



FOR SALE

Fully entitled Residential Lots

**197 Platted Lots with All Offsites to Property
Benson, Arizona**

Zoning: R-2 (City of Benson)

Price: \$2,820,000

Description: The property is situated in the heart of Benson, Arizona just south of Interstate 10 with spectacular views of the Dragoons, Whetstone and Rincon mountains in addition to the San Pedro Valley, all approximately 40 minutes east of Tucson's IBM plant or the new Amazon distribution facility.

This Sunset Trail offering consists of final approved subdivision recorded plat with all engineering and entitlements and construction plans in place. The 197 lots ranging from 6000 to 11,000 sq ft with an average 6800 square feet in size and are situated on approx. 60 acres.

Offsite Improvements to Subdivision:

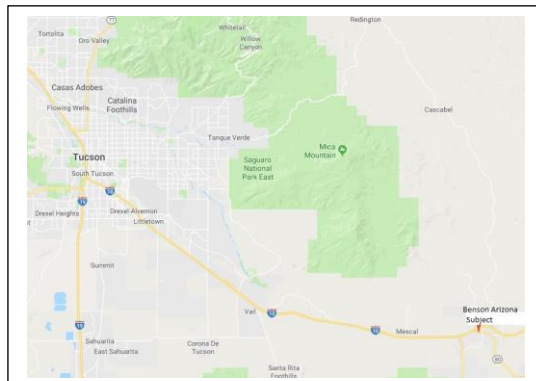
- Water provided by City of Benson
- Electric: Sulphur Springs Valley Electric Coop (SSVEC)
- Gas: City of Benson
- Sewer: City of Benson

Terms: Cash

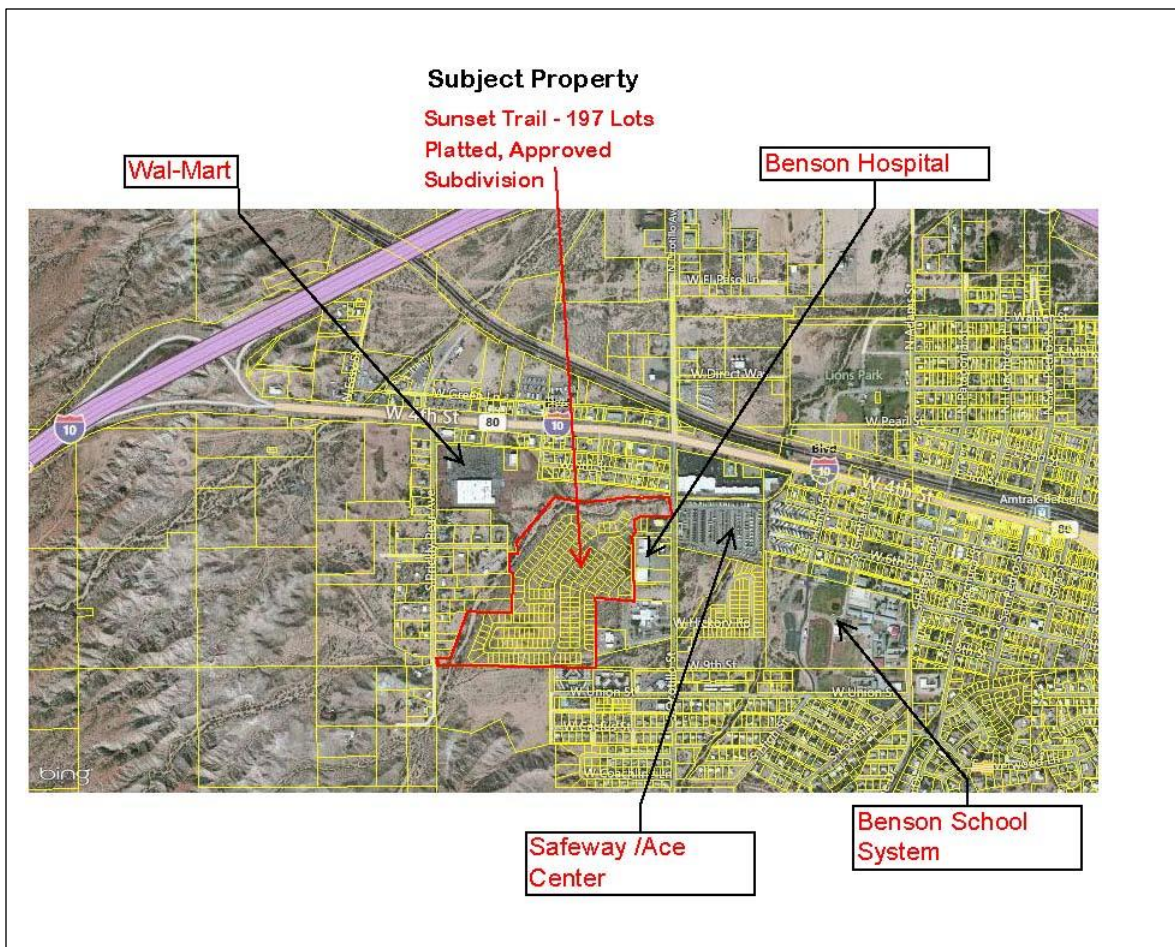
Comments: This subdivision is in walking distance to Benson School District which achieved a Blue-Ribbon ranking in 2014; walking distance to Benson Hospital, Safeway/Ace center, Wal-Mart, US post office and community pool. City of Benson's development fees are approx \$2500/lot as opposed to \$15,000 - \$20,000 in neighboring Pima County. (Additional 4 acres of B-2 commercial lot also available)

**FOR MORE
INFORMATION
PLEASE CONTACT**

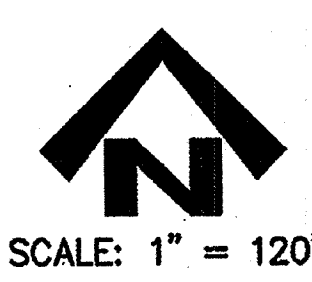
Alain Hartmann
Designated Broker
520-332-6000 O
520.870-1030 C
alain@hcreinc.com



6075 E Grant Rd, Tucson, AZ 85712
O: 520.332.6000 C: 520.870.1030



6075 E Grant Rd, Tucson, AZ 85712
O: 520.332.6000 C: 520.870.1030



CENTER 1/4 COR
FND. 3" ADOT AC
PER BK 31, PG 72
BK 34, PG 70 & REF. #21.
ALSO SEE BK 4, PG 70
BK 7, PG 67 & BK 27, PG 40
OF SURVEYS FOR ALTERNATE
LOCATION 1.8" NORTH

