" = 80'
 SCALE (VERT.) N/A
 DATE 3/13/26
 JOB NUMBER 225329.07
 SHEET 3 OF 12

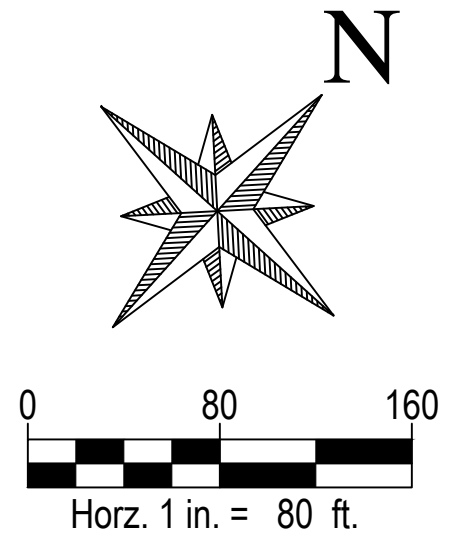
C.O.F. PROJECT #: PZ-24-00124-09



INDEX MAP

LEGEND

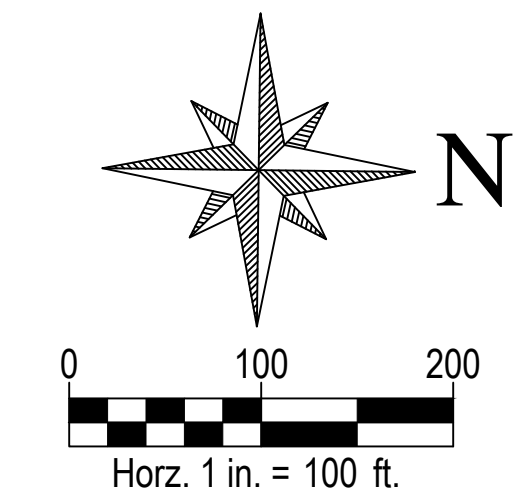
1 SEWER PLAN & PROFILE SHEET NUMBER



Z:\2022\225329\DWG\JWP-OS\5329.07-NX01.dwg

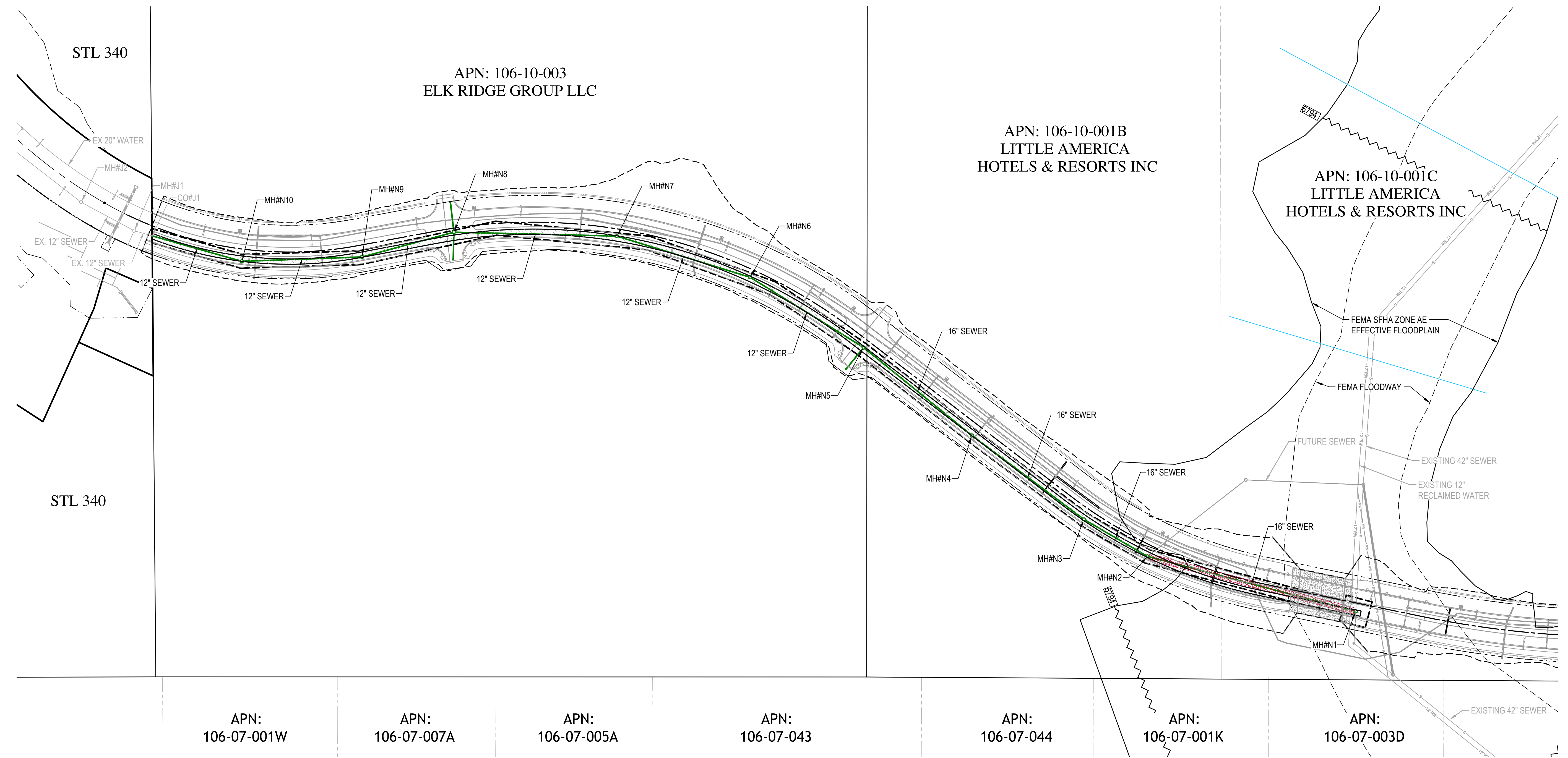
CHECKED BY: DC DESIGNED BY: KM DRAFTED BY: YE

- LEGEND**
- EXISTING POTABLE WATER PIPE & VALVE
 - FUTURE POTABLE WATER PIPE
 - FUTURE SEWER PIPE, MANHOLE
 - SEWER PIPE, MANHOLE
 - EXISTING SANITARY SEWER PIPE, MH
 - EXISTING STORM DRAIN PIPE & MANHOLE
 - FUTURE STORM DRAIN PIPE & MANHOLE
 - FEMA BASE FLOOD ELEVATION



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JW POWELL BLVD - OFFSITE SEWER
STL 405
 FLAGSTAFF, AZ
 MASTER UTILITY SHEET

REV	DESCRIPTION	DATE

APN: 106-07-001W APN: 106-07-007A APN: 106-07-005A APN: 106-07-043 APN: 106-07-044 APN: 106-07-001K APN: 106-07-003D

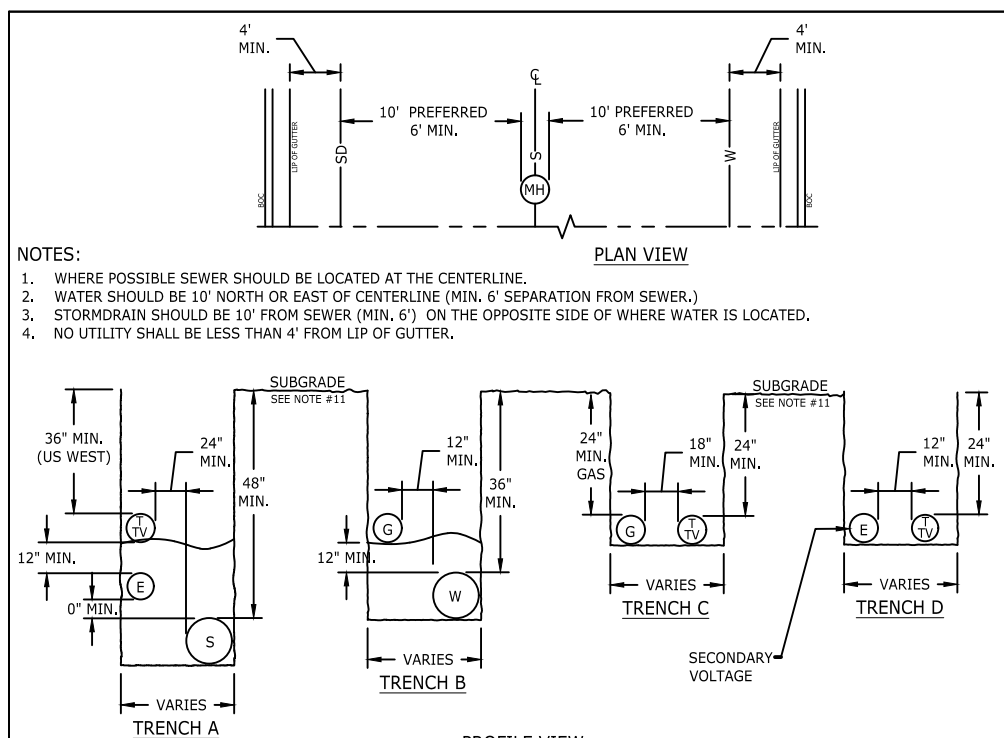


EXPIRES 09-30-28
 SCALE (HORIZ.) 1" = 100'
 SCALE (VERT.) N/A
 DATE 3/13/26
 JOB NUMBER 225329.07
 SHEET 4 OF 12

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CHECKED BY: DC DESIGNED BY: KM DRAFTED BY: YE

C.O.F. PROJECT #: PZ-24-00124-09



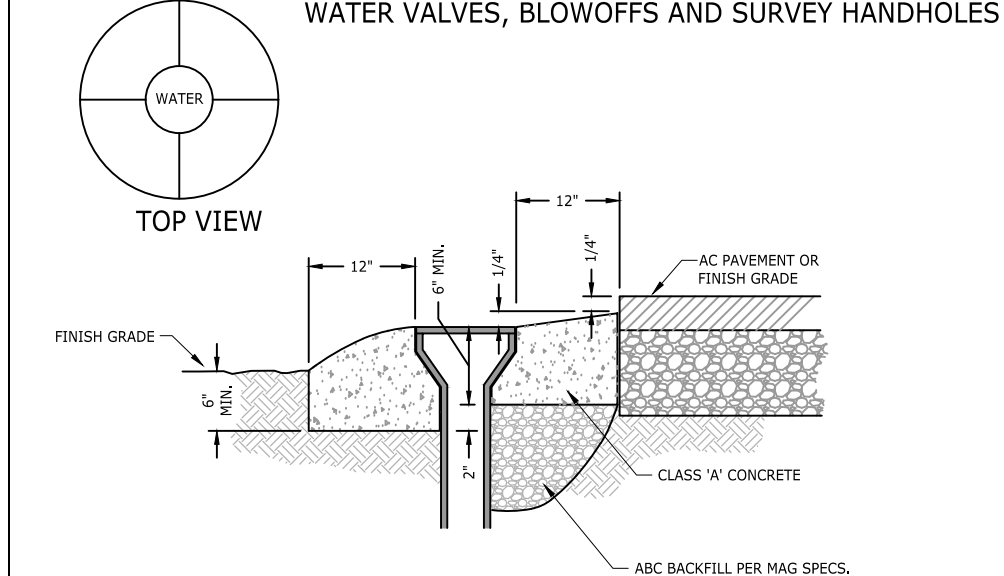
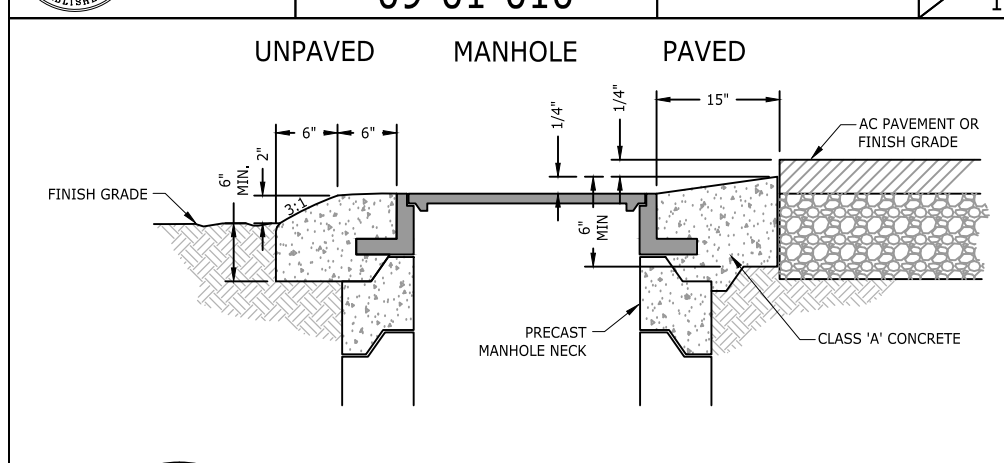
NOTES:

- WHERE POSSIBLE SEWER SHOULD BE LOCATED AT THE CENTERLINE.
- WATER SHOULD BE 12" NORTH OR EAST OF CENTERLINE (MIN. 8" SEPARATION FROM SEWER).
- STORMSEWER SHOULD BE 12" FROM SEWER (MIN. 24" ON THE OPPOSITE SIDE OF WHERE WATER IS LOCATED).
- NO UTILITY SHALL BE LESS THAN 4" FROM LIP OF GUTTER.

NOTES:

- THE DIMENSIONS GIVEN IN THESE TRENCH DETAILS ARE MINIMUM, DEPENDING ON THE NUMBER AND SIZE OF UTILITIES IN A TRENCH. ADDITIONAL COVER AND/OR CLEARANCES MAY BE REQUIRED.
- MINIMUM COVER SHALL BE MEASURED FROM THE TOP OF THE PIPE TO THE SUBGRADE UNDER EXISTING OR PROPOSED PAVEMENT. IN AREAS THAT ARE NOT TO BE PAVED, MINIMUM COVER SHALL BE MEASURED FROM FINISHED GRADE.
- MINIMUM HORIZONTAL DISTANCE BETWEEN WATER AND SEWER PIPES IS 6" FEET.
- WHEN SEWER AND WATER LINES CROSS, REFER TO ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.) GUIDELINES, AND OTHER CITY STANDARDS.
- WHILE POWER AND COMMUNICATION CABLES MAY BE INSTALLED IN SANITARY SEWER TRENCHES, A SEPARATE TRENCH MAY BE REQUIRED WHEN DEPTH IS NECESSARY BY UTILITY COMPANIES.
- WATER AND ELECTRIC POWER LINES ARE NOT ALLOWED IN THE SAME TRENCH.
- GAS AND SEWER LINES ARE NOT ALLOWED IN THE SAME TRENCH.
- TWO WORKING DAYS BEFORE YOU DIG, CALL FOR THE BLUE STAKES (480) 246-TAKE-IT.
- TRACER WIRES SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD P-9-1-100.
- WHEN POWER AND COMMUNICATION CABLES ARE NOT IN THE SAME TRENCH, THEY SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 30" FROM WATER LINES AND 24" FROM SEWER LINES, AND SHALL MAINTAIN A MINIMUM OF 24" ABOVE SEWER LINES. WHEN GAS LINES ARE NOT IN THE SAME TRENCH, A MINIMUM HORIZONTAL SEPARATION OF 30" FROM SEWER LINES AND 18" FROM WATER LINES SHALL BE MAINTAINED. GAS LINES SHALL ALSO BE A MINIMUM OF 18" ABOVE WATER LINES. ALL REQUIREMENTS SHALL BE MADE FROM THE OUTSIDE EDGE OF PIPE OR CABLE.
- MINIMUM DEPTHS FOR POWER, GAS, TELEVISION, AND COMMUNICATION ARE MEASURED FROM FINISHED GRADE.
- ALL WATERLINE (FIRE HYDRANT LEAD LINES, FIRE LINES AND SERVICE LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 3').

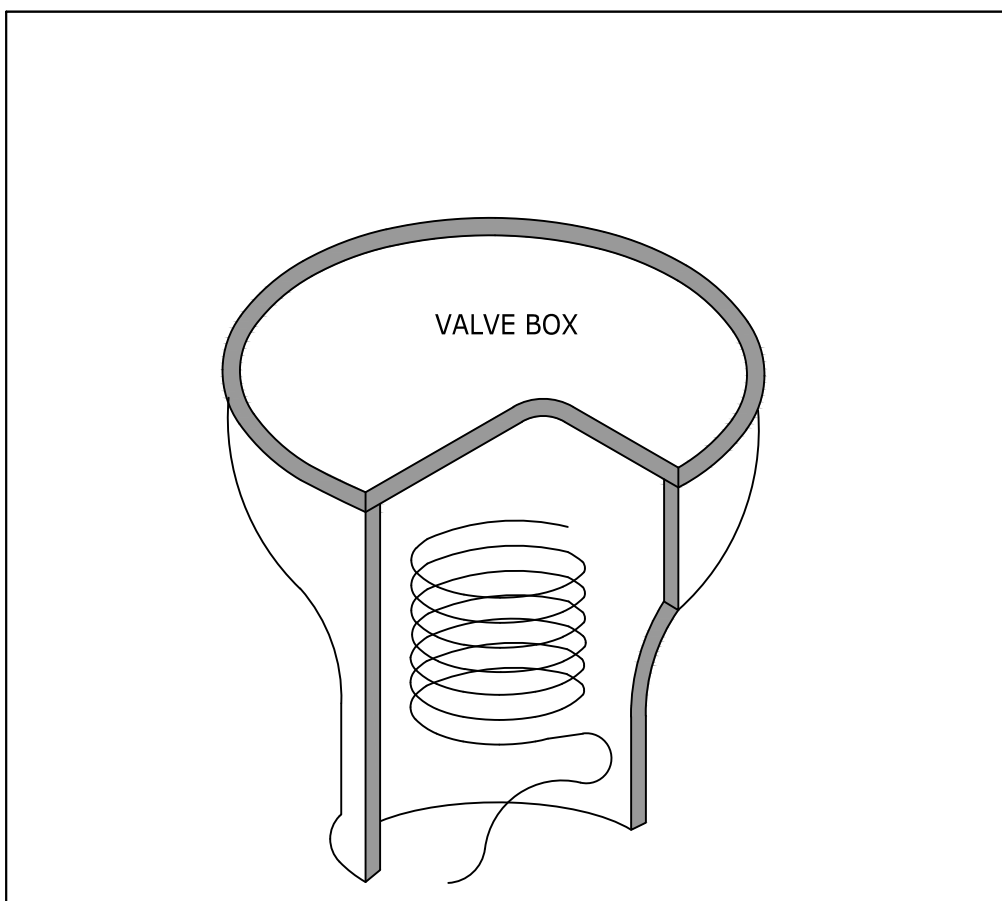
City of Flagstaff
ENGINEERING DETAIL
DETAIL NO. 09-01-010
REVISION DATE: 12/30/2017
1



NOTE:

- TOP OF VALVE BOX AND CONCRETE RING MUST BE 1/4" BELOW FINISHED GRADE.
- CONCRETE RING FOR VALVES AND MANHOLES SHALL HAVE FOUR (4) STRESS JOINTS AT 90° ANGLES.
- DEPTH OF CONCRETE SHALL BE A MIN. 6" OR SAME AS AC AND A/C SECTION, NOT TO EXCEED 8".
- VALVES AND MANHOLES LOCATED UNDER CONCRETE PAVING SHALL HAVE A COLD JOINT OR EXPANSION JOINT CONCRETE COLLAR.

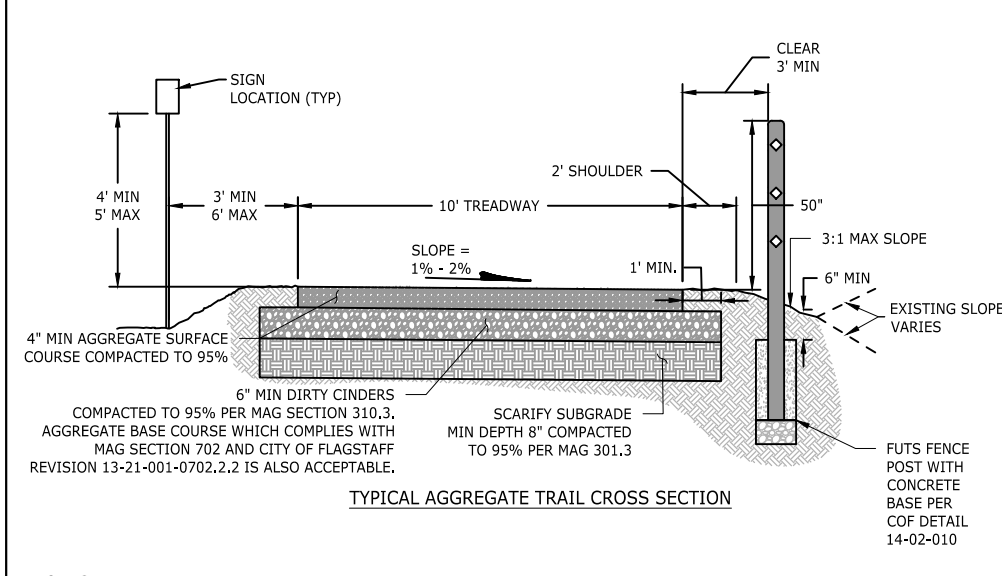
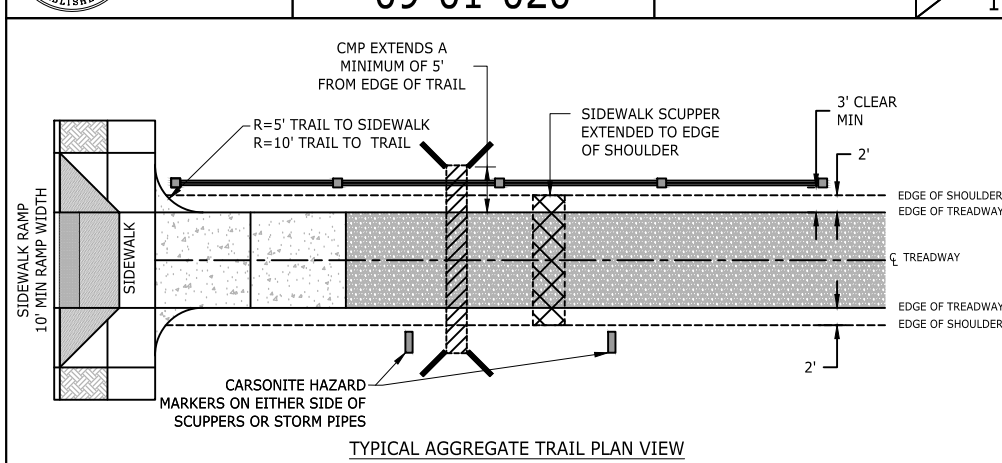
City of Flagstaff
ENGINEERING DETAIL
DETAIL NO. 09-03-062
REVISION DATE: 12/30/2017
1



NOTES:

- THE 4'-6" TRACER WIRE SHALL BE A MINIMUM 8' FOOT OUTSIDE OF BOX WHEN EXTENDED, IN A CAST IRON VALVE BOX WITHOUT A VALVE.
- THE TRACER WIRE EXTENDS FROM THE MAIN ON THE FIRE HYDRANT OR METER SERVICE RUNS. THE END COIL MUST BE SET IN A SEPARATE VALVE BOX.
- COVER SHALL BE LABELED WATER, SEWER OR RECLAIM WASTEWATER.
- LOCATE VALVE BOX 1' FOOT BEHIND SIDEWALK WITHIN RIGHT OF WAY.

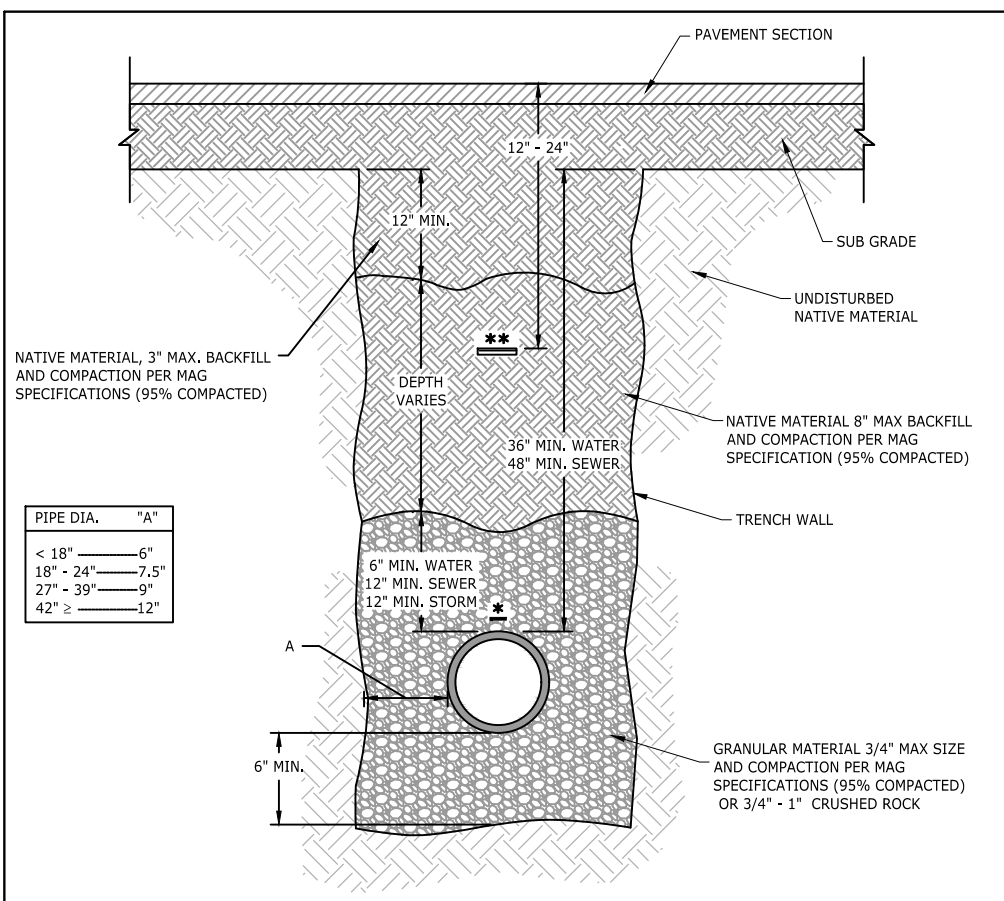
City of Flagstaff
ENGINEERING DETAIL
DETAIL NO. 09-01-020
REVISION DATE: 12/30/2017
1



NOTES:

- THE FIRST 30 LINEAR FEET OF THE TRAIL AFTER AN INTERSECTION WITH A SIDEWALK, PAVED TRAIL, OR ROAD MUST BE CONSTRUCTED OF PCC PER DETAIL 14-02-002.
- TRAIL SECTIONS WITH GRASSES OF 5% OR GREATER FOR MORE THAN 50' MUST BE CONSTRUCTED OF PCC PER DETAIL 14-02-002.
- DISTANCE BETWEEN CONNECTION JOINTS SHALL BE 10' (SAWJOINT TO DEPTH AND FILL JOINT PER COP DETAIL 14-02-005)

City of Flagstaff
ENGINEERING DETAIL
DETAIL NO. 14-02-002
REVISION DATE: 01/09/2024
1



NOTES:

- NATIVE BACKFILL SHALL BE PER MAG SPECS AND MAY BE SELECTED FROM THE EXCAVATION MATERIAL OR FROM A SOURCE SELECTED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.
- NON-SHRINK BACKFILL IN ACCORDANCE WITH COP STD. 9-6-100 AND MAY BE USED FOR BACKFILL UP TO 6" BELOW FINISH GRADE. THE FINAL 6" SHALL BE NATIVE MATERIAL. IF MAX. THE NON-SHRINK BACKFILL SHALL BE PROPORTIONED AS FOLLOWS: 2600 LBS OF 3/8" MINUS AGGREGATE, 800 LBS SAND, 54 LBS CEMENT AND 11 GALLONS WATER.
- TRACER WIRE TARED TO TOP CENTER OF MAIN WITH 100ML PVC TAPE ON 4" CENTERS. SEE COP STD 9-61-100.

City of Flagstaff
ENGINEERING DETAIL
DETAIL NO. 09-01-031
REVISION DATE: 12/30/2017
1

AGGREGATE SURFACE MATERIAL (FOR UNPAVED SECTIONS):

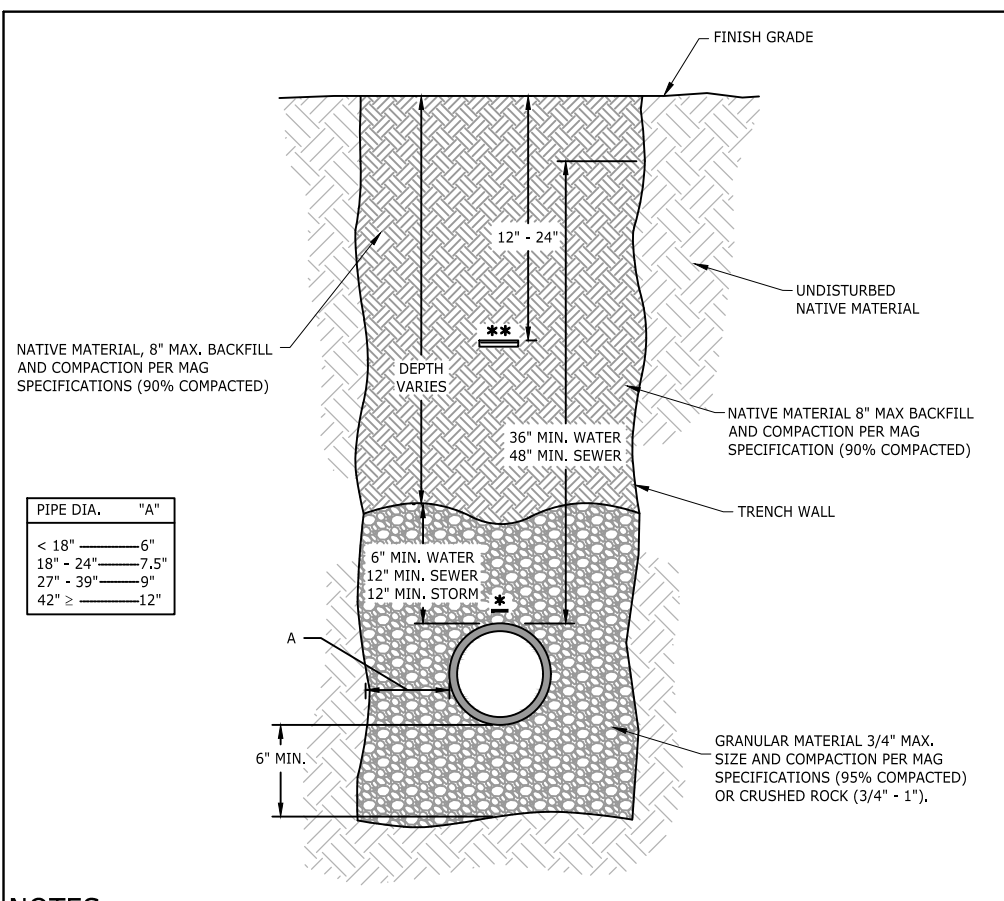
- AGGREGATE SURFACE MATERIAL SHALL BE A COLOR COMPATIBLE WITH NATURAL SURROUNDINGS AND ACCEPTABLE TO THE CITY OR COUNTY. UNLESS LIGHT GRAY OR OTHER VISUALLY INCONSPICUOUS COLORED AGGREGATES WILL NOT BE ACCEPTED.
- AGGREGATE SURFACE MATERIAL SHALL HAVE A PLASTICITY INDEX OF 3-12, AND THE GRADATION SHALL BE AS FOLLOWS:

SIZE SIZE (SQUARE OPENINGS)	PERCENT BY WEIGHT PASSING SIEVE
1/4"	100
No. 4	95 - 100
No. 8	85 - 95
No. 10	60 - 80
No. 16	45 - 75
No. 20	35 - 60
No. 40	30 - 40
No. 60	25 - 35
No. 100	20 - 30
No. 200	12 - 20

NOTES:

- DIRTY CINDERS SHALL COMPLY WITH MAG SECTION 702 AND CITY OF FLAGSTAFF MODIFICATION 13-21-001-0702.2.2, EXCEPT THAT THE LOS ANGELES ABRASION REQUIREMENT IS WAIVED.
- HERBICIDES SHALL BE SUBMITTAL FOR APPROVED EQUAL FOR PRE-EMERGENT CONTROL AND ORGANIC, NON-PHOSPHATE PRODUCT FOR POST-EMERGENT CONTROL.
- HERBICIDES SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR NON-CROP LAND USE. PRE-EMERGENT HERBICIDES SHALL BE APPLIED TO THE SUBGRADE SURFACE AT A RATIO OF 1.5 GALLONS TO 100 GALLONS OF WATER PER ACRE. CARE SHALL BE GIVEN TO CONTAINING HERBICIDES TO THE PLOTS TRAIL LIMITS ONLY.
- HERBICIDES SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR NON-CROP LAND USE. POST-EMERGENT HERBICIDES SHALL BE APPLIED TO PLOTS TRAIL AFTER THE SUBGRADE HAS BEEN SCARIFIED AND BEFORE SHAPING AND COMPACTING THE BASE. THE POST-EMERGENT HERBICIDES SHALL BE APPLIED AT A RATIO OF 1.5 GALLONS OF WATER PER ACRE. CARE SHALL BE GIVEN TO CONTAINING HERBICIDES TO THE PLOTS TRAIL LIMITS ONLY.