SURVEY REFERENCES

1. GETZWILLER ADDITION, BOOK 3, OF MAPS AND PLATS AT PAGE 101, MAP NO. 481, BY DAVID RATHLIFF, DATED 6/16/1948
2. VALLEY VIEW ADDITION, BOOK 3 OF MAPS AND PLATS AT PAGE 109, BY DAVID RATHLIFF, DATED 1/2/1951
3. GETZWILLER ADDITION, BOOK 3 OF MAPS AND PLATS AT PAGE 111, BY RALPH MOTZ, DATED 5/5/1952
4. GETZWILLER ADDITION ADDITION, STREETS AND ALLEYS, BOOK 5 OF MAPS AND PLATS, PAGE 58, BY SMITH, OBRIEN AND SPEER, DATED 7/7/1965
5. WHITE ROCK CANYON DEVELOPMENT PLAN, BOOK 15 OF MAPS AND PLATS AT PAGE 98, BY MMLA, DATED 4/28/2000
6. OCOTILLO AVENUE, BOOK 5 OF MAPS AND PLATS, PAGE 96, BY SMITH, OBRIEN AND SPEER, DATED 4/3/1967
7. UTILITY R/W EASEMENT, BOOK 1 SURVEYS, PAGE 15, BY RIDDELL AND ASSOCIATES, DATED 6/17/1974
8. BOOK 1 OF SURVEYS, PAGE 72, BY CLEAVE LUNDGREN AND ASSOCIATES, INC. DATED 3/20/1978
9. BOOK 4 OF SURVEYS, PAGE 24, BY CLEAVE, LUNDGREN, AND ASSOCIATES, DATED 11/06/1987
10. BOOK 4 OF SURVEYS, PAGE 70, BY CLEAVE LUNDGREN AND ASSOCIATES, DATED 11/20/1989
11. BOOK 7 OF SURVEYS, PAGE 67, BY CLEAVE LUNDGREN AND ASSOCIATES, DATED 7/10/1994
12. BOOK 9 OF SURVEYS, PAGE 50, BY AMOX AND ASSOCIATES, DATED 11/8/1995
13. BOOK 11 OF SURVEYS, PAGE 46, BY CLEAVE, JUNGREN AND ASSOCIATES, DATED 12/21/1981
14. BOOK 12 OF SURVEYS, PAGE 96, BY AMOX AND ASSOCIATES, DATED 3/23/1998
15. BOOK 17 OF SURVEYS, PAGE 28, BY AMOX AND ASSOCIATES, DATED 5/8/2001
16. BOOK 23 OF SURVEYS, PAGE 43, BY DONALD CLAIR ALLEN, DATED 7/16/2004
17. BOOK 27 OF SURVEYS, PAGE 40, BY AMOX AND ASSOCIATES, DATED 8/24/2005
18. BOOK 29 OF SURVEYS, PAGE 81, BY CARLSON LAND SURVEYORS, DATED 2/6/2006
19. BK 30-PG 19, BK 30-PG 46 AND BK 31 OF SURVEYS, PAGE 72A BY SUNSITES ENGINEERING AND SURVEY, LAST DATED 5/24/2006
20. BOOK 34 OF SURVEYS, PAGE 91, BY SUNSITES ENGINEERING AND SURVEYING, DATED 12/18/2006
21. UNRECORDED SURVEY FOR WAL-MART PROPERTY BY RLS 34559 WITH MONUMENT SET DATE OF 11/22/2004
22. A.D.O.T. R-O-W MAP NO. D-2-T-427 DATED 9/25/67
23. GENERAL LAND OFFICE MAP OFFICIALLY FILED 1/2/1874

FINAL PLAT FOR SUNSET TRAIL

LOTS 1 THROUGH 197 AND COMMON
AREA 'A' (OPEN SPACE & DRAINAGE) &
COMMON AREA 'B' (RECREATION & DRAINAGE)

BEING A PORTION OF THE SW 1/4 OF
SECTION 9, T-17-S, R-20-E, G&SRM,
CITY OF BENSON, COCHISE COUNTY, ARIZONA

DATE: MARCH 2012

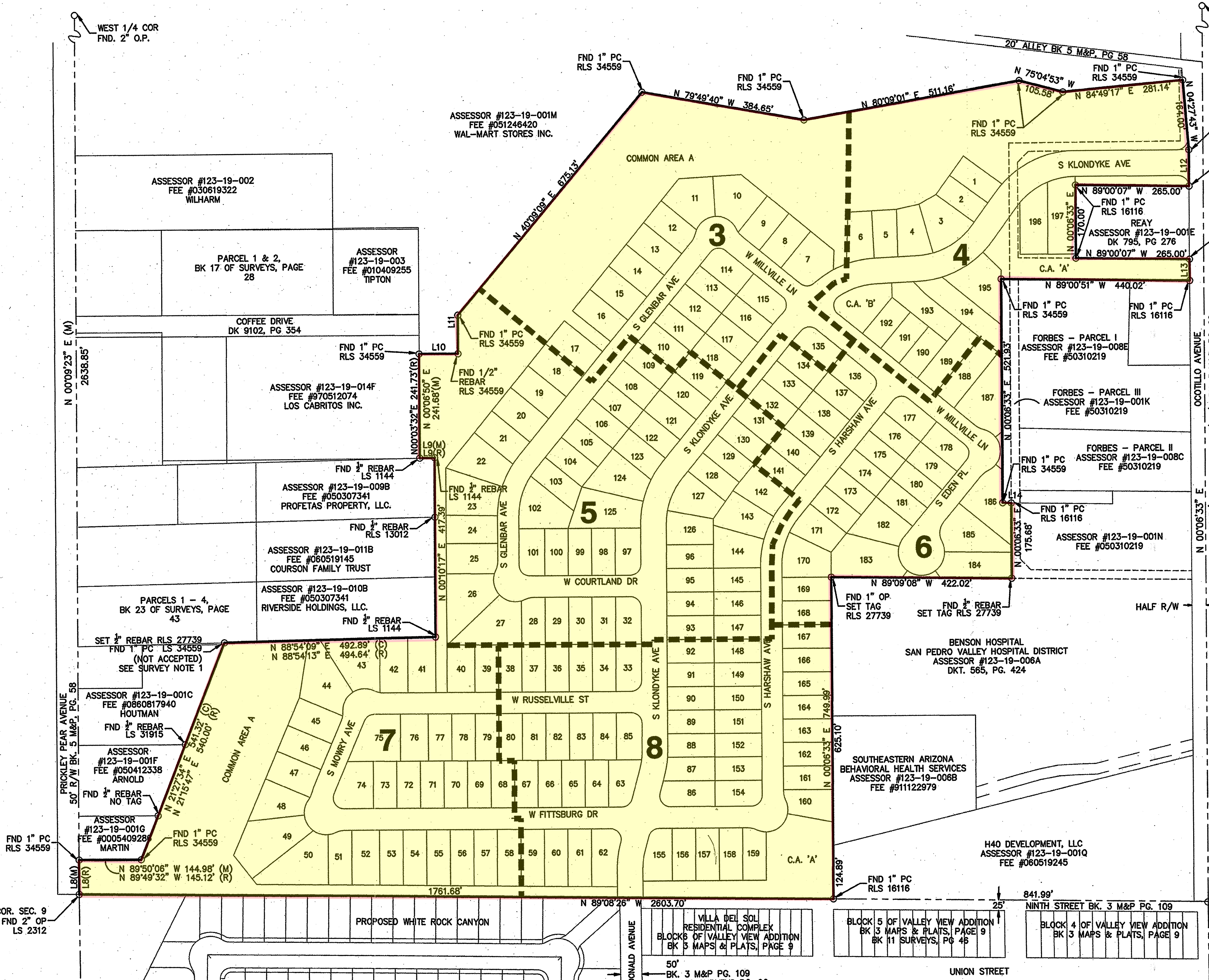
SHEET 2 OF 8

BOOK

PAGE

16

17A



SURVEY NOTES:

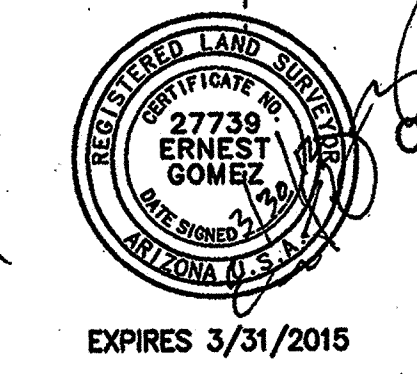
1. DID NOT ACCEPT THE FND. 1" PC RLS 34559 AT THIS CORNER ALONG THE WEST BOUNDARY AND SHOWN IN BK. 31 OF SURVEYS AT PAGE 72 BECAUSE IT DID NOT FIT SENIOR RECORD POSITION OF ADJOINING LEGAL DESCRIPTIONS AND ADDITIONAL FOUND MONUMENTATION ON ASSESSORS PARCELS 123-19-001C, 001F AND 001G. CONTACTED RLS 34559 WITH NO RESPONSE.
2. ALL DISTANCES AND BEARINGS SHOWN ON THIS SHEET ARE RECORD AND MEASURED PER BK. 31 OF SURVEYS AT PAGE 72 UNLESS OTHERWISE NOTED.