City of Flagstaff
ENGINEERING DETAIL
DETAIL NO. 14-02-002
REVISION DATE: 01/09/2024
2

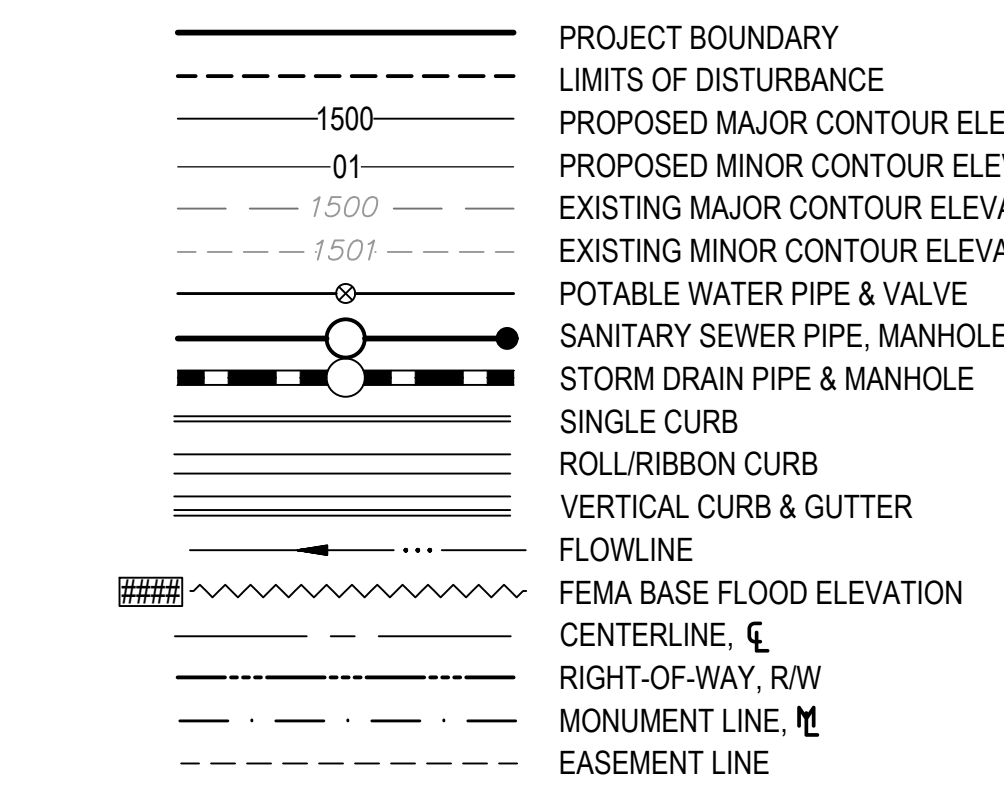


NOTES:

- NATIVE BACKFILL SHALL BE PER MAG SPECS AND MAY BE SELECTED FROM THE EXCAVATION MATERIAL OR FROM A SOURCE SELECTED BY THE CONTRACTOR AND APPROVED BY THE CITY ENGINEER.
- IF THE UNPAVED STREET HAS A SURFACE MATERIAL (ABC, CINDERS, ETC) OTHER THAN NATIVE, THE SURFACE MATERIAL SHALL BE REPLACED TO ITS EXISTING DEPTH.
- NON-SHRINK BACKFILL IN ACCORDANCE WITH COP STD. 9-6-100 AND MAY BE USED FOR BACKFILL UP TO 6" BELOW FINISH GRADE. THE FINAL 6" SHALL BE NATIVE MATERIAL. IF MAX. THE NON-SHRINK BACKFILL SHALL BE PROPORTIONED AS FOLLOWS: 2600 LBS OF 3/8" MINUS AGGREGATE, 800 LBS SAND, 54 LBS CEMENT AND 11 GALLONS WATER.
- TRACER WIRE TARED TO TOP CENTERS OF MAIN WITH 100ML PVC TAPE ON 4" CENTERS. SEE COP STD 9-61-100.

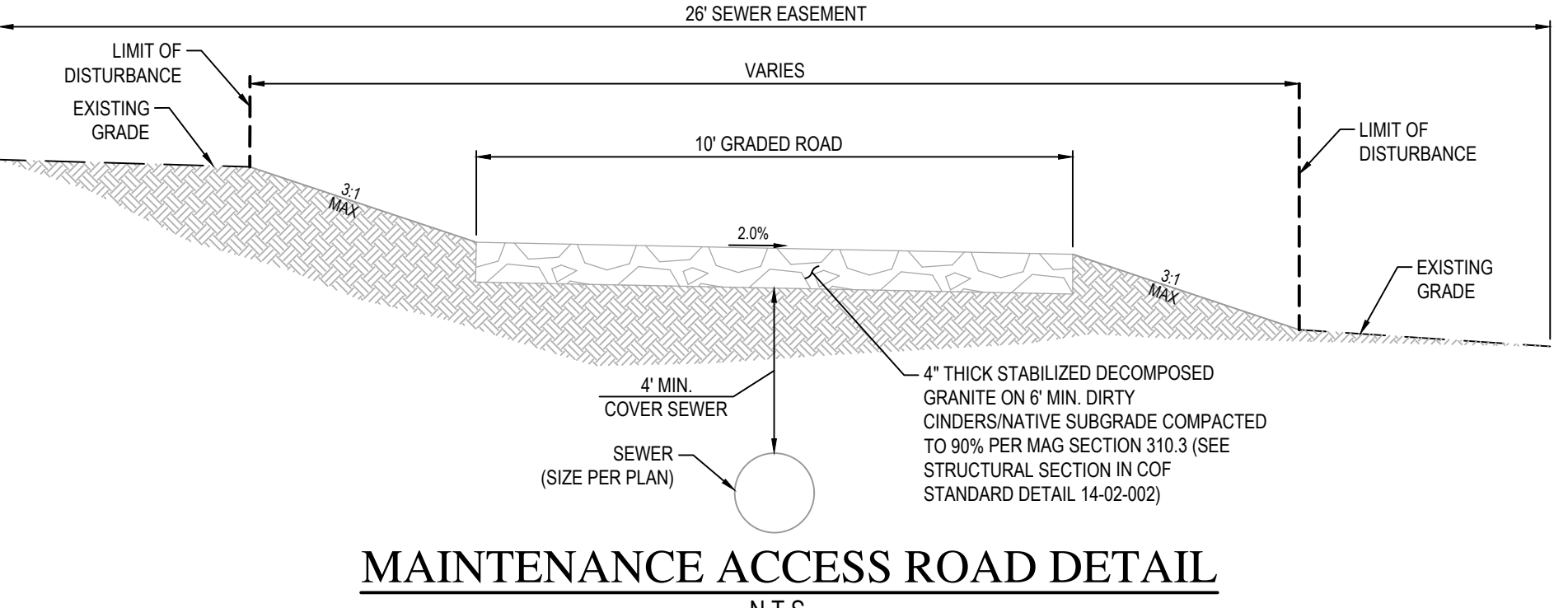
City of Flagstaff
ENGINEERING DETAIL
DETAIL NO. 09-01-032
REVISION DATE: 12/30/2017
1

LEGEND & ABBREVIATIONS

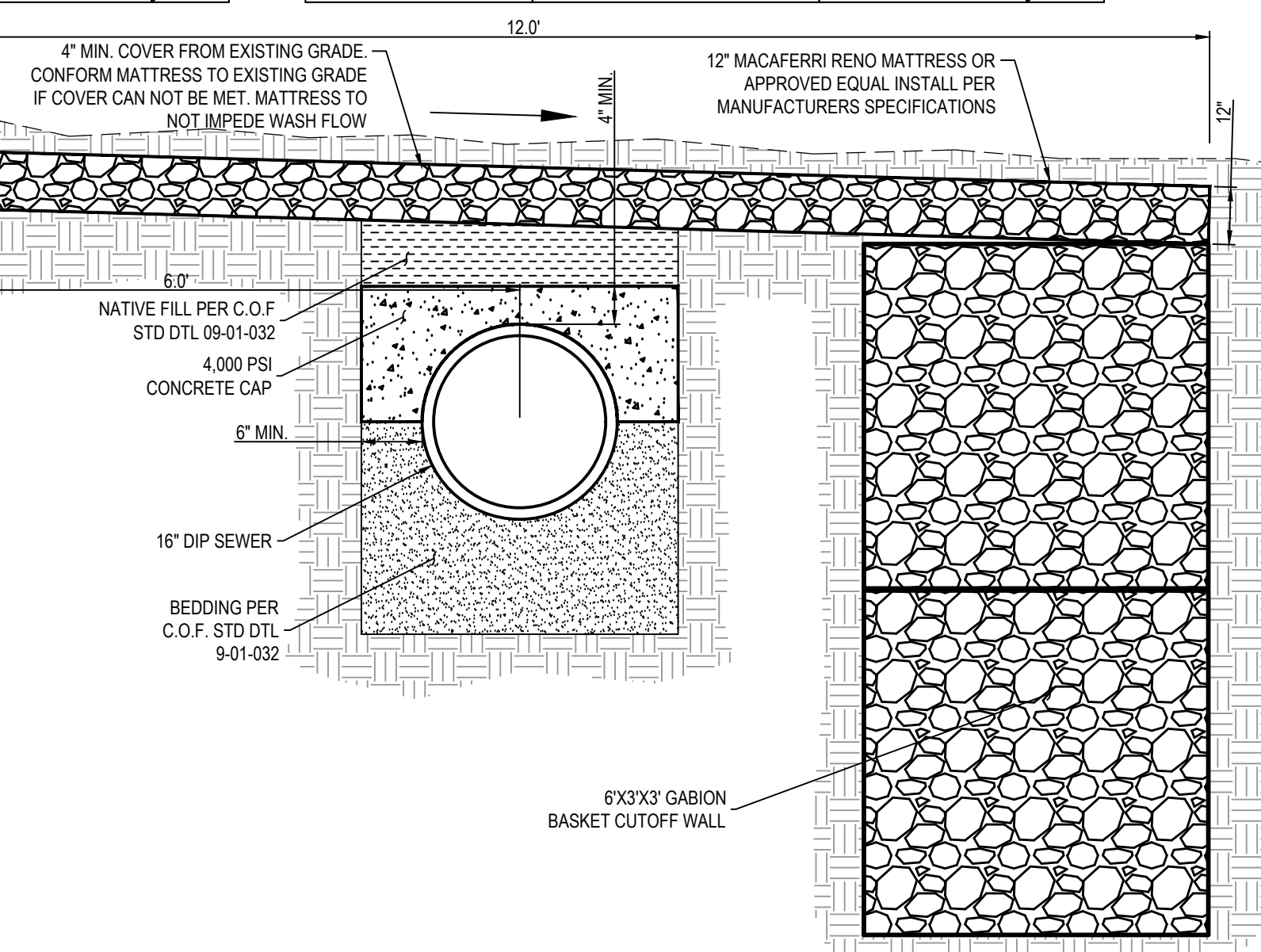


B/C	BACK OF CURB
BCR	BEGIN CURB RETURN
BFG	FG ELEVATION AT BOTTOM OF EXPOSED WALL
BOT	BOTTOM OF BASIN
BSL	BUILDING SETBACK LINE
BCL	CONCRETE ELEVATION
CG	CONTROL GRADE
CR	CURB RETURN
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
ECR	END CURB RETURN
EOP	EDGE OF PAVEMENT
EG	EXISTING GROUND
E/P	EDGE OF PAVEMENT
F/C	FACE OF CURB
G	GUTTER
GB	GRADE BREAK
FG	FINISHED GRADE
FL	FLOWLINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HOA	HOMEOWNERS ASSOCIATION
HWE	HIGH WATER ELEVATION
LP	LOWEST FLOOR ELEVATION
LPS	LOW PRESSURE SEWER
INT	INTERSECTION
INV	INVERT
P	PAVEMENT ELEVATION
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
R	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
RGRCP	RUBBER GASKET REINFORCED CONCRETE PIPE
ROCV	RUNOFF CONTROL VOLUME
SCO	SEWER CLEANOUT
SHLDR	SHOULDER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
MH	SANITARY SEWER MANHOLE
S	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TFG	FG ELEVATION AT TOP OF EXPOSED RETAINING WALL
TL	TRUE LENGTH
TOP	TOP OF BASIN
TS	TRUE SLOPE
VG	VALLEY GUTTER
VP	VOLUME PROVIDED
VR	VOLUME REQUIRED
W	WATER
WSE	WATER SURFACE ELEVATION

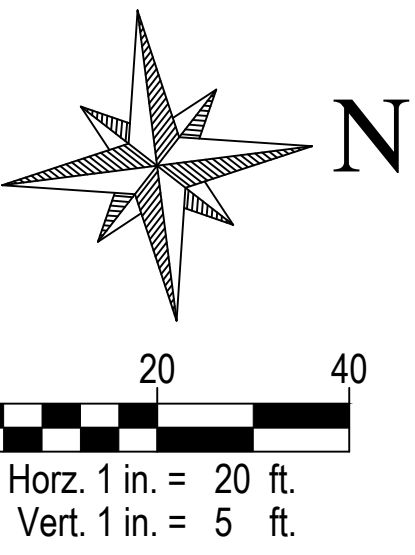
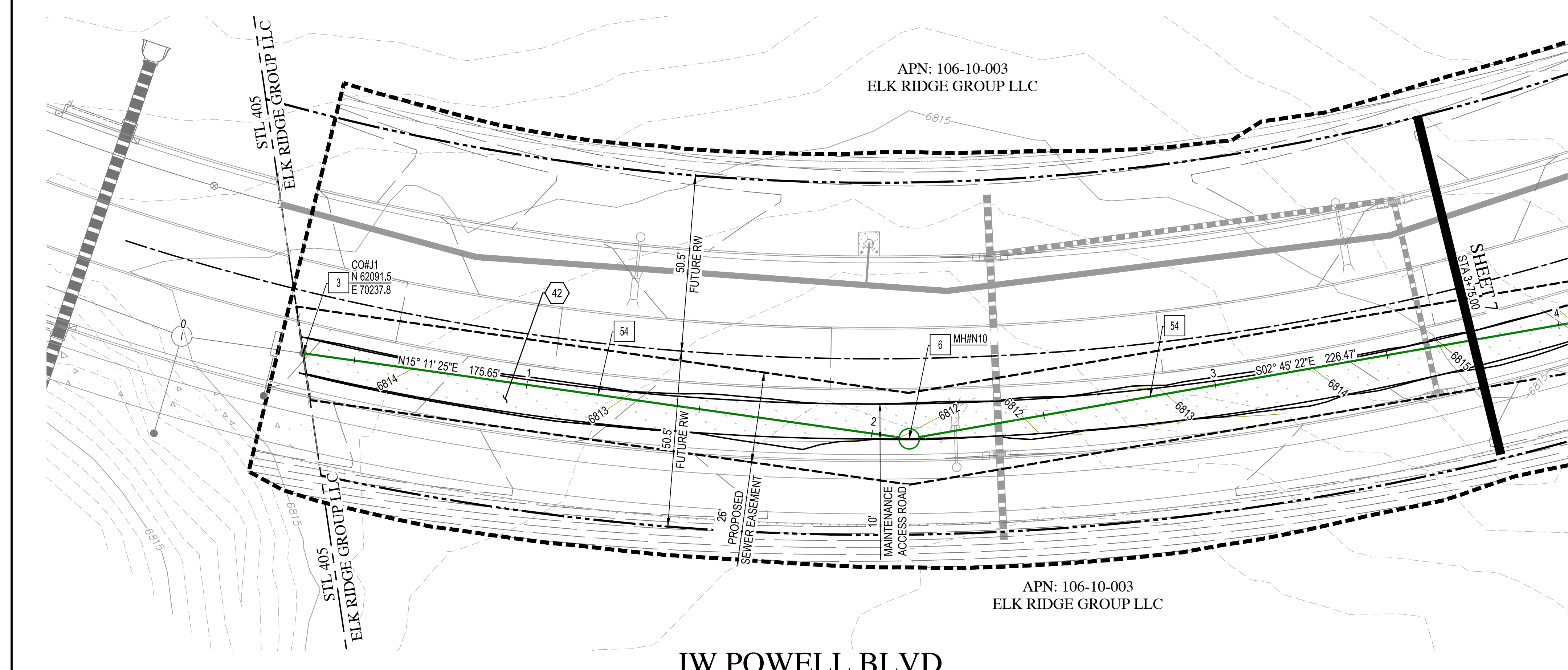
DE	DRAINAGE EASEMENT (PUBLIC)
PDE	DRAINAGE EASEMENT (PRIVATE)
DME	DRAINAGE MAINTENANCE EASEMENT
ESVAE	EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PUIFE	PUBLIC UTILITY FACILITIES EASEMENT
SE	SLOPE EASEMENT
SLE	SEWER LINE EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
SWE	SIDEWALK EASEMENT
TCE	TEMPORARY CONSTRUCTION EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
WE	WATER EASEMENT
WSE	WATER AND SEWER EASEMENT
HP	HIGH POINT, HP
LP	LOW POINT, LP
SA	SLOPE ARROW
EWV	EXISTING WATER VALVE ID
FH	FIRE HYDRANT
FHM	FIRE HYDRANT MARKER
WCS	WATER CURB STOP
WR	WATER REDUCER
WARV	WATER AIR RELEASE VALVE, ARV
BPP	BACKFLOW PREVENTOR
ESWM	EXISTING SEWER MANHOLE ID
GB	GRADE BREAK
TE	TOP OF CURB ELEVATION
EE	EXISTING ELEVATION
REP	REMOVE EXISTING PAVEMENT
RES	REMOVE EXISTING SIDEWALK
SP	SIGN POST
EO	EMERGENCY OVERFLOW
RIP	RIPRAP
FL	FILTRATION LAYER
GLS	GRASS LINED SWALE W/ EROSION CONTROL BLANKET
T	TRAIL
MA	DG MAINTENANCE ACCESS
R	ROAD PAVEMENT



N.T.S.



N.T.S.

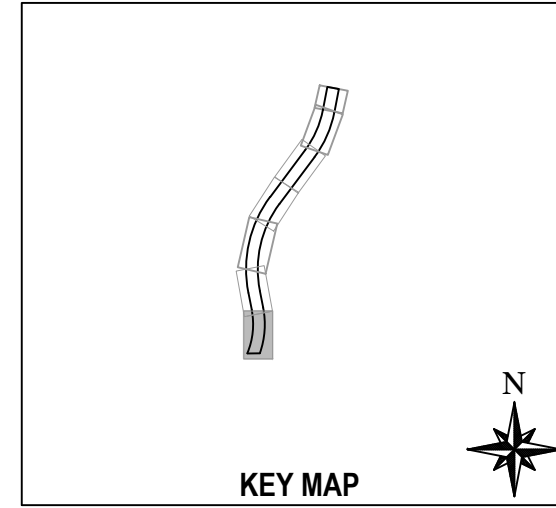
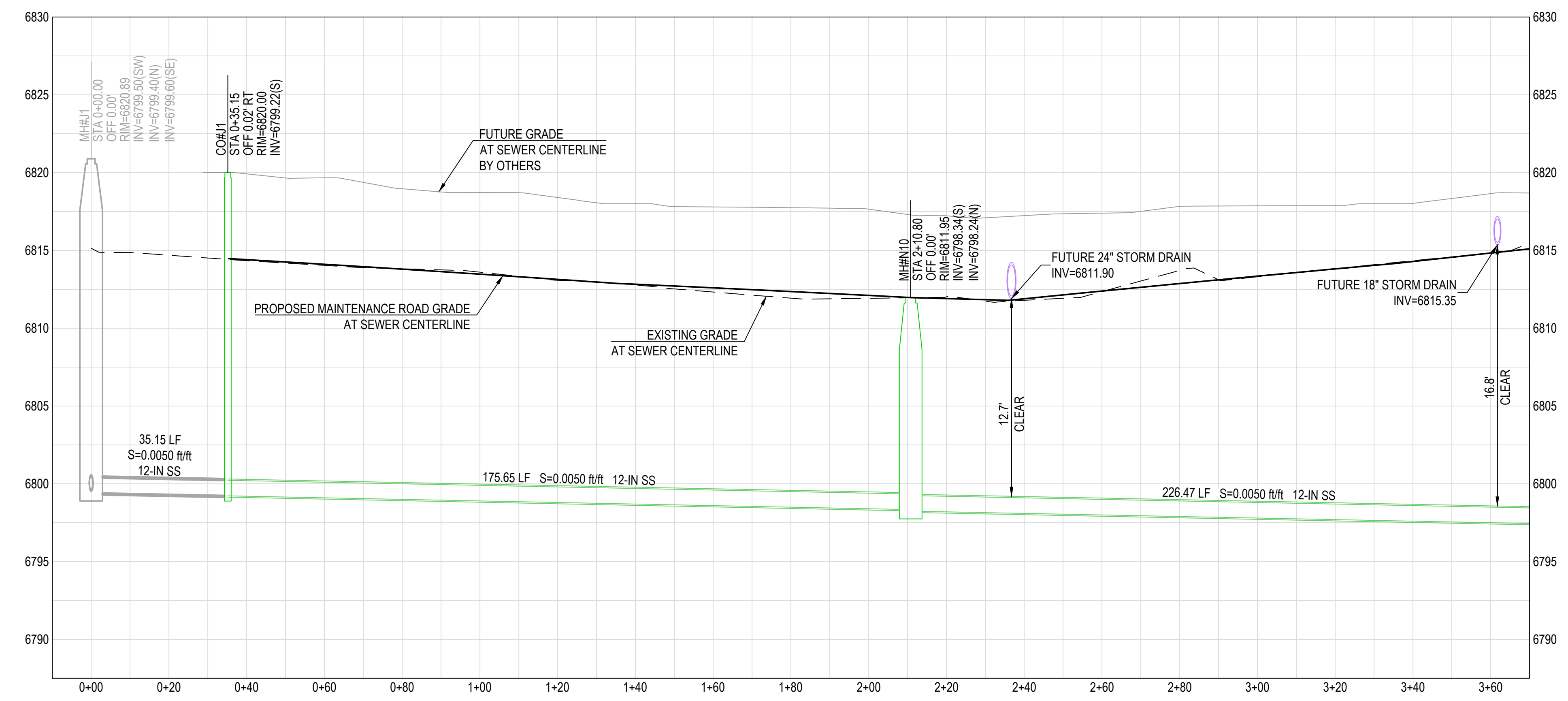


- SEWER NOTES**
- 3 CONTRACTOR TO LOCATE EXISTING SEWER CLEANOUT, REMOVE CLEANOUT AND CONNECT TO EXISTING SEWER.
 - 6 CONSTRUCT 5-FT SEWER MANHOLE PER C.O.F. STD. DETAIL 09-02-092. SEE C.O.F. SECTION 13-09-0002-0007. INSTALL 30" CAST IRON FRAME & COVER PER MAG STD DTL 423-2 AND C.O.F. STD DTL 09-03-062.
 - 54 INSTALL 12-IN DIP SEWER LINE WITH PROTECTO 401 EPOXY COATING PER C.O.F. SECTION 13-09-002-0008. TRENCH EXCAVATION, BACKFILL AND COMPACTION PER C.O.F. STD DTLs 09-01-030, 09-01-031, AND 09-01-032. INSTALL TRACER WIRE ALONG SEWER LINE PER C.O.F. STD DTL 09-01-020 AND C.O.F. ADDENDUM 13-09-001-0002.
- PAVING NOTES**
- 42 CONSTRUCT 10-FT WIDE FLAGSTAFF URBAN TRAILS SYSTEM AGGREGATE ALL-ACCESS TRAIL PER C.O.F. STD DTL 14-02-002. SEE C.O.F. SECTION 13-09-001-0008.H.

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JW POWELL BLVD - OFFSITE SEWER
STL 405
 FLAGSTAFF, AZ
 SEWER PLAN & PROFILE



REV	DESCRIPTION	DATE

Michael T. Young
 Professional Engineer
 No. 52962
 State of Arizona

EXPIRES 09-30-28
 SCALE (HORIZ.) 1" = 20'
 SCALE (VERT.) 1" = 5'
 DATE 3/13/26
 JOB NUMBER 225329.07
 SHEET 6 OF 12

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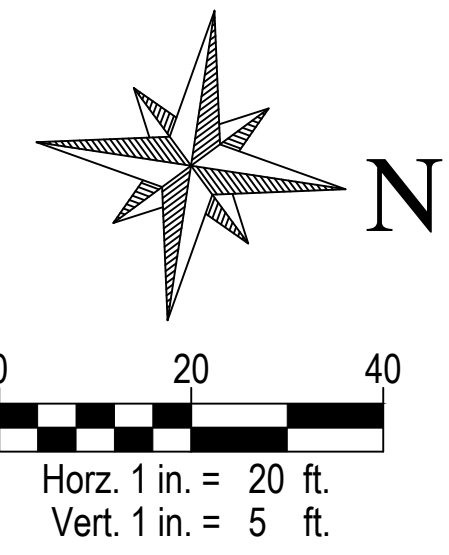
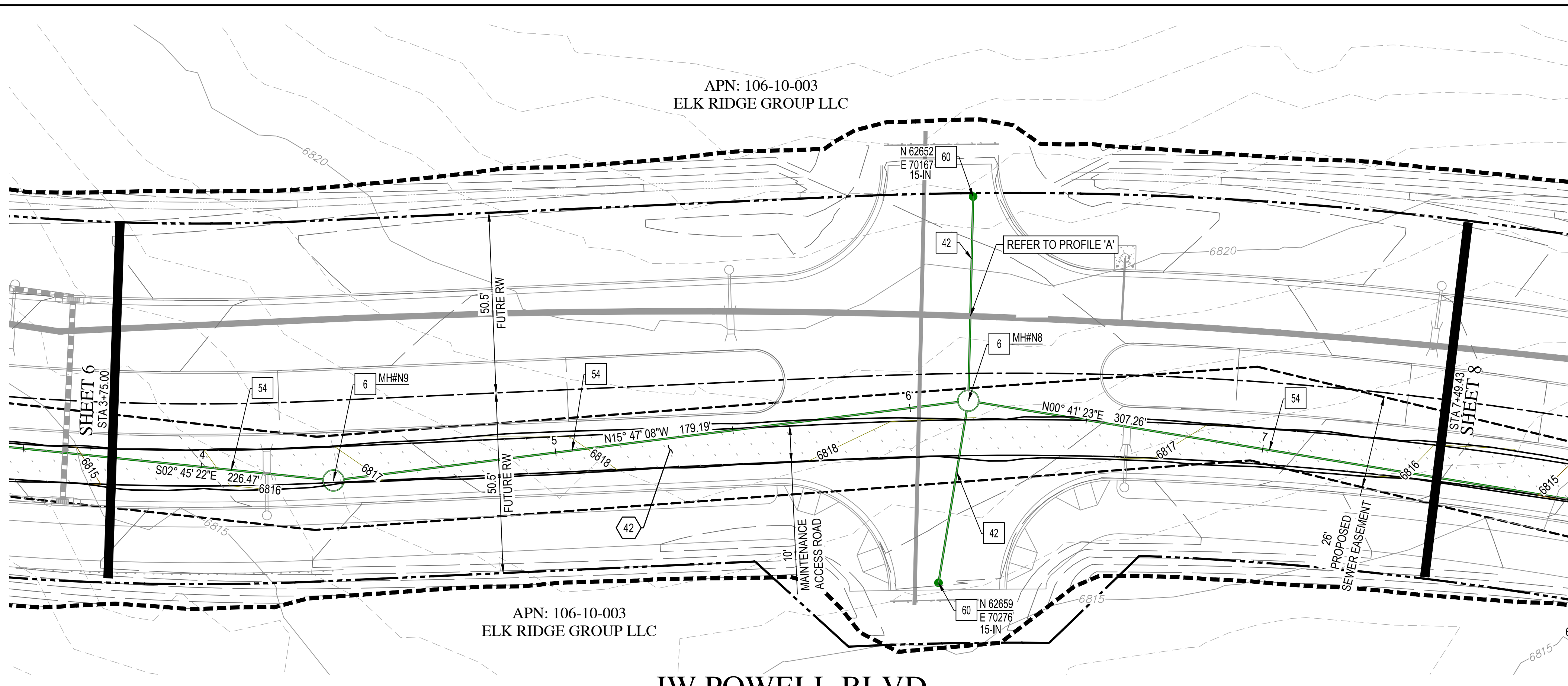
C.O.F. PROJECT #: PZ-24-00124-09

CHECKED BY: DC DESIGNED BY: KM DRAFTED BY: YE

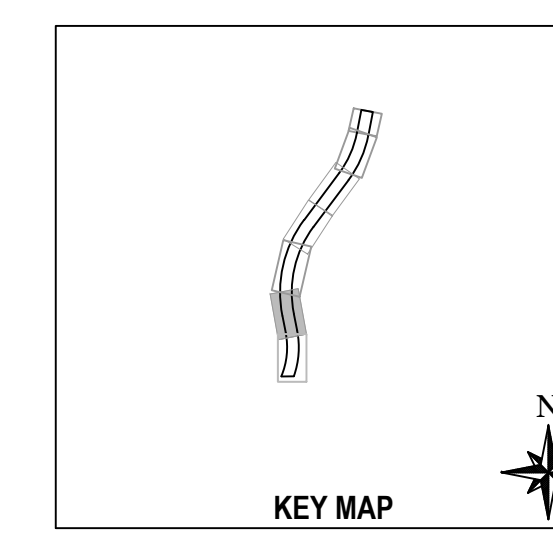
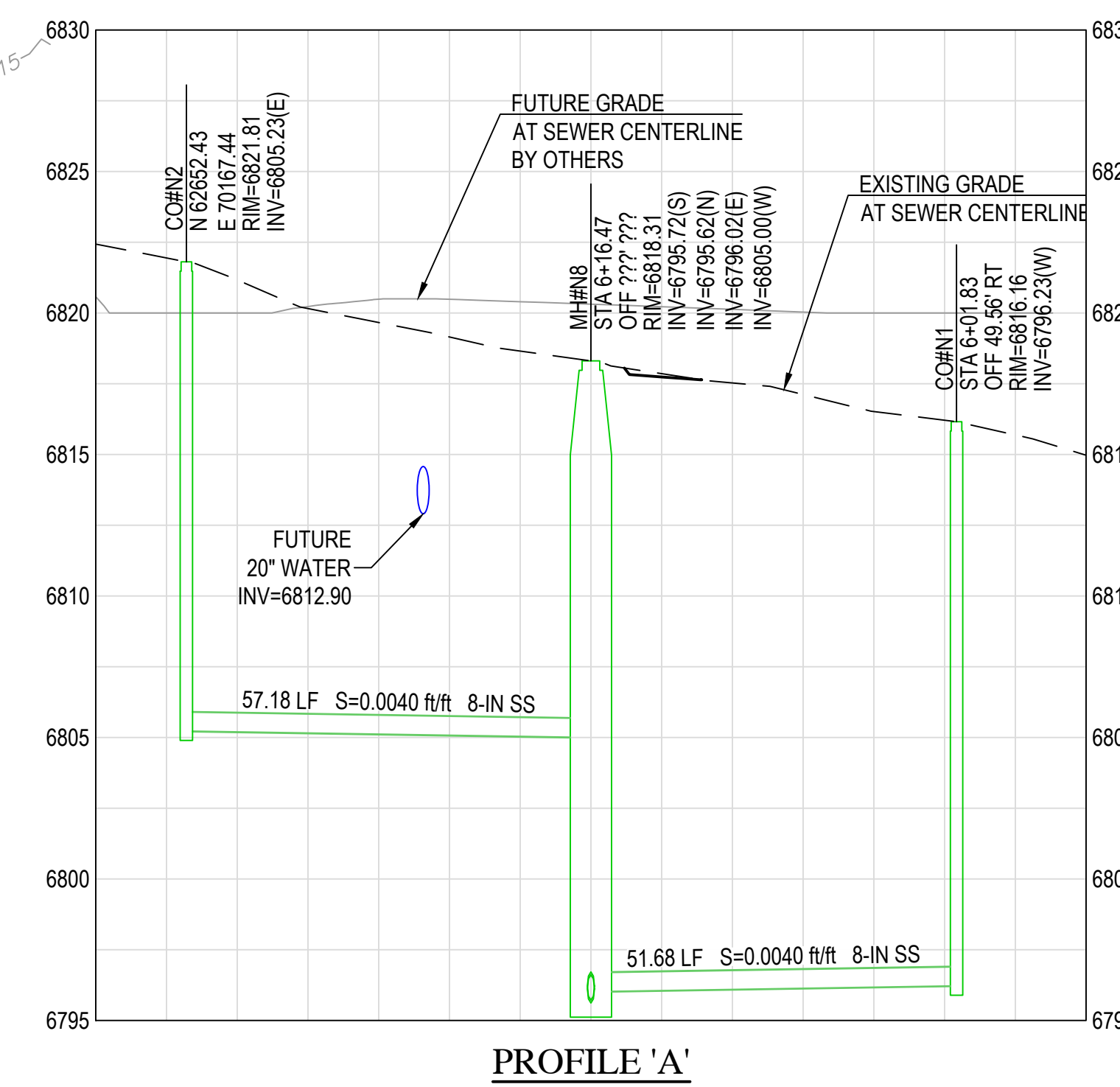
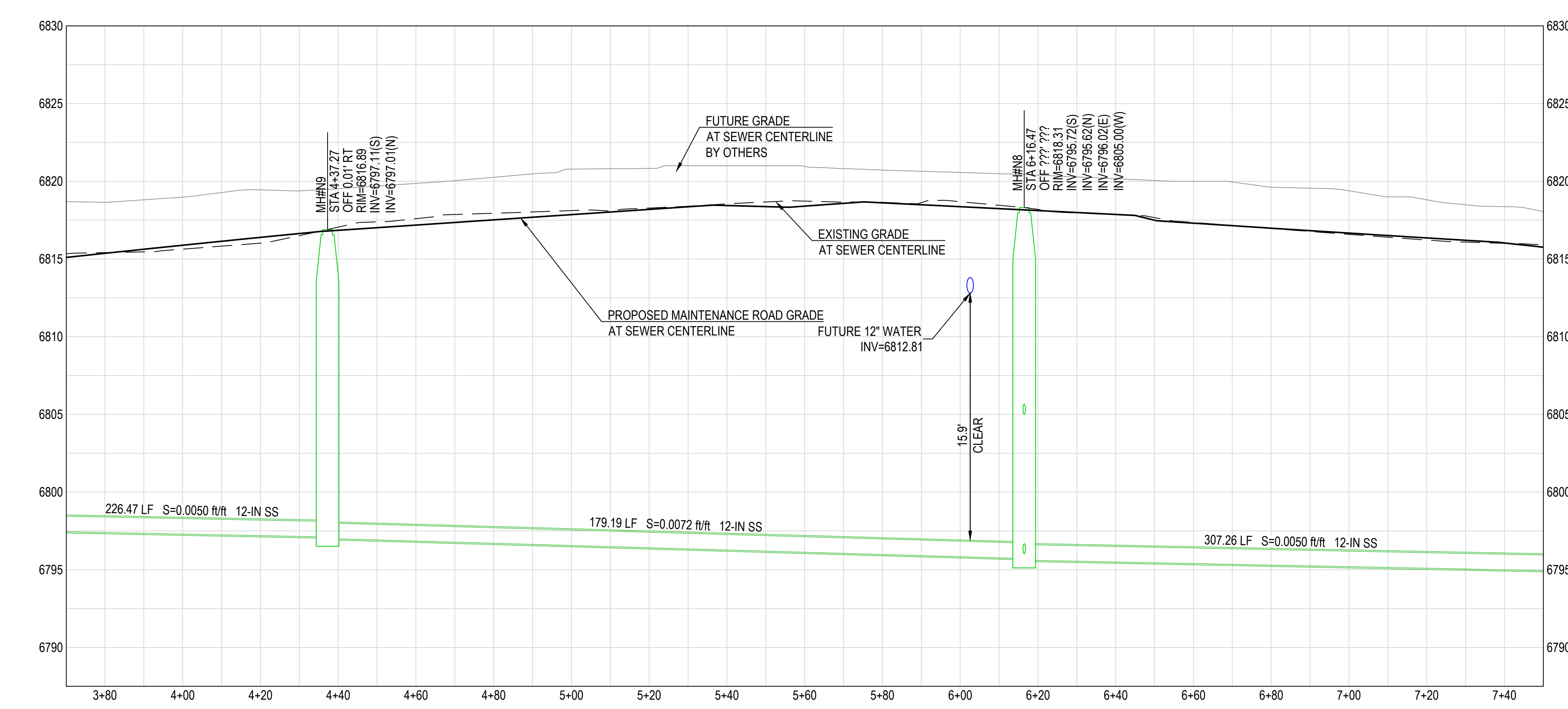