LINE TABLES (RECORD)

LINE	BEARING	DISTANCE
L8(R)	N 00°10'23" E	79.85'
L9(R)	N 89°54'13" E	34.00'
L10(R)	N 89°55'14" W	90.78'
L11(R)	N 00°11'21" E	90.64'
L12(R)	N 00°06'33" E	84.08'
L13(R)	N 00°06'33" E	50.00'
L14(R)	N 88°39'16" W	20.12'

LINE TABLES (MEASURED)

LINE	BEARING	DISTANCE
L8(M)	N 00°09'23" E	79.90'
L9(M)	N 88°57'33" E	34.54'
L10(M)	N 89°55'14" W	90.78'
L11(M)	N 00°11'21" E	90.64'
L12(M)	N 00°06'33" E	84.08'
L13(M)	N 00°06'33" E	50.00'
L14(M)	N 88°39'16" W	20.12'

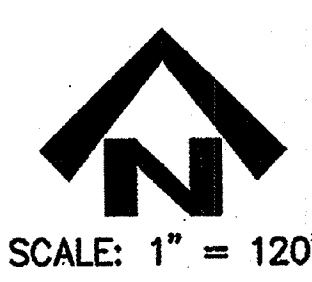


PSOMAS

333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1290 fax
www.psomas.com
PSOMAS JOB 7HDE059401

MAPS + Plats

2012-12879



SCALE: 1" = 120'

CENTER 1/4 COR
FND. 3" ADOT AC
PER BK 31, PG 72
BK 34, PG 70 & REF. #21.
ALSO SEE BK 4, PG 70
BK 7, PG 67 & BK 27, PG 40
OF SURVEYS FOR ALTERNATE
LOCATION 1.8" NORTH

SURVEY REFERENCES

1. GETZWILLER ADDITION, BOOK 3, OF MAPS AND PLATS AT PAGE 101, MAP NO. 481, BY DAVID RATHLIFF, DATED 6/16/1948
2. VALLEY VIEW ADDITION, BOOK 3 OF MAPS AND PLATS AT PAGE 109, BY DAVID RATHLIFF, DATED 1/2/1951
3. GETZWILLER ADDITION, BOOK 3 OF MAPS AND PLATS AT PAGE 111, BY RALPH MOTZ, DATED 5/5/1952
4. GETZWILLER ADDITION ADDITION, STREETS AND ALLEYS, BOOK 5 OF MAPS AND PLATS, PAGE 58, BY SMITH, OBRIEN AND SPEER, DATED 7/7/1965
5. WHITE ROCK CANYON DEVELOPMENT PLAN, BOOK 15 OF MAPS AND PLATS AT PAGE 98, BY MMLA, DATED 4/28/2000
6. OCOTILLO AVENUE, BOOK 5 OF MAPS AND PLATS, PAGE 96, BY SMITH, OBRIEN AND SPEER, DATED 4/3/1967
7. UTILITY R/W EASEMENT, BOOK 1 SURVEYS, PAGE 15, BY RIDDELL AND ASSOCIATES, DATED 6/17/1974
8. BOOK 1 OF SURVEYS, PAGE 72, BY CLEAVE LUNDGREN AND ASSOCIATES, INC. DATED 3/20/1978
9. BOOK 4 OF SURVEYS, PAGE 24, BY CLEAVE, LUNDGREN, AND ASSOCIATES, DATED 11/06/1987
10. BOOK 4 OF SURVEYS, PAGE 70, BY CLEAVE LUNDGREN AND ASSOCIATES, DATED 11/20/1989
11. BOOK 7 OF SURVEYS, PAGE 67, BY CLEAVE LUNDGREN AND ASSOCIATES, DATED 7/10/1994
12. BOOK 9 OF SURVEYS, PAGE 50, BY AMOX AND ASSOCIATES, DATED 11/8/1995
13. BOOK 11 OF SURVEYS, PAGE 46, BY CLEAVE, JUNGREN AND ASSOCIATES, DATED 12/21/1981
14. BOOK 12 OF SURVEYS, PAGE 96, BY AMOX AND ASSOCIATES, DATED 3/23/1998
15. BOOK 17 OF SURVEYS, PAGE 28, BY AMOX AND ASSOCIATES, DATED 5/8/2001
16. BOOK 23 OF SURVEYS, PAGE 43, BY DONALD CLAIR ALLEN, DATED 7/16/2004
17. BOOK 27 OF SURVEYS, PAGE 40, BY AMOX AND ASSOCIATES, DATED 8/24/2005
18. BOOK 29 OF SURVEYS, PAGE 81, BY CARLSON LAND SURVEYORS, DATED 2/6/2006
19. BK 30-PG 19, BK 30-PG 46 AND BK 31 OF SURVEYS, PAGE 72A BY SUNSITES ENGINEERING AND SURVEY, LAST DATED 5/24/2006
20. BOOK 34 OF SURVEYS, PAGE 91, BY SUNSITES ENGINEERING AND SURVEYING, DATED 12/18/2006
21. UNRECORDED SURVEY FOR WAL-MART PROPERTY BY RLS 34559 WITH MONUMENT SET DATE OF 11/22/2004
22. A.D.O.T. R-O-W MAP NO. D-2-T-427 DATED 9/25/67
23. GENERAL LAND OFFICE MAP OFFICIALLY FILED 1/2/1874

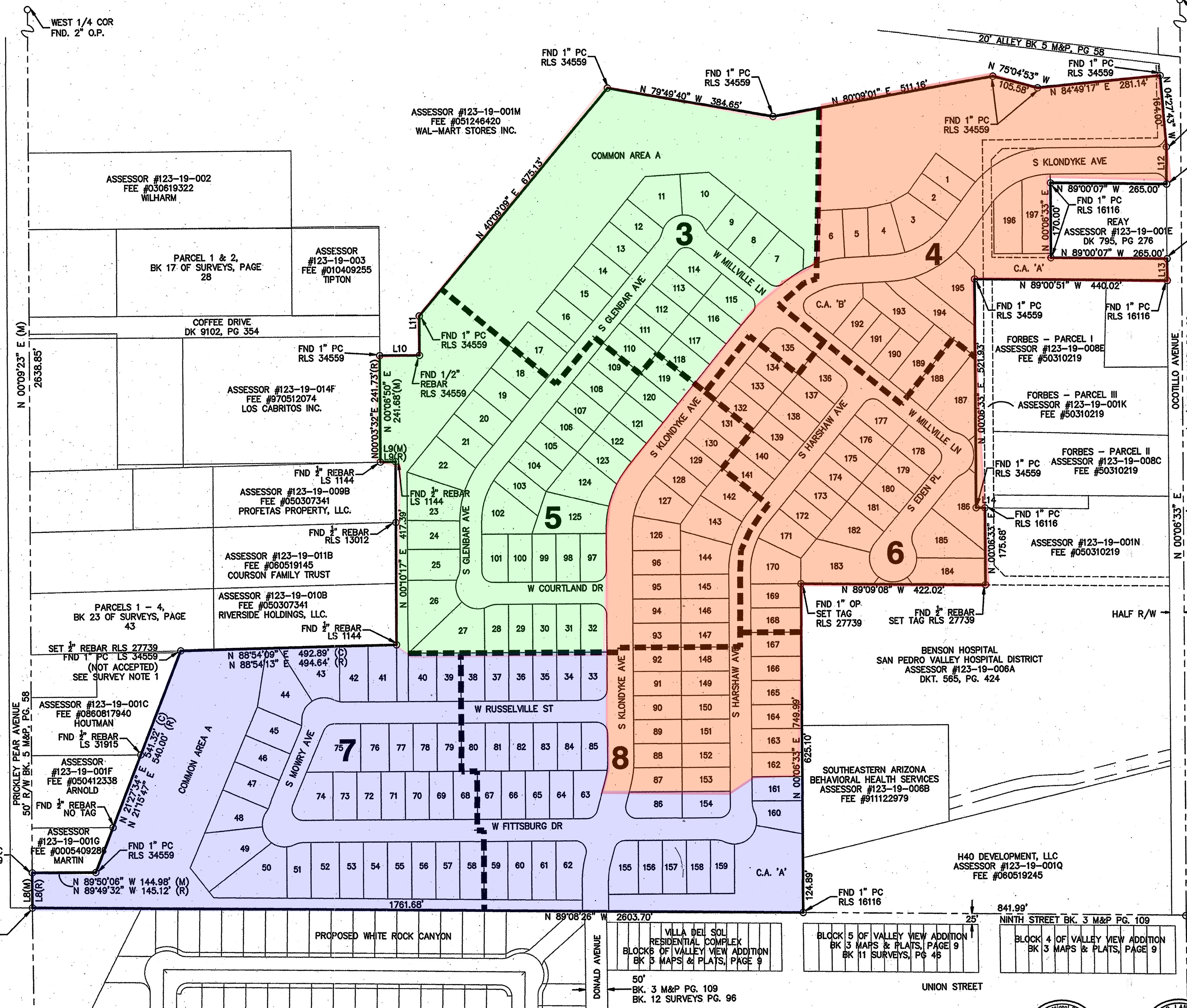
FINAL PLAT
FOR
SUNSET TRAIL
LOTS 1 THROUGH 197 AND COMMON
AREA 'A' (OPEN SPACE & DRAINAGE) &
COMMON AREA 'B' (RECREATION & DRAINAGE)

BEING A PORTION OF THE SW 1/4 OF
SECTION 9, T-17-S, R-20-E, G&SRM,
CITY OF BENSON, COCHISE COUNTY, ARIZONA

DATE: MARCH 2012

SHEET 2 OF 8

BOOK
16
PAGE
17A



SURVEY NOTES:

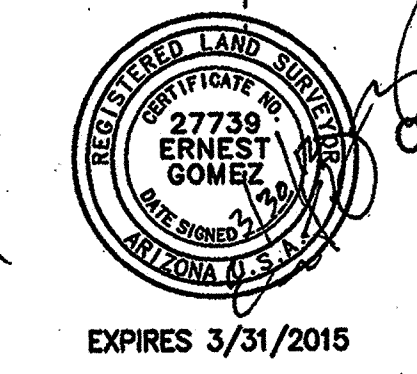
1. DID NOT ACCEPT THE FND. 1" PC RLS 34559 AT THIS CORNER ALONG THE WEST BOUNDARY AND SHOWN IN BK. 31 OF SURVEYS AT PAGE 72 BECAUSE IT DID NOT FIT SENIOR RECORD POSITION OF ADJOINING LEGAL DESCRIPTIONS AND ADDITIONAL FOUND MONUMENTATION ON ASSESSORS PARCELS 123-19-001C, 001F AND 001G. CONTACTED RLS 34559 WITH NO RESPONSE.
2. ALL DISTANCES AND BEARINGS SHOWN ON THIS SHEET ARE RECORD AND MEASURED PER BK. 31 OF SURVEYS AT PAGE 72 UNLESS OTHERWISE NOTED.

LINE TABLES (RECORD)

LINE	BEARING	DISTANCE
L8(R)	N 00°10'23" E	79.85'
L9(R)	N 89°54'13" E	34.00'
L10(R)	N 89°55'14" W	90.78'
L11(R)	N 00°11'21" E	90.64'
L12(R)	N 00°06'33" E	84.08'
L13(R)	N 00°06'33" E	50.00'
L14(R)	N 88°39'16" W	20.12'

LINE TABLES (MEASURED)

LINE	BEARING	DISTANCE
L8(M)	N 00°09'23" E	79.90'
L9(M)	N 88°57'33" E	34.54'
L10(M)	N 89°55'14" W	90.78'
L11(M)	N 00°11'21" E	90.64'
L12(M)	N 00°06'33" E	84.08'
L13(M)	N 00°06'33" E	50.00'
L14(M)	N 88°39'16" W	20.12'



PSOMAS

333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1290 fax
www.psomas.com
PSOMAS JOB 7HDE059401

MAPS + PLATS

2012-12879

1. IT IS THE INTENTION OF THIS SPECIFICATION TO INSURE THE WORKSMANSHIP AND MATERIAL OF ALL SERVICE ENTRANCES, MEET OR EXCEED THE REQUIREMENTS OF THE APPROPRIATE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRIC SAFETY CODE (NESC). ANY ITEM NOT SPECIFICALLY MENTIONED IN THESE SPECIFICATIONS SHALL MEET OR EXCEED THE REQUIREMENTS OF THESE TWO CODES. SPECIFIED EQUIPMENT SHALL BE MANUFACTURED ACCORDING TO ELECTRIC UTILITY SERVICE REQUIREMENTS COMMITTEE (EUSERC) STANDARDS OR, IF NO EUSERC STANDARD EXISTS, THEN THE EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (E.G. UL) AND SHALL SO BE LABELED.
2. IT IS RECOMMENDED THAT THE CONTRACTOR CONSULT QUALIFIED SSVSC PERSONNEL BEFORE STARTING WORK ON ANY SERVICE ENTRANCE TO DETERMINE WHICH SPECIFICATION APPLIES, TYPE OF SERVICE AVAILABLE, PERMISSIBLE SERVICE ENTRANCE LOCATION, ETC. THE SSVSC SERVICE REPRESENTATIVE AT EITHER THE WILCOX, BENSON, OR SIERRA VISTA OFFICE WILL ANSWER QUESTIONS OR REFER TO OTHER QUALIFIED SSVSC PERSONNEL.
3. ALL PARTS OF THE SERVICE ENTRANCE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS THE SPECIFICATION STATES SPECIFICALLY THAT IT WILL BE FURNISHED AND INSTALLED BY SSVSC. ALL PARTS OF THE SERVICE ENTRANCE THAT ARE FURNISHED BY THE CONTRACTOR SHALL REMAIN THE PROPERTY OF THE CONTRACTOR. ALL METERS, METERING TRANSFORMERS, ENCLOSURES, ETC., THAT ARE FURNISHED BY SSVSC, SHALL REMAIN THE PROPERTY OF SSVSC.
4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR INSTALL DEVICES TO PROTECT EQUIPMENT FROM VOLTAGE SURGES, PHASE IMBALANCE, PHASE LOSS AND REVERSAL. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ADEQUATE PROTECTIVE DEVICES TO PROTECT THE EQUIPMENT FROM HIGH OR LOW VOLTAGE, PHASE LOSS OR REVERSAL, OR ANY UNUSUAL CONDITION. SSVSC SHALL NOT BE LIABLE TO THE CONTRACTOR OR CUSTOMER FOR ANY LOSS, INJURY, OR DAMAGE RESULTING FROM THE CUSTOMER'S USE OF HIS/HER EQUIPMENT OR FROM THE USE OF THE ENERGY FROM SSVSC BEYOND THE POINT OF CONNECTION OF SSVSC EQUIPMENT (LOAD SIDE).
5. WHEN AN INSPECTION CERTIFICATE IS REQUIRED BY A LOCAL AUTHORITY, SSVSC WILL NOT CONNECT THE SERVICE ENTRANCE UNTIL AN INSPECTION CERTIFICATE IS OBTAINED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COORDINATE WITH ANY LOCAL OR STATE INSPECTION AGENCY HAVING JURISDICTION AND TO ABIDE BY THE APPROPRIATE PROCEDURES AND REQUIREMENT OF THOSE AGENCIES.
6. PRIOR TO CONNECTING A SERVICE ENTRANCE, IN AREAS WHERE AN INSPECTION CERTIFICATE MAY NOT BE REQUIRED, SSVSC PERSONNEL WILL INSPECT THE SERVICE ENTRANCE FOR CONFORMITY WITH THIS SPECIFICATION.
7. NO SERVICE ENTRANCE SHALL BE CONNECTED THAT DOES NOT COMPLY WITH ALL PROVISIONS OF THIS SPECIFICATION, UNLESS PERMISSION FOR VARIANCE IS GRANTED IN WRITING BY QUALIFIED SSVSC PERSONNEL, I.E., ENGINEERING MANAGER (OR OTHERS DESIGNATED BY THEM), LINE EXTENSION SERVICES MANAGER (OR OTHERS DESIGNATED BY THEM).