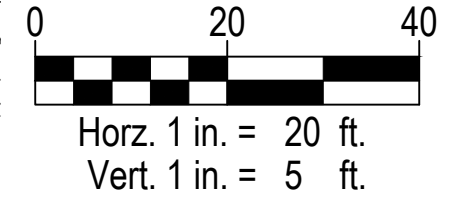
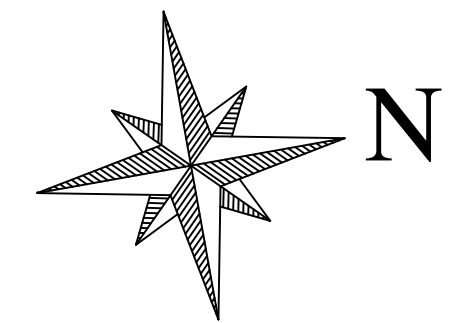
JW POWELL BLVD - OFFSITE SEWER
STL 405
FLAGSTAFF, AZ
SEWER PLAN & PROFILE

REV	DATE	DESCRIPTION



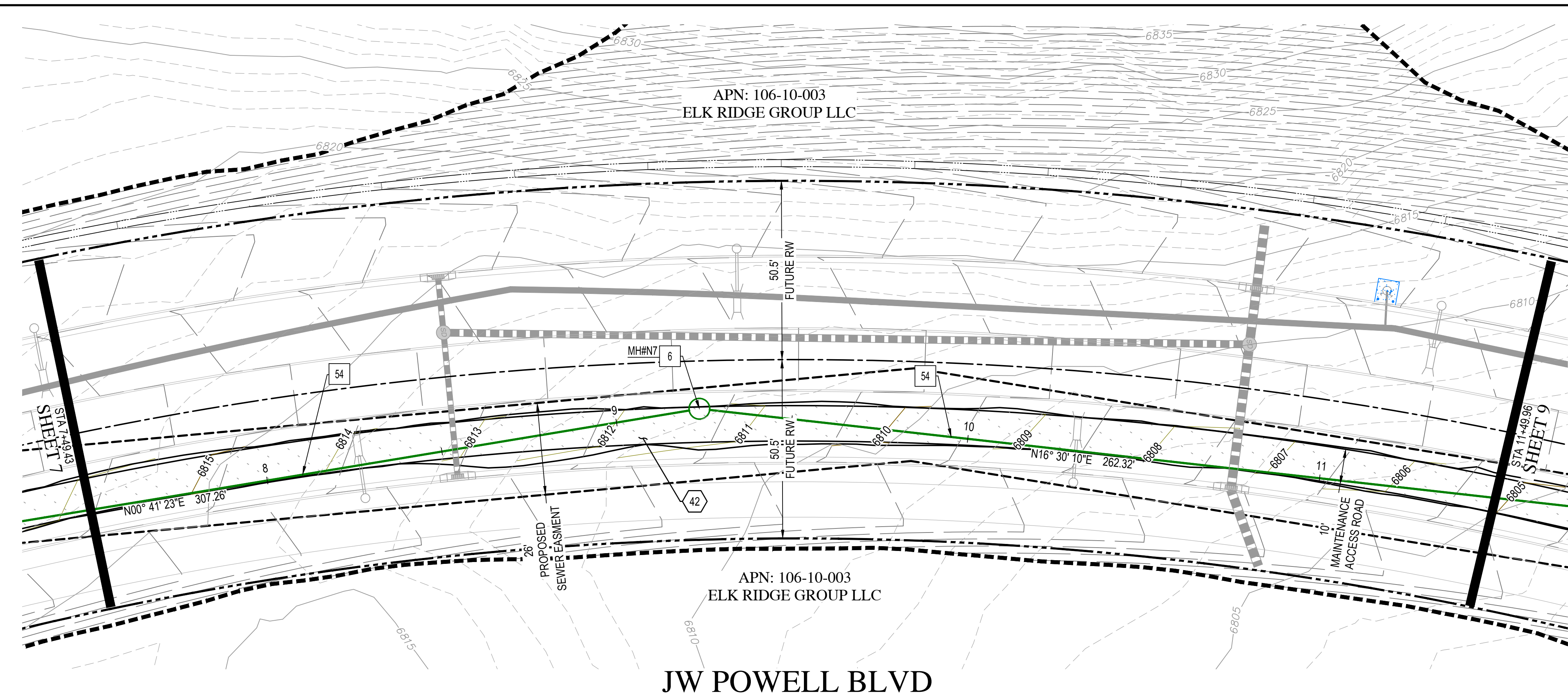
- SEWER NOTES**
- 6 CONSTRUCT 5-FT SEWER MANHOLE PER C.O.F. STD. DETAIL 09-02-092 SEE C.O.F. SECTION 13-09-0002-0007. INSTALL 30" CAST IRON FRAME & COVER PER MAG STD DTL 423-2 AND C.O.F. STD DTL 09-03-062.
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- PAVING NOTES**
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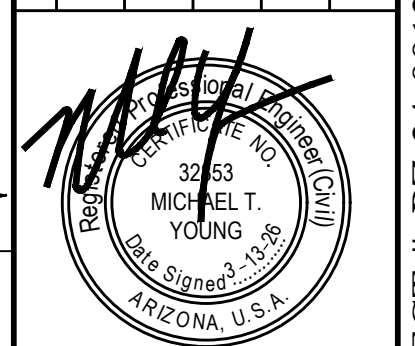
- SEWER NOTES**
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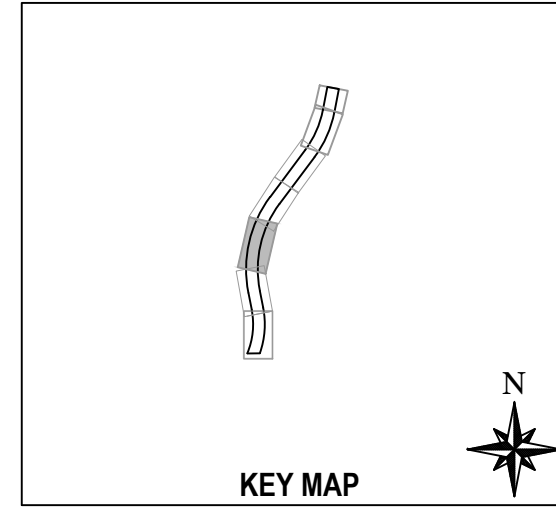
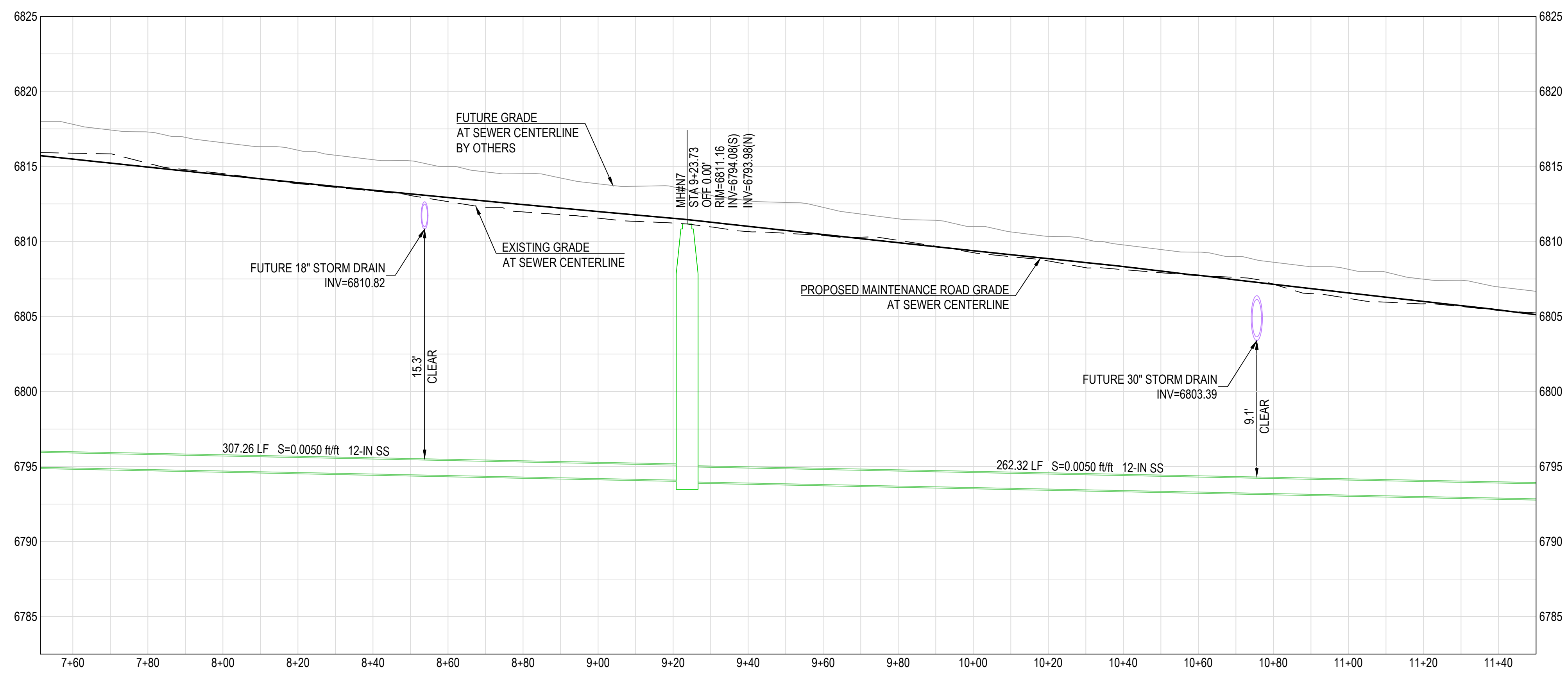
JW POWELL BLVD - OFFSITE SEWER
STL 405
FLAGSTAFF, AZ
SEWER PLAN & PROFILE

REV	DESCRIPTION	DATE



EXPIRES 09-30-28
SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) 1" = 5'
DATE 3/13/26
JOB NUMBER 225329.07
SHEET 8 OF 12

C.O.F. PROJECT #: PZ-24-00124-09





JW POWELL BLVD - OFFSITE SEWER

STL 405
FLAGSTAFF, AZ
SEWER PLAN & PROFILE

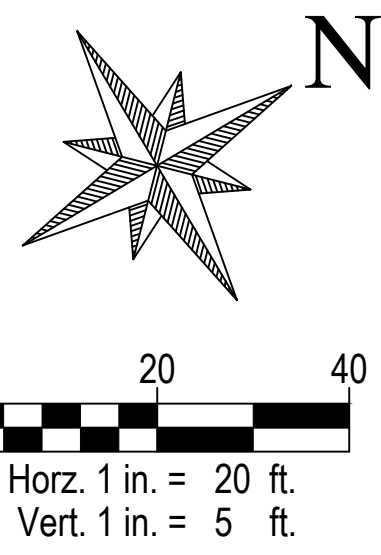
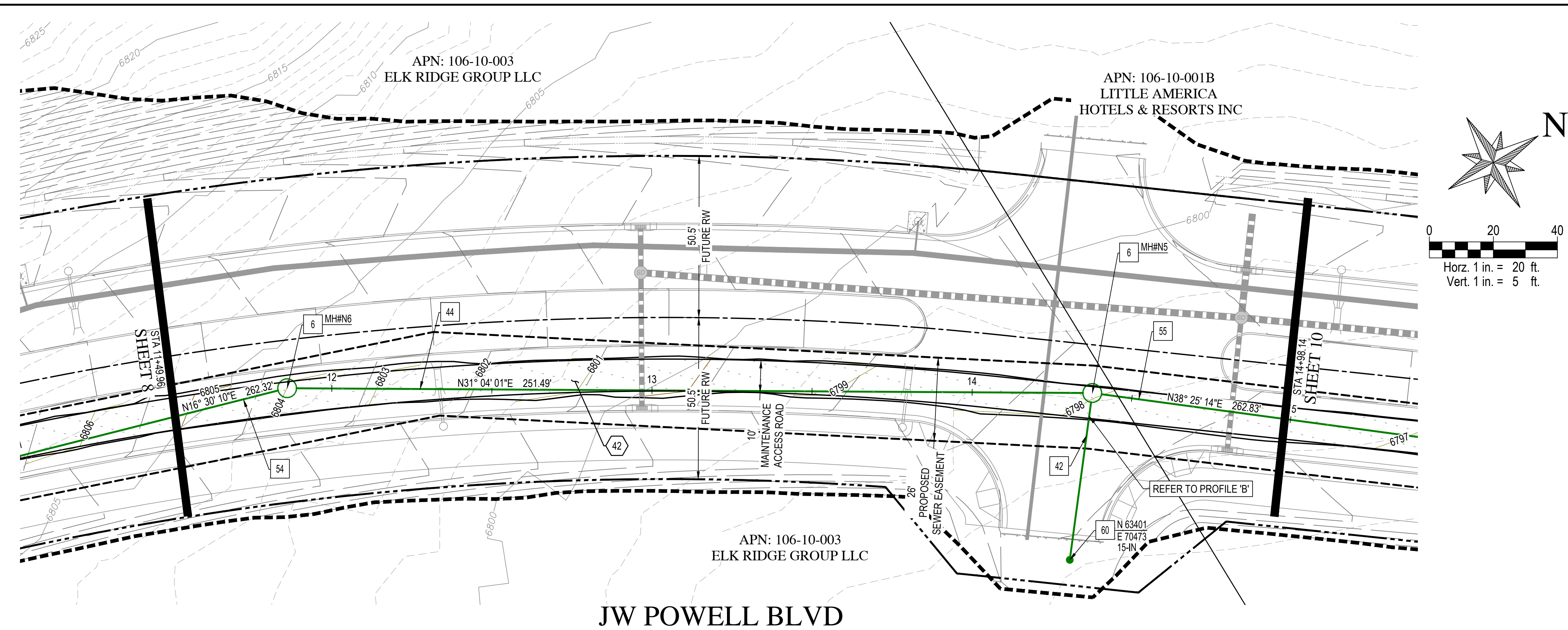
REV	DATE	DESCRIPTION

Michael T. Young
Professional Engineer
No. 11388
State of Arizona

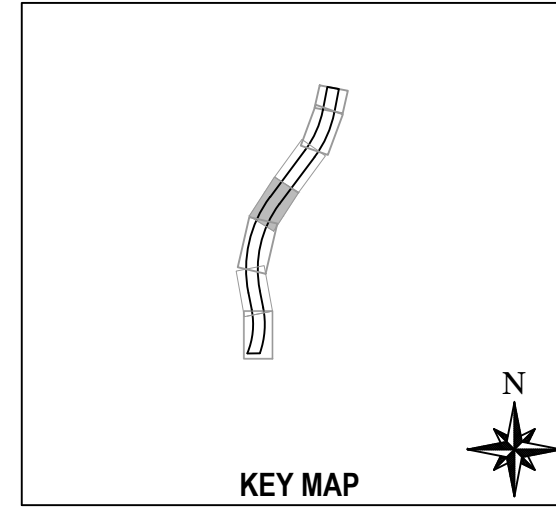
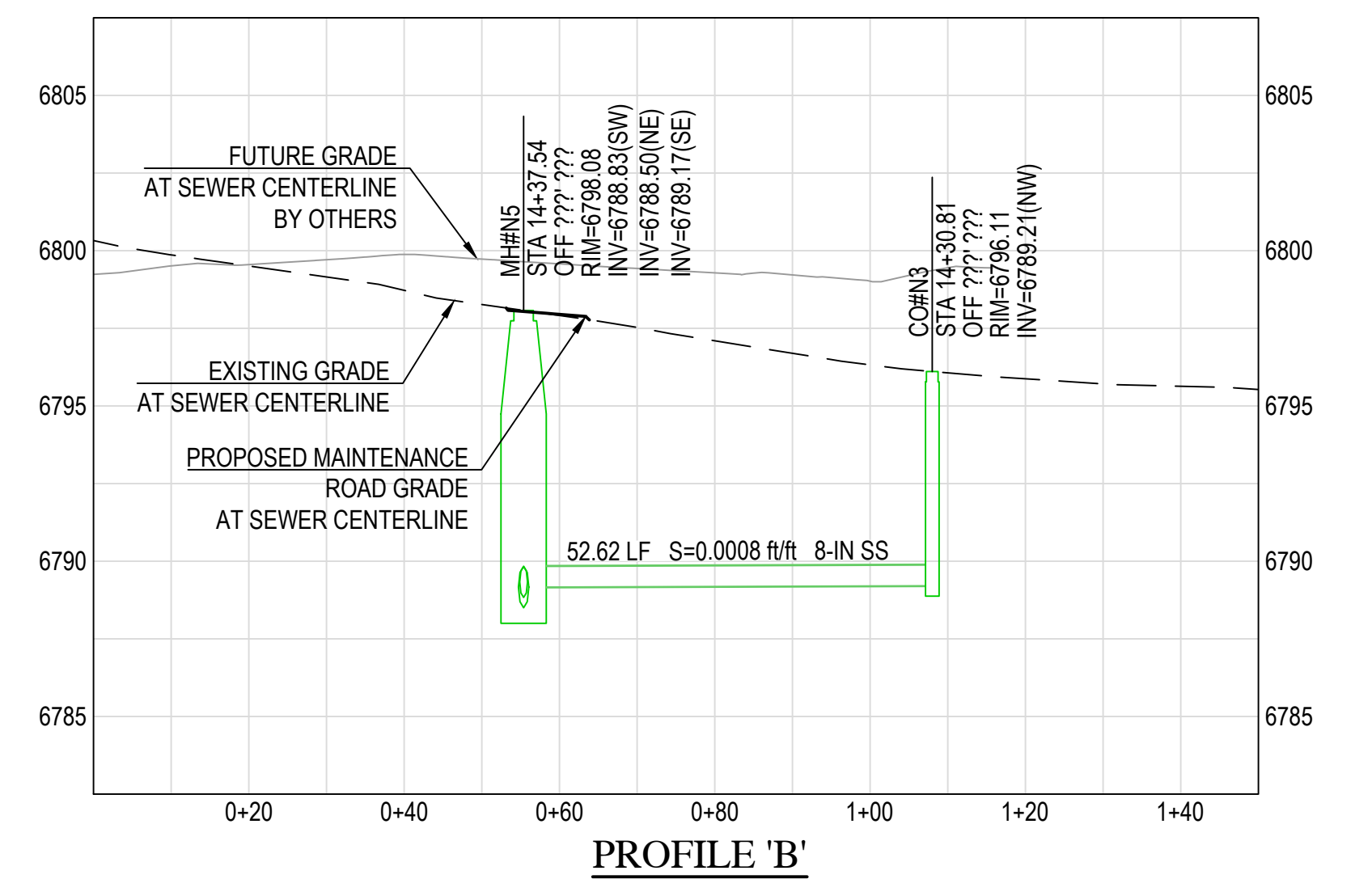
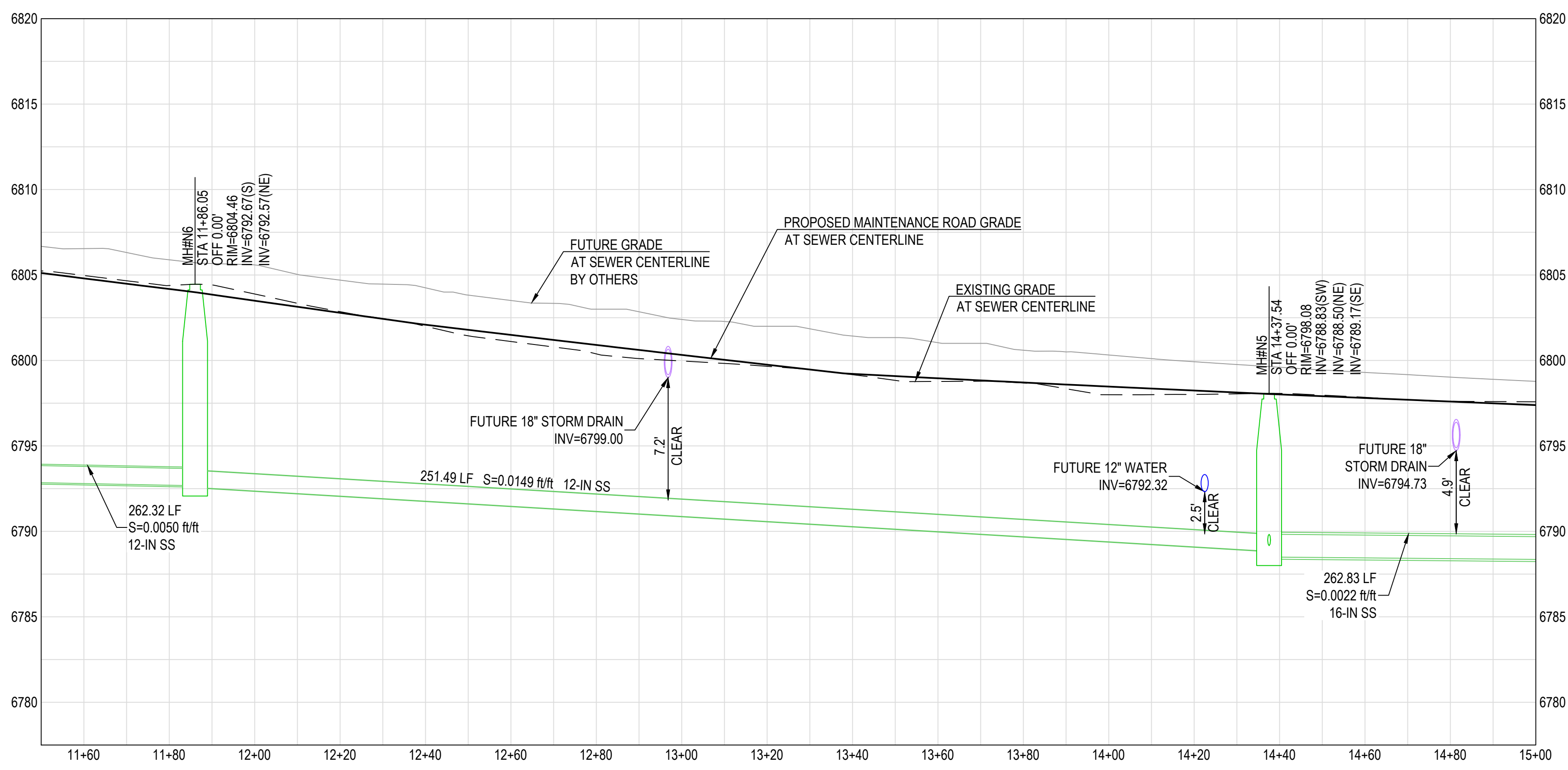
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DATE 3/13/26
JOB NUMBER 225329.07
SHEET 9 OF 12

C.O.F. PROJECT #: PZ-24-00124-09

CHECKED BY: DC DESIGNED BY: KM DRAFTED BY: YE

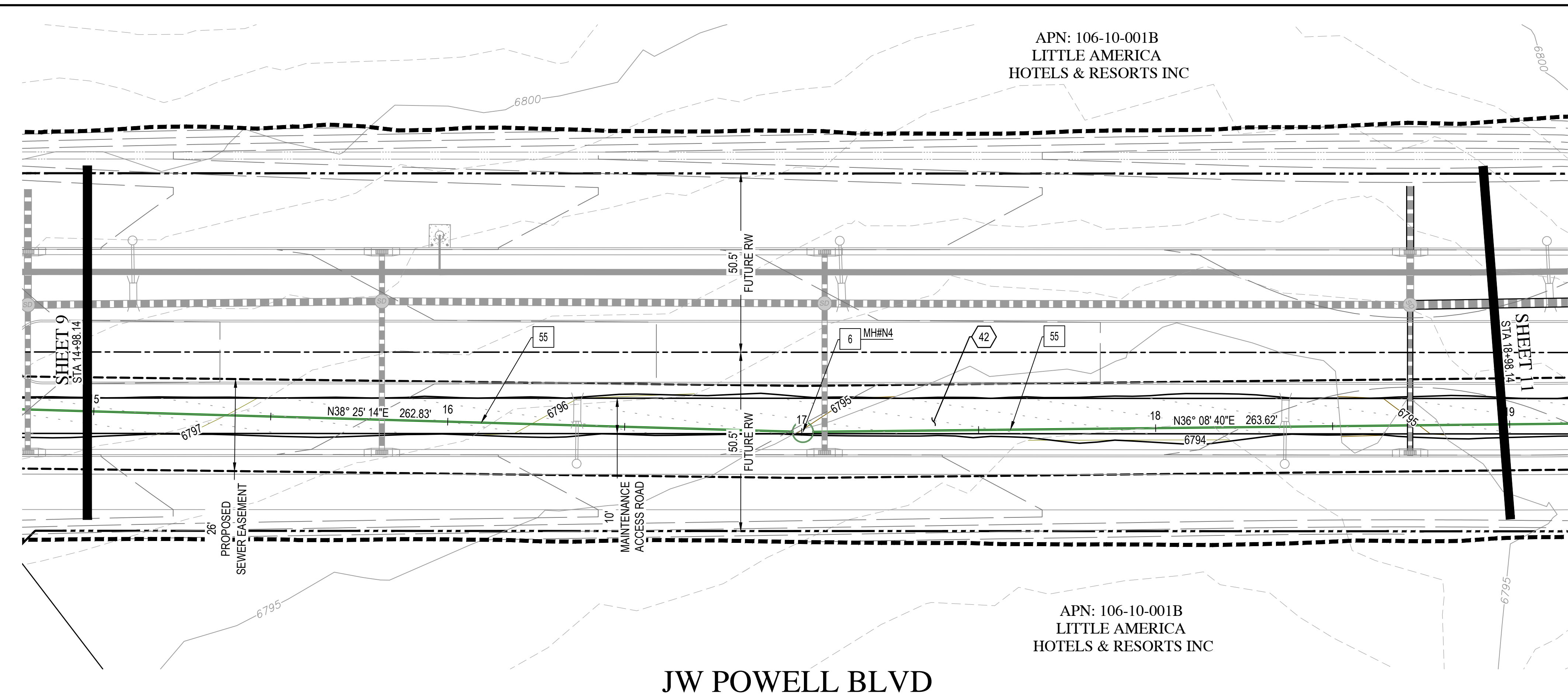
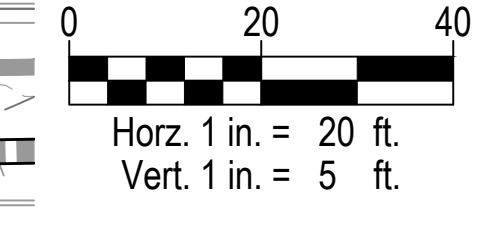
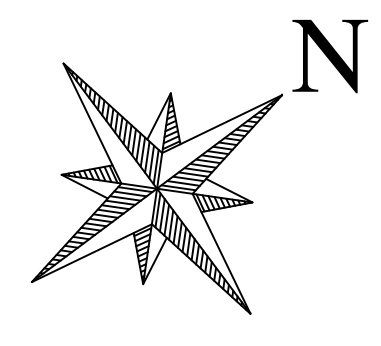


- SEWER NOTES**
- 6 CONSTRUCT 5-FT SEWER MANHOLE PER C.O.F. STD. DETAIL 09-02-092 SEE C.O.F. SECTION 13-09-0002-0007. INSTALL 30" CAST IRON FRAME & COVER PER MAG STD DTL 423-2 AND C.O.F. STD DTL 09-03-062.
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 - 44 INSTALL 12-IN PVC, SDR-35, SEWER MAIN PER MAG SPECS 601 & 615 AND AS MODIFIED BY C.O.F. REVISIONS TO MAG SECTION 13-21-001-0601. INSTALL TRACER WIRE ALONG SEWER LINE PER C.O.F. STD DTL 09-01-020 AND C.O.F. ADDENDUM 13-09-001-0002. TRENCH EXCAVATION, BACKFILL, AND COMPACTION PER C.O.F. STD DTL 09-01-030, 09-01-031, AND 09-01-032.
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 - 55 INSTALL 16-IN DIP SEWER LINE WITH PROTECTO 401 EPOXY COATING PER C.O.F. SECTION 13-09-002-0008. TRENCH EXCAVATION, BACKFILL AND COMPACTION PER C.O.F. STD DTL 09-01-030, 09-01-031, AND 09-01-032. INSTALL TRACER WIRE ALONG SEWER LINE PER C.O.F. STD DTL 09-01-020 AND C.O.F. ADDENDUM 13-09-001-0002.
 - 60 INSTALL TEMPORARY CLEANOUT PER MAG STD DTL 441 AND C.O.F. ADDENDUM 13-21-002-0441. SIZE PER PLAN.
- PAVING NOTES**
- 42 CONSTRUCT 10-FT WIDE FLAGSTAFF URBAN TRAILS SYSTEM AGGREGATE ALL-ACCESS TRAIL PER C.O.F. STD DTL 14-02-002. SEE C.O.F. SECTION 13-09-001-0008.H.



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APN: 106-10-001B
LITTLE AMERICA
HOTELS & RESORTS INC



- SEWER NOTES**
- 6 CONSTRUCT 5-FT SEWER MANHOLE PER C.O.F. STD. DETAIL 09-02-092 SEE C.O.F. SECTION 13-09-0002-0007. INSTALL 30" CAST IRON FRAME & COVER PER MAG STD DTL 423-2 AND C.O.F. STD DTL 09-03-062.
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- PAVING NOTES**
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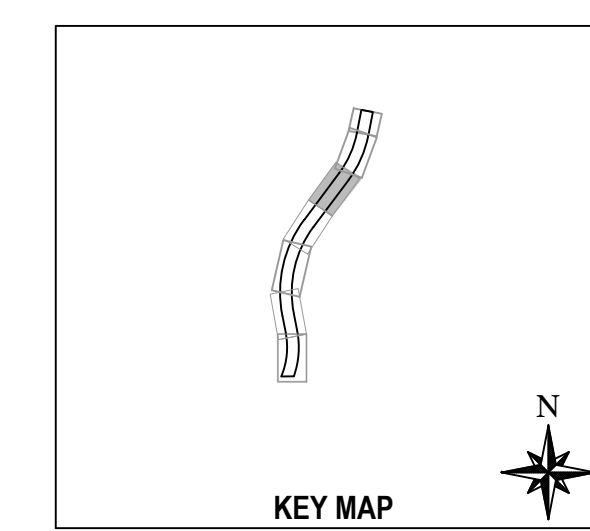
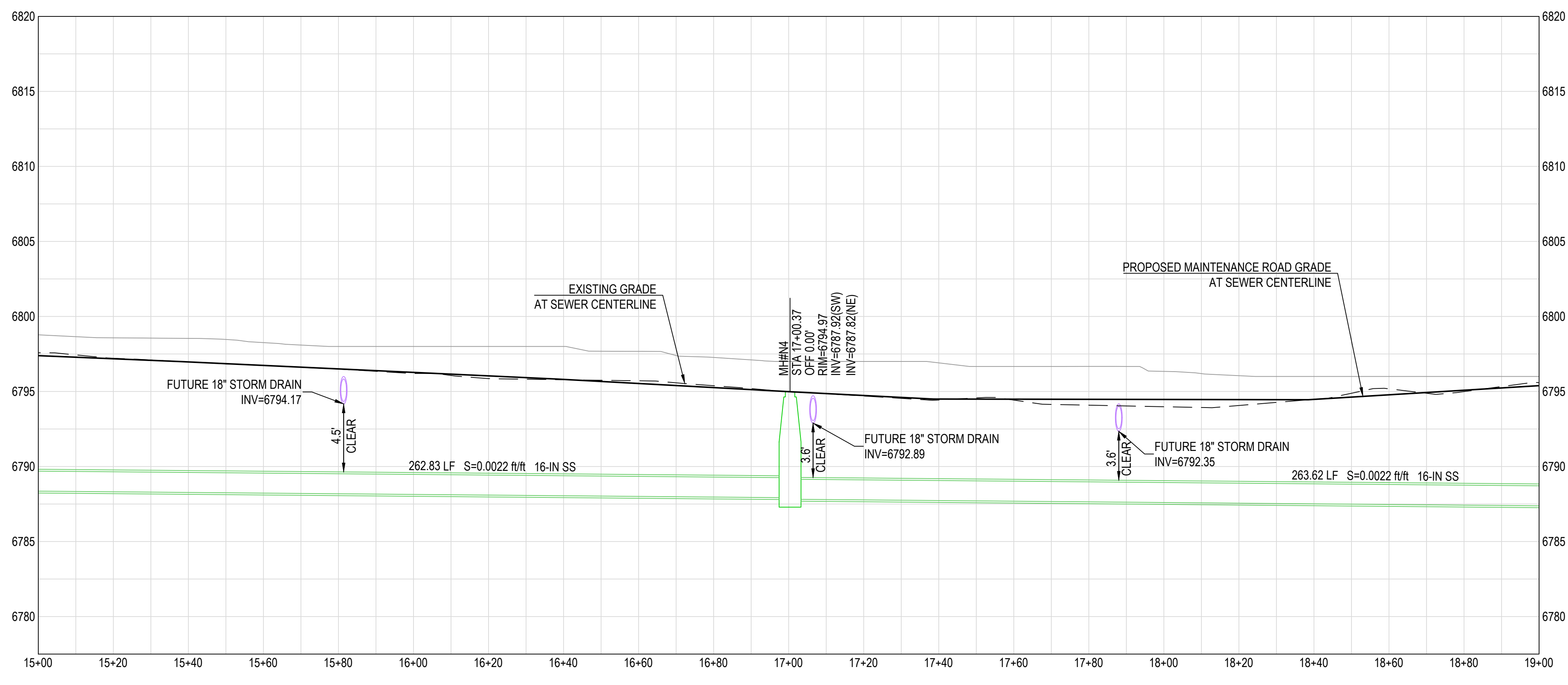
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JW POWELL BLVD - OFFSITE SEWER
STL 405
FLAGSTAFF, AZ
SEWER PLAN & PROFILE