THESE TRENCH SPECIFICATIONS HAVE BEEN DEVELOPED ESPECIALLY AND EXCLUSIVELY BY SSVCC. ANY USE OF THESE SPECIAL TRENCH SPECIFICATIONS OUTSIDE OF THIS PROJECT MUST BE PRE-APPROVED BY SULPHUR SPRINGS VALLEY ELECTRIC COOPERATIVE, INC. (SSVEC).

1. IN ORDER TO IMPROVE THE RELIABILITY OF UNDERGROUND ELECTRIC SERVICE, THE COOPERATIVE HAS ELECTED TO INSTALL UNDERGROUND ELECTRIC CONDUCTORS IN PROTECTIVE CONDUIT, I.E. PVC OR C/C. THE COOPERATIVE WILL GENERALLY BE RESPONSIBLE FOR THE INSTALLATION OF UNDERGROUND CONDUIT FROM ITS STOCK. THE CUSTOMER SHALL FURNISH ALL TRENCHING, SELECT BACKFILL OR CONDUIT WHEN REQUIRED, COMPACTION AND CONCRETE WORK TO THE SPECIFICATIONS OF THE COOPERATIVE AND OTHER LOCAL CODES.
2. TRENCHES SHOULD NOT BE OPENED BEFORE COORDINATION WITH THE SSVCC CONSTRUCTION FOREMAN.
3. SSVCC PERSONNEL MUST INSPECT AND APPROVE ALL TRENCHING AND BACKFILL MATERIAL PRIOR TO ANY ITEM BEING INSTALLED IN THE TRENCH.
4. TRENCH DEPTHS AND PAD EXCAVATION DEPTHS ARE BASED ON FINAL GRADE. ANY CHANGE IN THE FINAL GRADE WILL REQUIRE REPLACEMENT OF LINE AND EQUIPMENT AT THE CONTRACTOR'S EXPENSE.
5. THE TRENCH BOTTOM MUST BE SMOOTH (NO SHARP ROCKS.) ALL EQUIPMENT PAD EXCAVATIONS SHALL BE LEVEL AND SMOOTH.
6. THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO DETERMINE THEIR INDIVIDUAL BACKFILL REQUIREMENTS. A MINIMUM ONE FOOT OF RADIAL SEPARATION IS REQUIRED BETWEEN SSVCC FACILITIES AND OTHER UTILITIES. GENERALLY, WATER AND SEWER FACILITIES ARE INSTALLED IN SEPARATE TRENCHES, PARTICULARLY IN SUBDIVISION. IN NO CIRCUMSTANCE, WILL OTHER UTILITIES BE ALLOWED UNDERNEATH SSVCC PAD MOUNTED EQUIPMENT.
7. EACH SECTION OF TRENCH EXCAVATED DURING A WORKING DAY SHALL BE COVERED AT THE END OF THE DAY. IN CASES WHERE A TRENCH MUST BE LEFT OPEN OVERNIGHT OR UNATTENDED, SSVCC MUST BE NOTIFIED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF THE GENERAL PUBLIC.
8. ALL TRAFFIC CONTROL, PLACEMENT OF SAFETY AND WARNING EQUIPMENT, AND OTHER RELATED ISSUES SHALL BE COORDINATED BY THE CONTRACTOR DIRECTLY WITH SSVCC.
9. ALTERNATIVE METHODS OF TRENCHING INCLUDING BORING, MANROPE PULLING, AND PIPE BURSTING ARE PERMITTED WITH PRIOR APPROVAL FROM SSVCC.
10. IN ROCKY CONDITIONS WHERE REQUIRED PRIMARY TRENCH DEPTHS ARE NOT OBTAINABLE, THE CONTRACTOR WILL CONTACT SSVCC IMMEDIATELY. UPON APPROVAL FROM SSVCC, THE FOLLOWING RULE SHALL APPLY:
 - 13.1. FOR ANY PORTION OF THE FIRST TWELVE INCHES THAT THE PRIMARY TRENCH IS SHALLOW, A SIX INCH CONCRETE POUR IS REQUIRED. EACH ADDITIONAL FOOT THAT THE TRENCH IS SHALLOW REQUIRES AN ADDITIONAL FOUR INCHES OF CONCRETE.
 - 13.2. THE MINIMUM BURIAL DEPTH TO TOP OF CONDUIT IS 18 INCHES WITH 18 INCHES CONCRETE POUR. CONCRETE SHALL EXTEND A MINIMUM OF THREE INCHES LATALLY FROM THE CONDUIT. CONCRETE WILL BE 2,500 PSI. CONCRETE SLURRY IS NOT ALLOWED.
11. THE USE OF ANY ALTERNATE TRENCH SPECIFICATION MUST BE APPROVED BY SSVCC.