JW POWELL BLVD

APN: 106-10-001B
LITTLE AMERICA
HOTELS & RESORTS INC



REV	DESCRIPTION	DATE

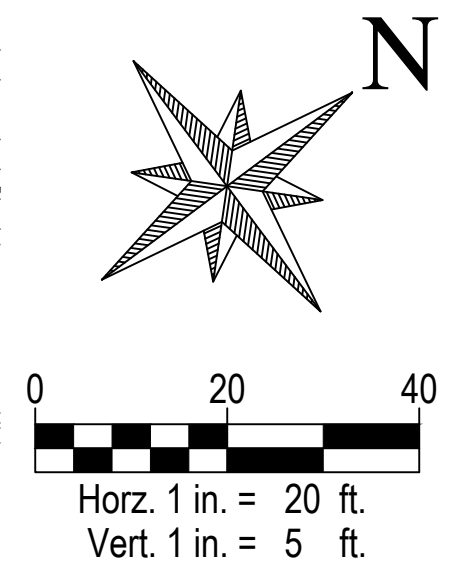
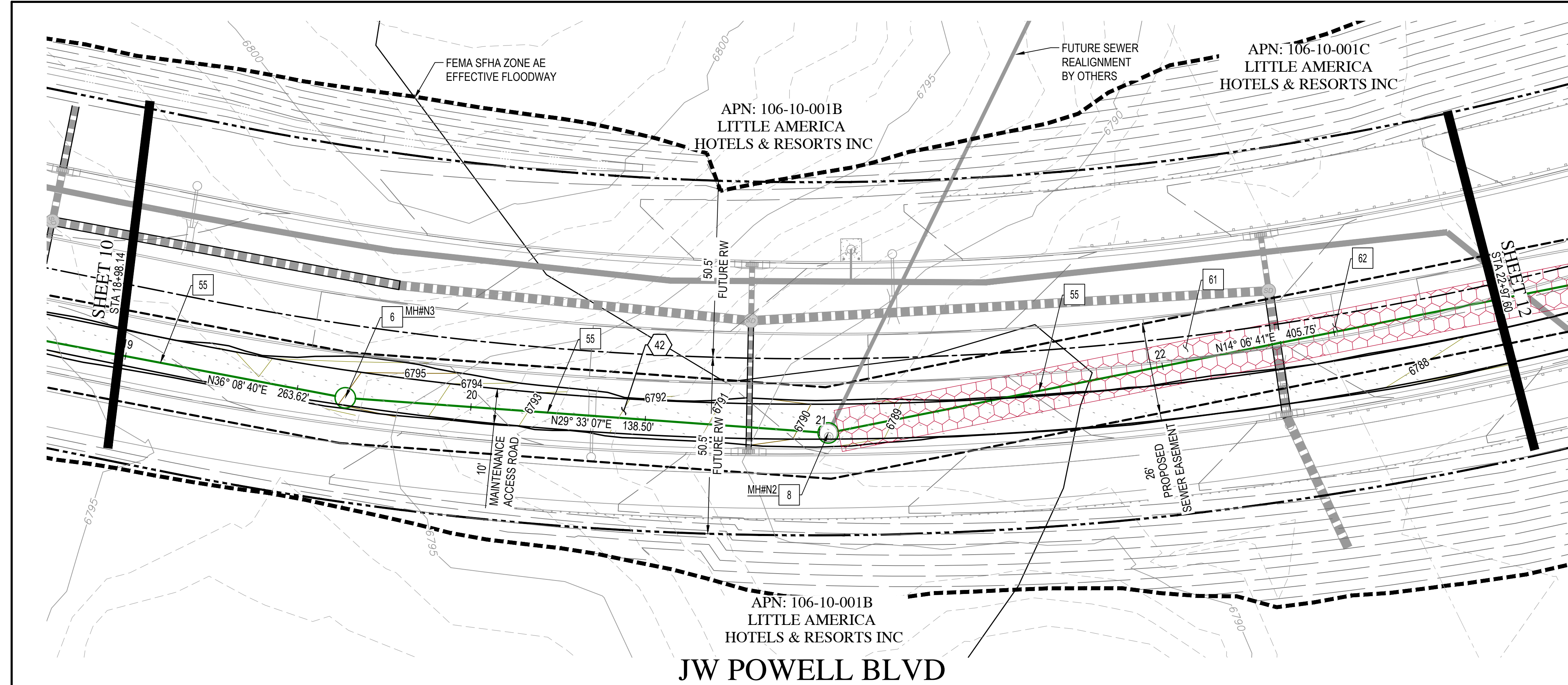


EXPIRES 09-30-28
SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) 1" = 5'
DATE 3/13/26
JOB NUMBER 225329.07
SHEET 10 OF 12

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CHECKED BY: DC DESIGNED BY: KM DRAFTED BY: YE

C.O.F. PROJECT #: PZ-24-00124-09



- SEWER NOTES**
- 6 CONSTRUCT 5-FT SEWER MANHOLE PER C.O.F. STD. DETAIL 09-02-092 SEE C.O.F. SECTION 13-09-0002-0007. INSTALL 30" CAST IRON FRAME & COVER PER MAG STD DTL 423-2 AND C.O.F. STD DTL 09-03-062.
 - 8 CONSTRUCT 5-FT DIA FLAT TOP SEWER MANHOLE PER MAG 420-1 AND C.O.F. STD. DETAIL 09-02-092. SEE C.O.F. ADDENDUM 13-09-0002-0007. INSTALL WATERTIGHT 30" FRAME & COVER PER MAG STD DTL 424-2 WITH BOLT DOWN LID DTL 09-03-062. NO STEPS ALLOWED.
 - 55 INSTALL 16-IN DIP SEWER LINE WITH PROTECTO 401 EPOXY COATING PER COF SECTION 13-09-002-0008. TRENCH EXCAVATION, BACKFILL AND COMPACTION PER C.O.F. STD DTL 09-01-030, 09-01-031, AND 09-01-032. INSTALL TRACER WIRE ALONG SEWER LINE PER C.O.F. STD DTL 09-01-020 AND C.O.F. ADDENDUM 13-09-001-0002.
 - 61 INSTALL 12" THICK RENO MATTRESS AND 6'x3'x3' GABION BASKET CUTOFF WALL PER DETAIL ON SHEET 5.
 - 62 INSTALL CONCRETE ON SEWER MAIN PER DETAIL ON SHEET 5.
- PAVING NOTES**
- 42 CONSTRUCT 10-FT WIDE FLAGSTAFF URBAN TRAILS SYSTEM AGGREGATE ALL-ACCESS TRAIL PER C.O.F. STD DTL 14-02-002. SEE C.O.F. SECTION 13-09-001-0008.H.

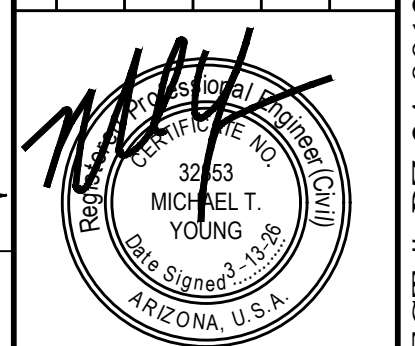
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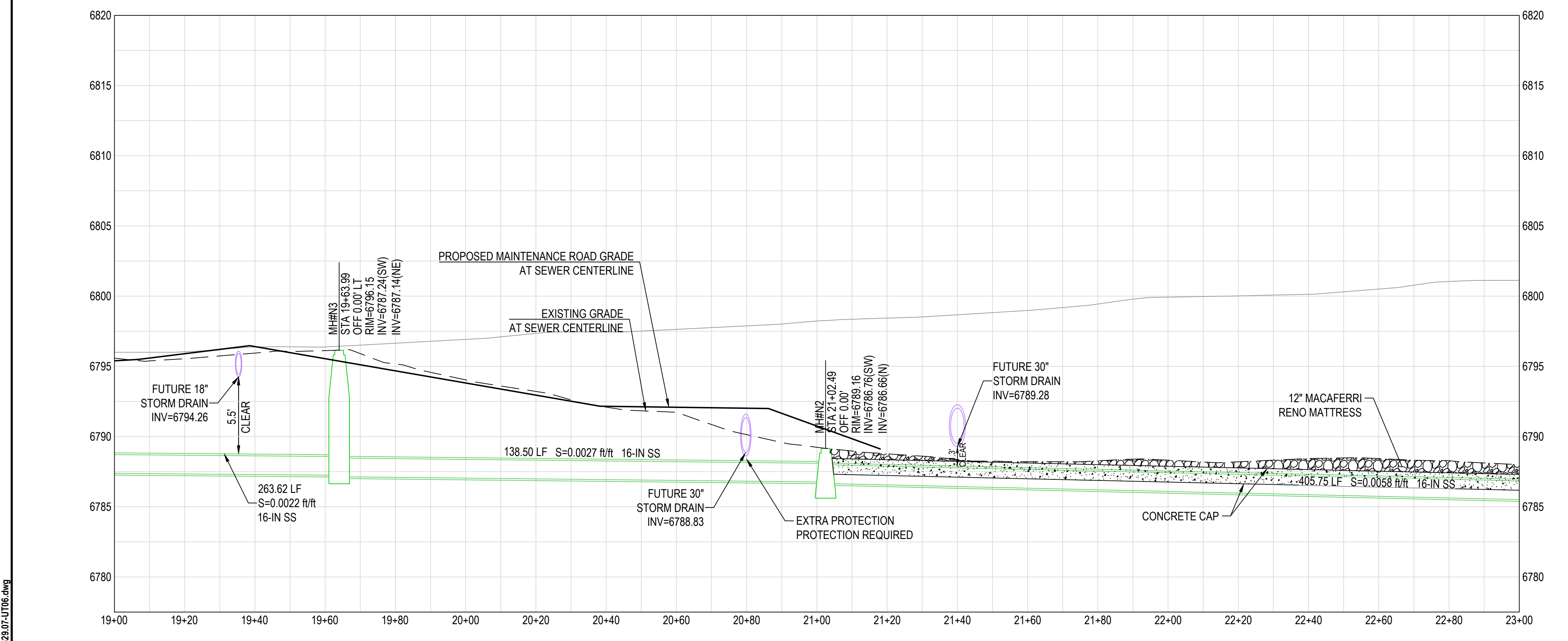
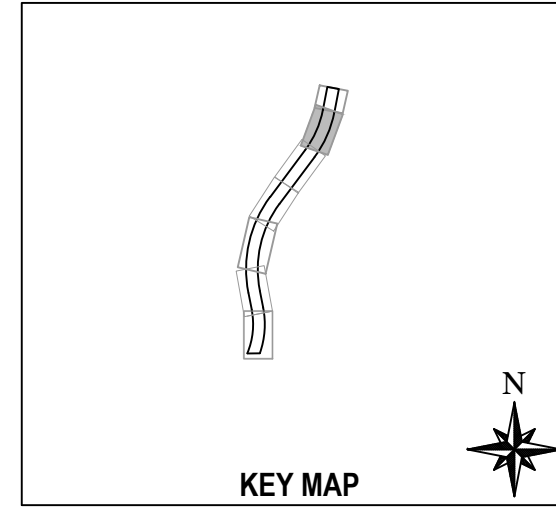
JW POWELL BLVD - OFFSITE SEWER
STL 405
 FLAGSTAFF, AZ
 SEWER PLAN & PROFILE

REV	DESCRIPTION	DATE



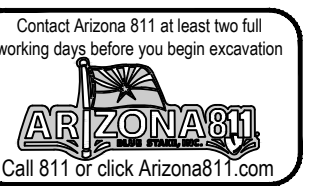
EXPIRES 09-30-28
 SCALE (HORIZ.) 1" = 20'
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 DATE 3/13/26
 JOB NUMBER 225329.07
 SHEET 11 OF 12

C.O.F. PROJECT #: PZ-24-00124-09

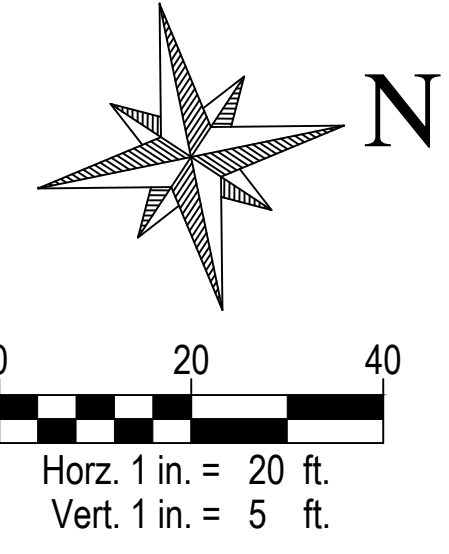
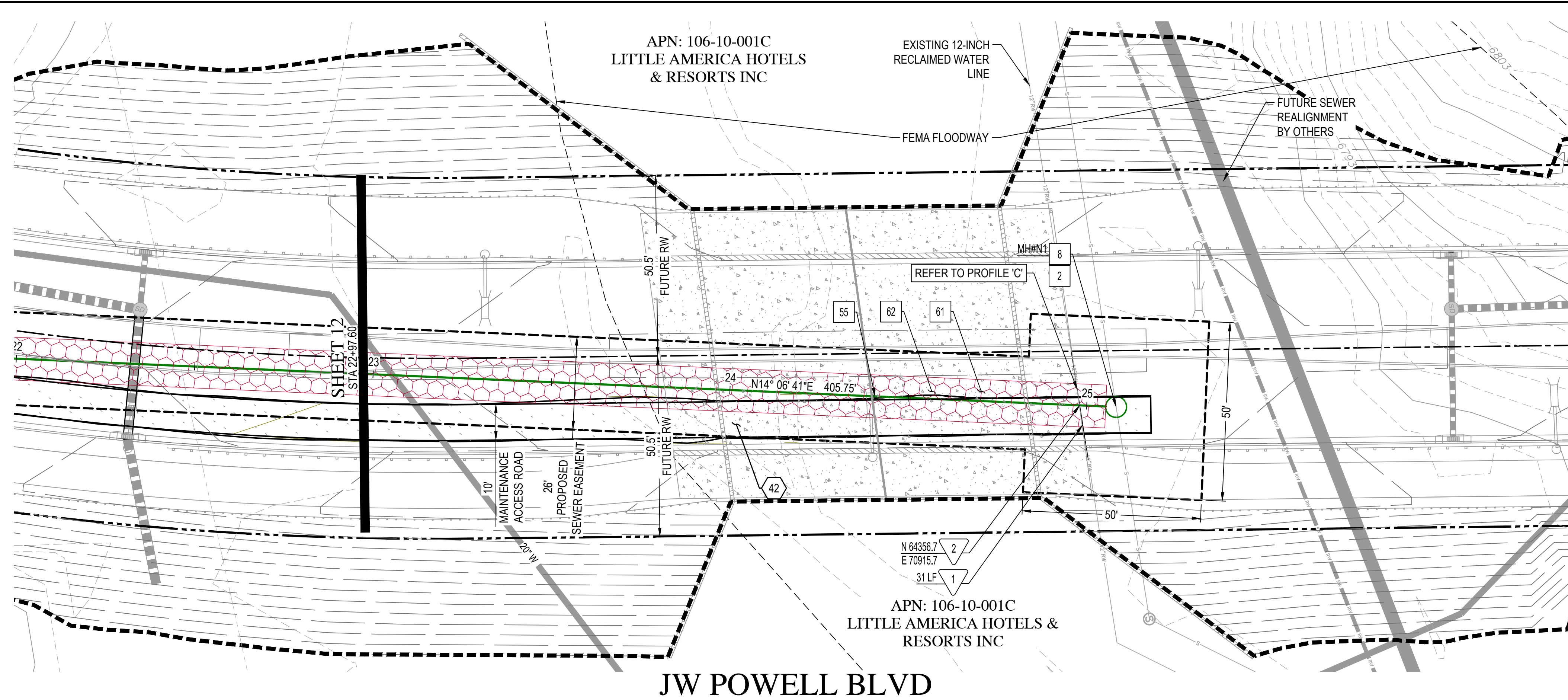


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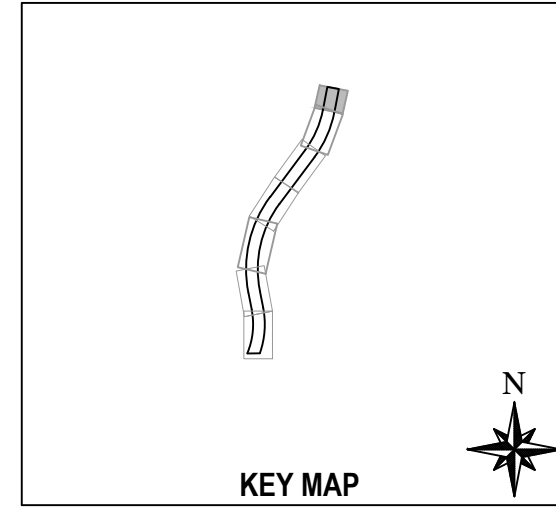
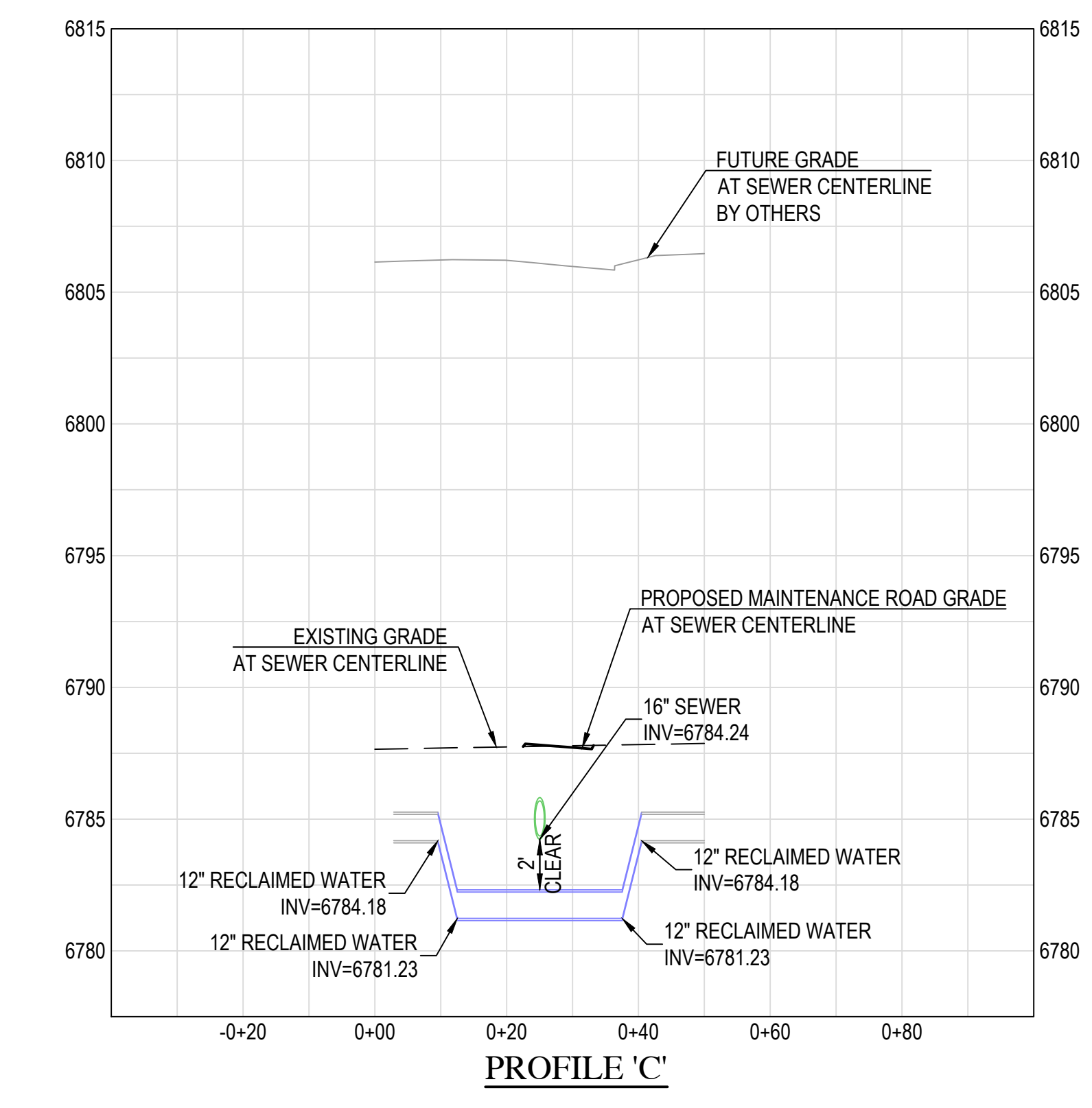
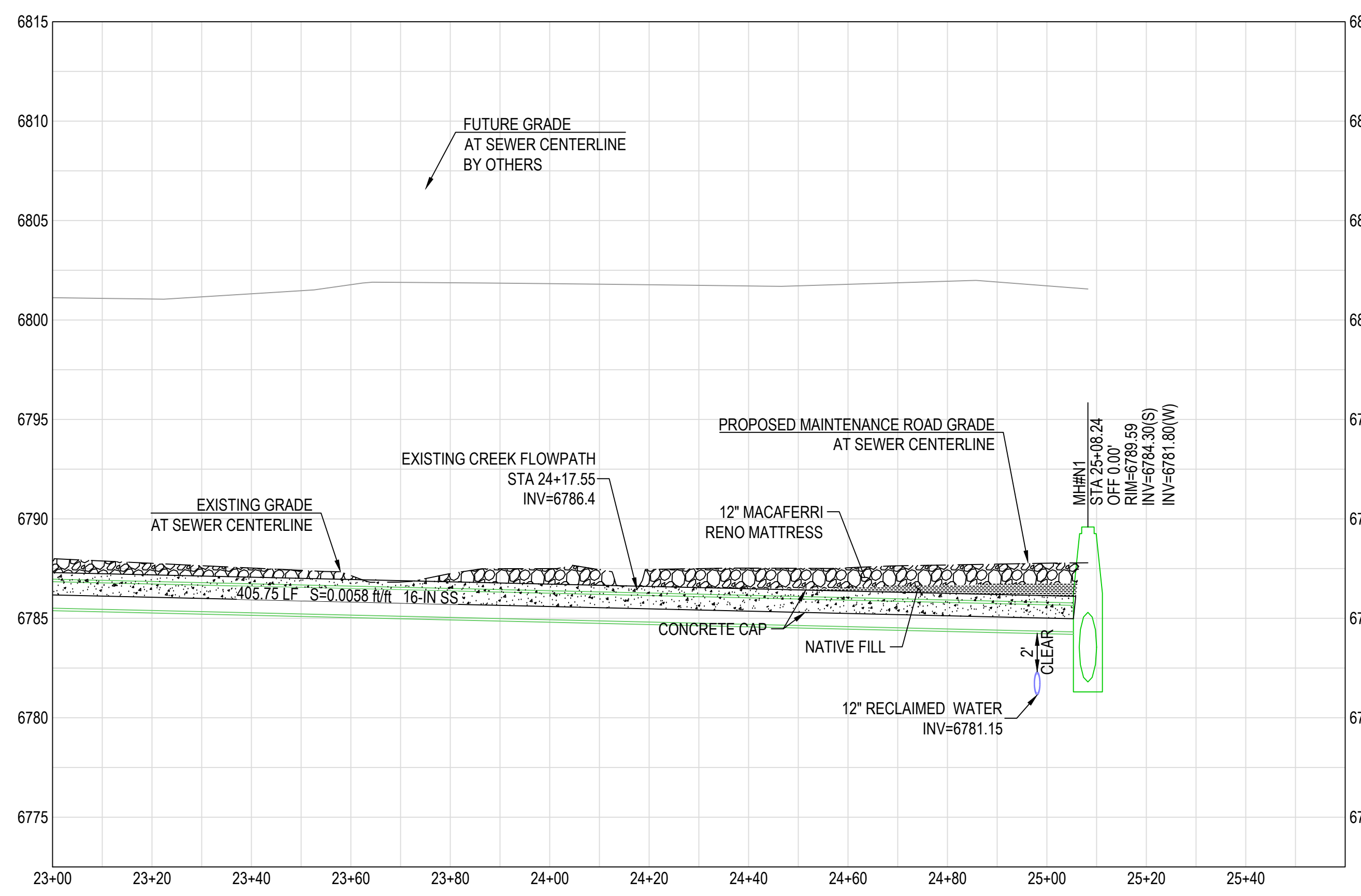
CHECKED BY: DC DESIGNED BY: KM DRAFTED BY: YE



JW POWELL BLVD - OFFSITE SEWER
STL 405
FLAGSTAFF, AZ
SEWER PLAN & PROFILE



- SEWER NOTES**
- 2 CONTRACTOR TO LOCATE EXISTING SEWER MAIN, CONNECT NEW SEWER PIPE. NOTIFY OWNER'S AGENT OF ANY DISCREPANCY
 - 8 CONSTRUCT 5-FT DIA FLAT TOP SEWER MANHOLE PER MAG 420-1 AND C.O.F. STD. DETAIL 09-02-092. SEE C.O.F. ADDENDUM 13-09-0002-0007. INSTALL WATERTIGHT 30" FRAME & COVER PER MAG STD DTL 424-2 WITH BOLT DOWN LID AND DTL 09-03-062. NO STEPS ALLOWED.
 - 55 INSTALL 16-IN DIP SEWER LINE WITH PROTECTO 401 EPOXY COATING PER C.O.F. SECTION 13-09-002-0008. TRENCH EXCAVATION, BACKFILL AND COMPACTION PER C.O.F. STD DTL 09-01-030, 09-01-031, AND 09-01-032. INSTALL TRACER WIRE ALONG SEWER LINE PER C.O.F. STD DTL 09-01-020 AND C.O.F. ADDENDUM 13-09-001-0002.
 - 61 INSTALL 12" THICK RENO MATTRESS AND 6'x3'x3' GABION BASKET CUTOFF WALL PER DETAIL ON SHEET 5.
 - 62 INSTALL CONCRETE ON SEWER MAIN PER DETAIL ON SHEET 5.
- RECLAIMED WATER NOTES**
- 1 INSTALL 12-IN DIP CLASS 250 PIPE WITH TRENCH EXCAVATION, BACKFILL AND COMPACTION PER C.O.F. STD DTL 09-01-030, 09-01-031, AND 09-01-032.
 - 2 INSTALL VERTICAL REALIGNMENT OF EXISTING RECLAIMED WATER LINE WITH TRENCH EXCAVATION, BACKFILL AND COMPACTION PER C.O.F. STD DTL 09-01-030, 09-01-031, AND 09-01-032. CONTRACTOR TO LOCATE EXISTING RECLAIMED WATER LINE.
- PAVING NOTES**
- 42 CONSTRUCT 10-FT WIDE FLAGSTAFF URBAN TRAILS SYSTEM AGGREGATE ALL-ACCESS TRAIL PER C.O.F. STD DTL 14-02-002. SEE C.O.F. SECTION 13-09-001-0008.H.



REV	DESCRIPTION	DATE



EXPIRES 09-30-28
SCALE (HORIZ.) 1" = 20'
SCALE (VERT.) 1" = 5'
DATE 3/13/26
JOB NUMBER 225329.07
SHEET

LEGEND

●	SURVEY MONUMENT FOUND AS NOTED
---	SECTION LINE
○	ALUMINUM CAP FLUSH
○	BRASS CAP FLUSH
○	BRASS CAP IN HANDHOLE
○	FOUND
ACF	
BCF	
BCH	
FD	

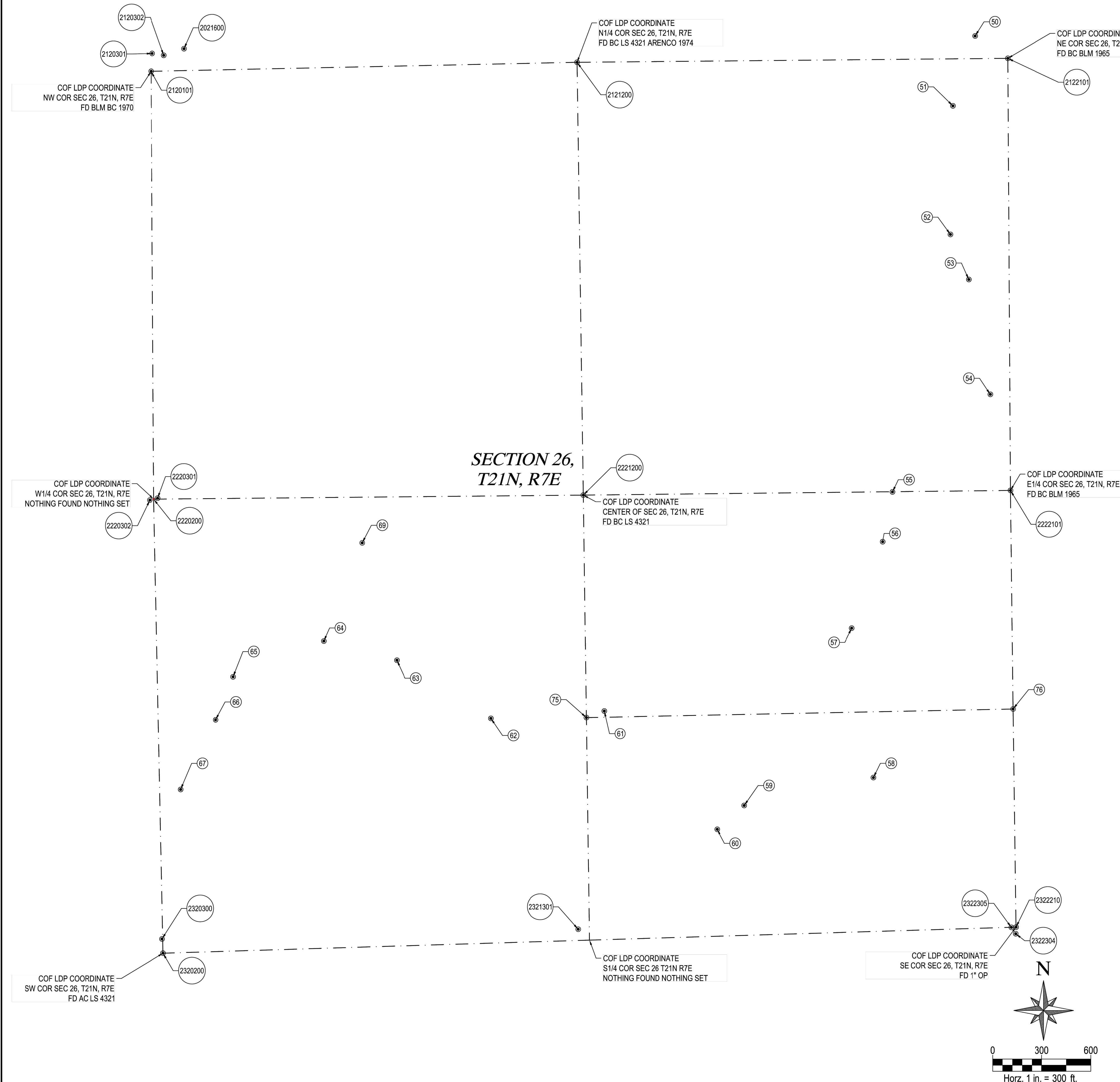
SURVEYOR NOTES:
COORDINATES PROVIDED BY THE CITY OF FLAGSTAFF (COF) FOR THE COF LOW DISTORTION PROJECTION WERE HELD FOR SECTION LINE AS DIRECTED. A CALIBRATION WAS PERFORMED BY NORTHLAND EXPLORATION SURVEY (NES) AND CONTROL FOR CONSTRUCTION AS SET TO ENSURE RETRACABILITY OF THE CALIBRATION PERFORMED. SAID CONTROL SHOULD BE USED FOR CONSTRUCTION AND NOT THE COF LOW DISTORTION COORDINATES.

CITY OF FLAGSTAFF LOW DISTORTION PROJECTION

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
2021600	66152.41	65991.47	6895.03	COF AC IN CONC
2120101	66013.99	65789.51	6886.11	BC BLM 1970NE Corner of Sec 27 T21N R7E
2120301	66123.10	65795.65	6885.29	1/2 RB W TAG LS 18221
2120302	66111.64	65867.21	6890.33	1/2 RB W TAG LS 18221
2121200	66069.13	68398.87	6810.01	BC LS 4321 ARENCO 1974N4 Corner of Sec 26 T21N R7E
2122101	66093.36	71036.72	6841.90	BC BLM 1965 NE Corner of Sec 26 T21N R7E
2220200	63393.70	65805.54	6951.74	W4 Corner of Sec 26, T21N, R7E
2220301	63399.31	65829.91	6948.61	1/2 RB W TAG LS 18221
2220302	63387.52	65781.23	6953.47	1/2 RB W TAG LS 18221
2221200	63418.26	68436.93	6895.60	2 BC LS 4321 C4 Corner of Sec 26 T21N R7E
2222101	63446.99	71052.76	6791.64	BC BLM 1965 E4 Corner of Sec 26 T21N R7E
2320200	60612.52	65862.97	6985.98	AC LS 4321 NE Corner of Sec 34 T21N R7E
2320300	60699.77	65856.67	6990.60	COF AC IN CONC
2321200	60692.74	68474.85	6855.66	S4 Corner Sec 26, T21N, R7E
2321301	60759.17	68405.61	6852.59	1/2 RB W TAG LS 18221 NW Quarter of Sec 35 T21N R7E
2322210	60772.18	71086.91	6858.00	1 OP NE Corner of Sec 35 T21N R7E
2322304	60731.58	71084.98	6861.51	AC COF 1988
2322305	60770.66	71058.33	6860.29	AC COF 1988

NES CONSTRUCTION CONTROL

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
50	66230.26	70836.56	6859.02	CP-50 12" SPIKE W/PINK DONUT NES
51	65802.43	70699.81	6851.78	CP-51 12" SPIKE W/PINK DONUT NES
52	65014.81	70684.86	6849.10	CP-52 12" SPIKE W/PINK DONUT NES
53	64738.73	70796.81	6818.40	CP-53 12" SPIKE W/PINK DONUT NES
54	64034.98	70929.71	6793.43	CP-54 12" SPIKE W/PINK DONUT NES
55	63437.80	70329.78	6801.68	CP-55 12" SPIKE W/PINK DONUT NES
56	63132.73	70269.95	6807.02	CP-56 12" SPIKE W/PINK DONUT NES
57	62603.14	70080.28	6827.18	CP-57 12" SPIKE W/PINK DONUT NES
58	61687.96	70213.51	6818.68	CP-58 12" SPIKE W/PINK DONUT NES
59	61517.34	69421.86	6829.38	CP-59 12" SPIKE W/PINK DONUT NES
60	61371.37	69255.57	6833.81	CP-60 12" SPIKE W/PINK DONUT NES
61	62095.64	68565.21	6860.87	CP-61 12" SPIKE W/PINK DONUT NES
62	62050.82	67871.12	6874.26	CP-62 12" SPIKE W/PINK DONUT NES
63	62406.89	67294.73	6905.26	CP-63 12" SPIKE W/PINK DONUT NES
64	62523.97	66847.50	6925.17	CP-64 12" SPIKE W/PINK DONUT NES
65	62305.38	66292.45	6968.52	CP-65 12" SPIKE W/PINK DONUT NES
66	62041.57	66185.41	6988.90	CP-66 12" SPIKE W/PINK DONUT NES
67	61615.34	65970.63	6994.26	CP-67 12" SPIKE W/PINK DONUT NES
69	63125.79	67083.38	6917.00	BASE PT 69 1/2" RBR
75	62055.49	68455.92	6856.80	AC LS 14671
76	62108.31	71068.64	6825.47	BC BLM S



SURVEY CONTROL FOR CONSTRUCTION

JWP 126
A PORTION OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



COMPLETED SURVEY FIELD WORK ON 03/03/2025
CHECKED BY RWK
CAD TECHNICIAN JAG
SCALE 1" = 300'
DATE 06/11/2025
JOB NUMBER WP# 225329
SHEET 1 OF 1

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