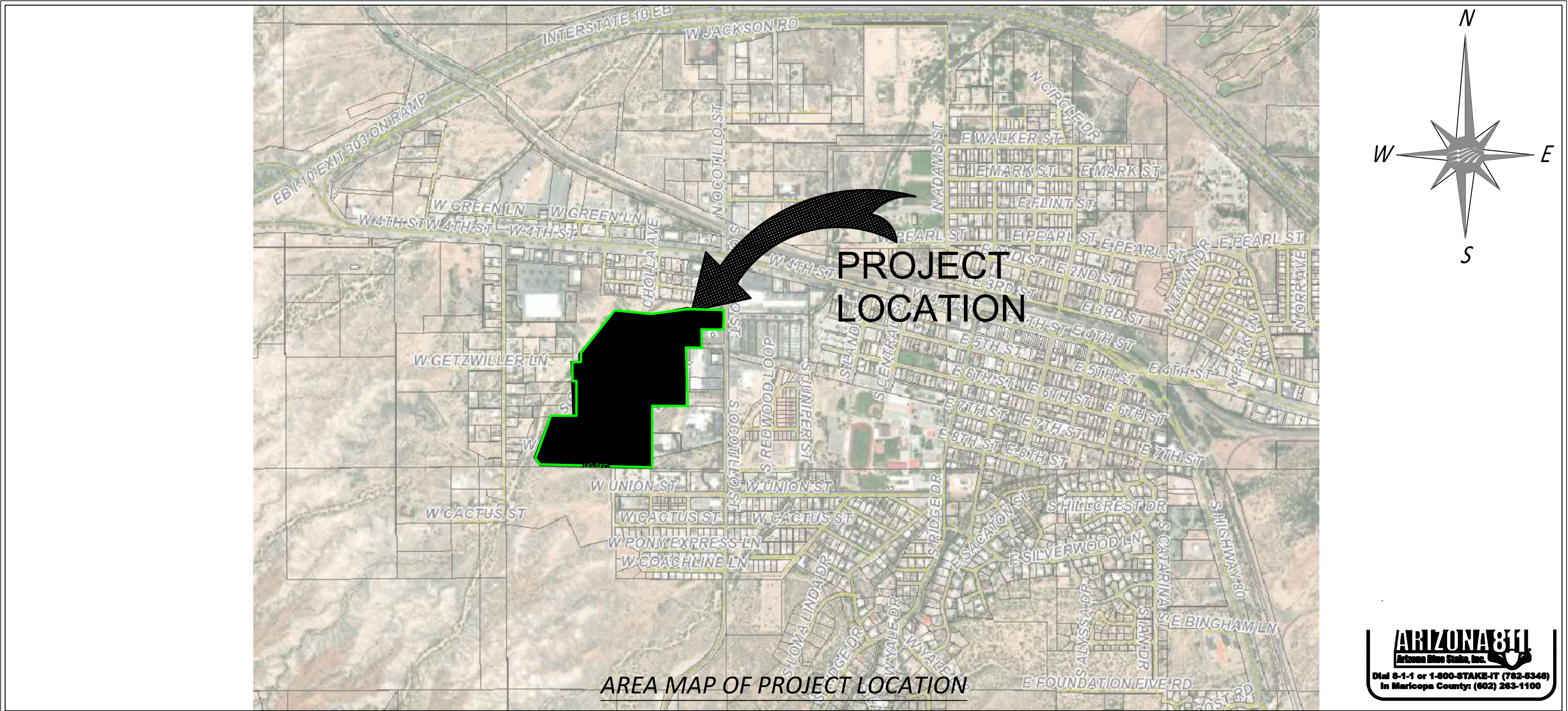
1. A MANDATORY PRE-CONSTRUCTION MEETING SHALL TAKE PLACE A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION. BEFORE REQUESTING THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL ASSURE THAT APPROPRIATE APPROVALS HAVE BEEN OBTAINED. THE FOLLOWING ARE MINIMUM REQUIREMENTS FOR TYPICAL INSTALLATIONS; HOWEVER, FIELD CONDITIONS MAY DICTATE OTHER REQUIREMENTS. SPECIFICATIONS ON CONSTRUCTION DRAWINGS AND/OR SPECIFICATIONS DETERMINED DURING THE PRE-CONSTRUCTION MEETING SUPERCEDE THE INFORMATION SHOWN HERE.
2. TRENCH BOTTOM SHALL BE SMOOTH, FLAT AND FREE OF ROCKS AND DEBRIS, WITH 1000 CONTIGUOUS FEET OF READY TRENCH REQUIRED PRIOR TO PIPE PLACEMENT. SPOIL SHALL BE A MINIMUM OF TWO FEET FROM TRENCH WALL. DO NOT MECHANICALLY EXCAVATE WITHIN TWO FEET OF EXISTING FACILITIES WITHOUT PRIOR APPROVAL BY SVEC. RELOCATION OF LINES DUE TO DEVIATIONS FROM MINIMUM COVER REQUIREMENTS, IMPROPER LOCATION, IMPROPER INSTALLATION, ETC., SHALL BE DONE AT THE TOTAL EXPENSE OF THE CONTRACTOR.
3. THERE SHALL BE A 12" MINIMUM RADIAL CLEARANCE IN BOTH PERPENDICULAR AND PARALLEL APPLICATIONS BETWEEN THE ELECTRIC LINES AND ALL OTHER UTILITIES. AT LEAST 4' OF SEPARATION IS REQUIRED FROM THE MAIN WATER LINE. AT LEAST 3' OF SEPARATION IS REQUIRED FROM A FIRE HYDRANT. SEWER MAY NOT BE PLACED IN THE SAME TRENCH. ELECTRIC LINES SHALL NOT BE SITUATED UNDER INHABITABLE/ENCLOSED STRUCTURES OR OTHER UTILITY EQUIPMENT.
4. ONE HUNDRED PERCENT (100%) OF THE BEDDING AND SHADING MATERIAL SHALL PASS THROUGH A ONE AND A HALF INCH (1-1/2") STANDARD SIEVE AND SHALL NOT HAVE SHARP EDGES. THIS MATERIAL SHALL BE OF SUFFICIENT QUANTITY TO PROVIDE SIX INCH (6") OF MATERIAL AROUND AND ABOVE THE PIPE, AND SHALL BE CONTRACTOR INSTALLED AND APPROVED BY SVEC PERSONNEL PRIOR TO INSTALLATION OF THE PIPE AND BEDDING AND PADDING MATERIAL.

IF THE CONTRACTOR IS PLACING CONDUIT FOR SVEC, THE CONTRACTOR SHALL ROUTE A MANDRILL PERTAINING TO THE SIZE OF CONDUIT THROUGH EACH CONDUIT LEAVING A MULE TAP, 2,500 LB. PULLING CAPACITY ACCESSIBLE AT BOTH ENDS OF THE CONDUIT.

5. DURING THE COURSE OF THIS INSTALLATION, ALL BEDDING, SHADING, BACKFILL, SLEEVE, WARNING TAP MATERIAL, PROCUREMENT REQUIRING PLACEMENT, COMPACTION, EXPORT, SITE RESTORATION, REQUIRED BLACKTOP, CONCRETE CUTS AND REPAIRS, CONSTRUCTION STAKING, COMPACTION TESTING, REQUIRED PERMITS, DESIGN SPECIFICATIONS OF DRAINAGE CROSSINGS, CERTIFICATION OF GRADE AND BLUE STAKE NOTIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL MEET THE REQUIREMENTS OF SVEC AS WELL AS ANY REQUIREMENTS IMPOSED BY THE DIRECTORATE OF PUBLIC WORKS OF SVEC AS WELL AS OTHER UTILITY AND GOVERNMENTAL ORGANIZATIONS UNDER WHOSE JURISDICTION THE WORK IS TO BE DONE. THIS INCLUDES ALL MATERIAL AND LABOR REQUIRED IN THE REPAIR AND/OR REPLACEMENT OF STREETS, ROADS, DRIVES, FENCES, LAWNS, SHRUBBERY, WATER MAINS, PIPES, PIPELINES AND CONTENTS, UNDERGROUND POWER AND TELECOMMUNICATIONS FACILITIES, BURIED SEWERAGE AND DRAINAGE FACILITIES, AND ANY OTHER PROPERTY DAMAGED BY THE TRENCHING.

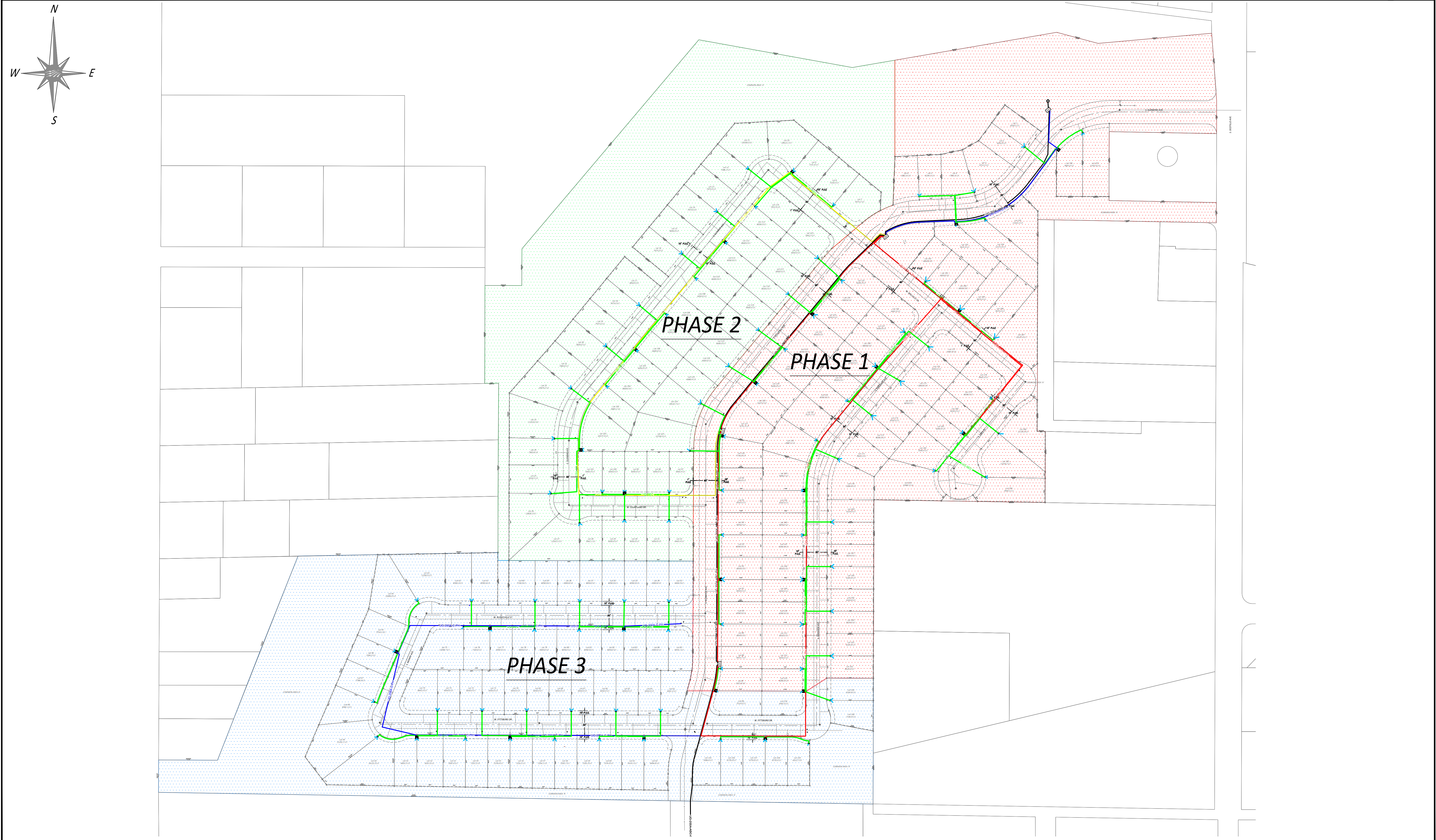
1. INSTALL #1/0 AL25 200 AMP PRIMARY CONDUCTOR IN 3" PVC CONDUIT.
2. INSTALL 600 AMP PRIMARY CONDUCTOR IN 4" PVC CONDUIT.
3. INSTALL ONE SPARE CONDUIT AT EACH STREET CROSSING, STARTING AND ENDING INSIDE EQUIPMENT WHERE POSSIBLE.
4. INSTALL #350 TRI-FLEX UNDERGROUND SECONDARY (TPUS) IN 4" PVC CONDUIT.
5. INSTALL 3" PVC CONDUIT FOR SERVICE ENTRANCE STUB-OUT.
6. STATIONS ARE STAKED ON 20' OFFSET, UNLESS NOTED OTHERWISE.
7. PRIMARY EQUIPMENT: THE STAKED LOCATION FOR TRANSFORMERS AND OTHER PRIMARY EQUIPMENT INDICATES FRONT AND CENTER OF PAD. LOCATIONS ARE STAKED ON 20' OFFSETS WITH 2 SWING THE FEATHERS.
8. SECONDARY EQUIPMENT: ALL SECONDARY EQUIPMENT PEDESTALS AND STREET LIGHTS ARE STAKED ON 20' OFFSETS WITH 2 SWING THE FEATHERS.

PAGE 1:	COVER SHEET - SPECIFICATIONS & SYMBOL LEGEND
PAGE 2:	OVERALL SITE AND BUILDING PHASING PLAN
PAGE 3:	ELECTRICAL DESIGN - SHEET 1
PAGE 4:	ELECTRICAL DESIGN - SHEET 2
PAGE 5:	ELECTRICAL DESIGN - SHEET 3
PAGE 6:	ELECTRICAL DESIGN - SHEET 4
PAGE 7:	ELECTRICAL DESIGN - SHEET 5
PAGE 8:	ELECTRICAL DESIGN - SHEET 6
PAGE 9:	ELECTRICAL DETAILS



N.O.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
PRI	PRIMARY
SEC	SECONDARY
SERV	SERVICE
XFMR	TRANSFORMER

NOTE: ELECTRICAL SYMBOL(S) THAT APPEAR ON THE PLAN IN THIS COLOR, ARE DESIGNATED AS EXISTING.



Sulphur Springs Valley Electric Cooperative, Inc.
A Touchstone Energy® Cooperative
350 North Ruskoff Avenue
Wilton, NC 27692
1546 Gordo Creek Avenue
Sparta, NC 27585
311 East Wilson Drive
Sparta, NC 27585
1557 Cooperstown Way
Benson, NC 27502

NO.	REVISION DESCRIPTION	DATE	BY	APR
01	95% FOR FINAL REVIEW & COMMENT	03/20/2024	WJM/JDR	JDR

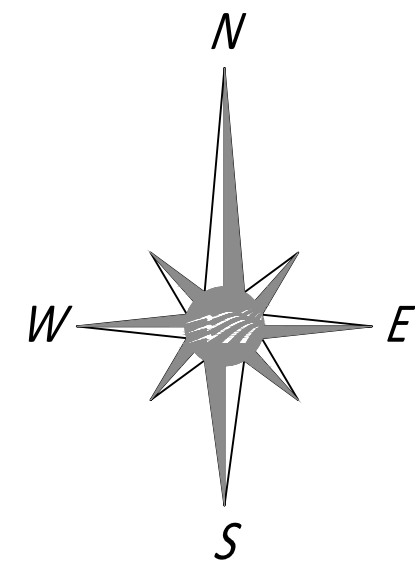
NO.	REVISION DESCRIPTION	DATE	BY	APR

SUNSET TRAILS SUBDIVISION
OVERALL PROJECT PHASE MAP
BENSON, ARIZONA 85602
H40 DEVELOPMENT, L.L.C.

ENGINEERING RECORD		DATE	
DRAWN BY	W. MORGAN	02.01.2024	
CHECKED BY	C. WILHARM	02.01.2024	
APPROVED BY	J. RICE	03.20.2024	
DWG SCALE	1"=100'-0"		
SHEET NO.	2 OF 4		

MAP LOCATION	TOWNSHIP	RANGE	SECTION	DWG SCALE
XXXXX	17	20E	9&16	D

DRAWING NUMBER	SUBSTATION	VOLTAGE	DISCIPLINE	NUMBER	REVISION
97746	ME12-20E	04-02	PT	1	



SEE WO97744 FOR CONTINUATION ON KLONDYKE AVE

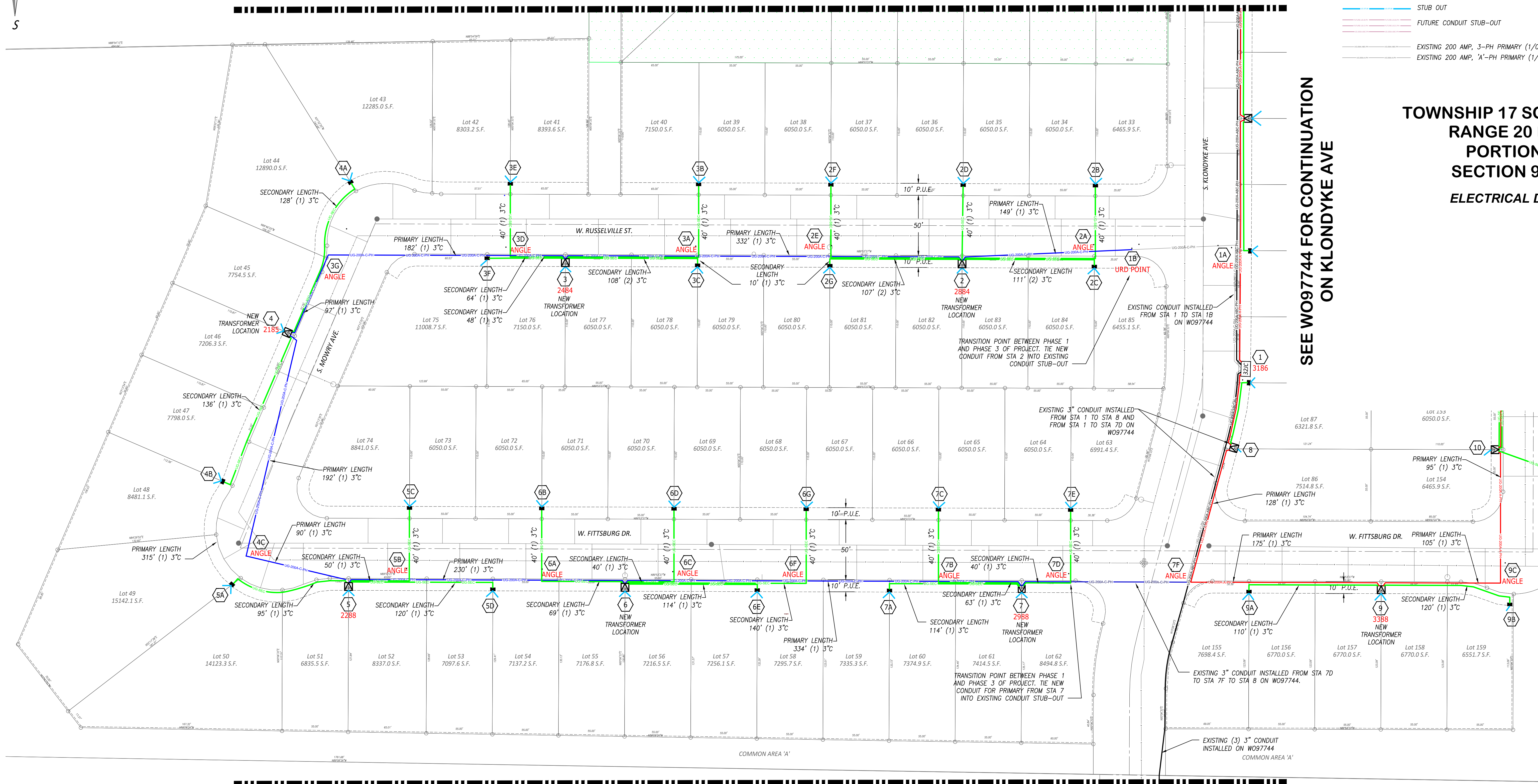
PAGE NOTES:

- ALL LOTS SHOWN HAVE 10' FRONT OF LOT PUBLIC UTILITY EASEMENTS.
- ALL SSVCE EQUIPMENT AND CONDUCTOR TO BE LOCATED INSIDE EASEMENT OR PUBLIC RIGHT OF WAY. INSTALL ALL EQUIPMENT TO FACE ROAD.

- 3-PH PRIMARY (4/0)
- 'A' 1-PH PRIMARY (1/0)
- 'B' 1-PH PRIMARY (1/0)
- 'C' 1-PH PRIMARY (1/0)
- SECONDARY CONDUIT
- STUB OUT
- FUTURE CONDUIT STUB-OUT
- EXISTING 200 AMP, 3-PH PRIMARY (1/0 & 4/0)
- EXISTING 200 AMP, 'A'-PH PRIMARY (1/0)

TOWNSHIP 17 SOUTH
RANGE 20 EAST
PORTIONS OF
SECTION 9 & 16
ELECTRICAL DESIGN

SEE WO97744 FOR CONTINUATION
ON KLONDYKE AVE



SEE WO97744 FOR CONTINUATION ON KLONDYKE AVE

Sulphur Springs Valley Electric Cooperative, Inc.
A Tractone Energy Company
150 North Park Road
Willsboro, NY 12895
1500 South Main Street
Sulphur Springs, NY 12885
1500 South Main Street
Sulphur Springs, NY 12885
1500 South Main Street
Sulphur Springs, NY 12885

PI	95% FOR FINAL REVIEW & COMMENT
NO	REVISION DESCRIPTION

03/20/2024	WJM/JDR	JDR
DATE	BY	APR

NO	REVISION DESCRIPTION	DATE	BY	APR
----	----------------------	------	----	-----

SUNSET TRAILS SUBDIVISION
PHASE 3
BENSON, ARIZONA 85602
H40 DEVELOPMENT, L.L.C.

ENGINEERING RECORD	DATE
DRAWN BY W. MORGAN	02.01.2024
CHECKED BY C. WILHARM	02.01.2024
APPROVED BY J. RICE	03.20.2024
DWG. SCALE	1"=40'-0"
SHEET NO.	3 OF 4

MAP LOCATION	TOWNSHIP	RANGE	SECTION	DWG. SCALE
XXXXX	17	20E	9&16	D
DRAWING NUMBER	97746	ME12-20E04-03	PT	
NO. NUMBER	SUBSTATION	VOLTAGE	DISCIPLINE	REVISION

FILE NAME: V:\120V Line - Sunset Trails\DWG\120V Line\3\SunsetTrails_37746.dwg
LAST SAVED ON: 3/20/2024 12:28 PM
SHEET BY: JDR