

ENGINEERS NOTES- (CONDENSED FOR NARROW SCOPE OF WORK)

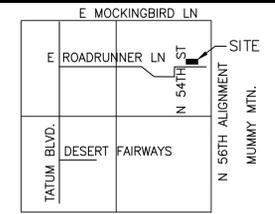
- MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THESE PLANS IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY USED DURING CONSTRUCTION UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THESE PLANS.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THESE PLANS.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (602-263-1100) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.

TOWN OF P.V. CIVIL ENG. NOTES

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED. INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
- CONSTRUCTION STAKING AND /OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.

5506 E MORRISON LANE - DRIVEWAY GRADING PLAN

AS DESCRIBED ON SUBDIVISION EL DORADO ESTATES, LOT 7, MARICOPA COUNTY RECORDER BOOK 174, PAGE 261, (AKA MC APN 169-06-058), A SUBDIVISION OF LOT 1, SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SEC. 4, T2N, R4E
VICINITY & ACCESS MAP
 N.T.S.

OWNER
 JAMI AND FRED PRYOR
 5506 E MORRISON LN
 PARADISE VALLEY, AZ 85253

ENGINEER

McDOUGALL DEVCON
 4624 E MARILYN RD
 PHOENIX, ARIZONA 85032
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PROJECT DESCRIPTION/NARRATIVE

- SCOPE OF WORK FOR R/W PERMIT IS LIMITED TO NEW RETAINING WALLS AND NEW DRIVEWAY ENTRANCE.
- RETAINING WALL SHALL BE BUILT PER LS. ARCH. AND STRUCTURAL DESIGN PLANS AND CALCULATIONS (BY OTHERS).

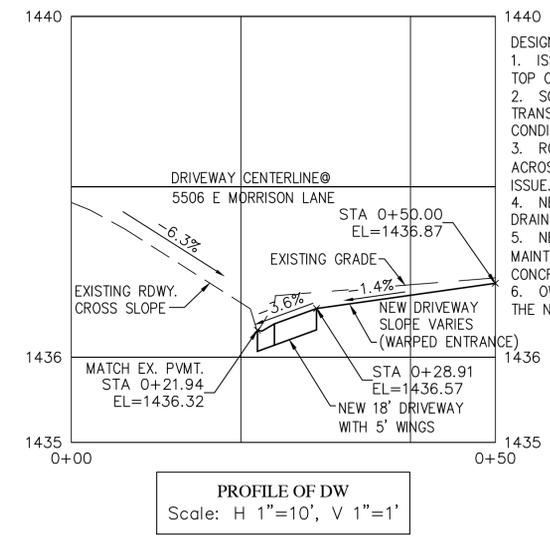
PV ISSUED RIGHT OF WAY PERMIT IS REQUIRED FOR WORK WITHIN THE TOWN RIGHT OF WAY.

BENCHMARK

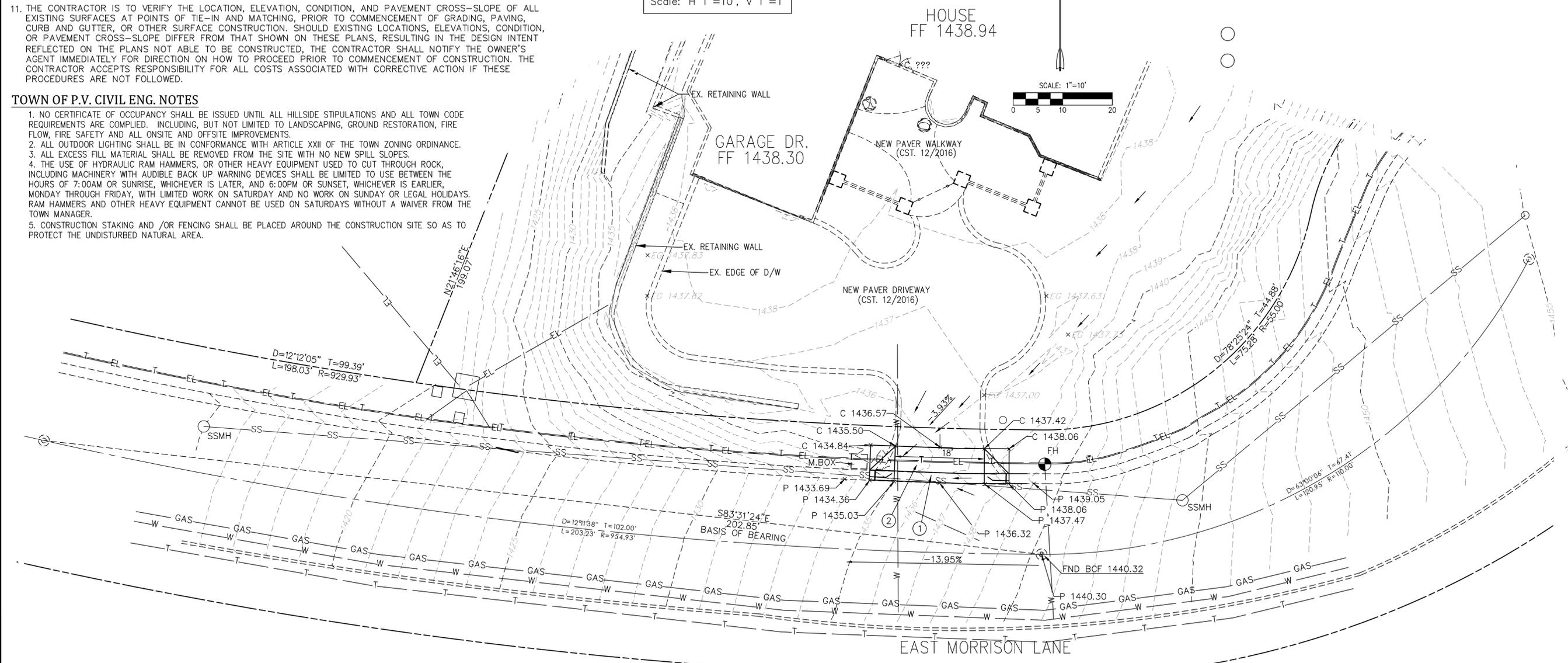
FOUND BRASS CAP FLUSH - E. MORRISON LN., POINT OF COMPOUND CURVE, JUST OUTSIDE OF DRIVEWAY, ELEV=1440.31 (SITE DATUM)

SURVEYORS NOTES

- PURPOSE OF THIS SURVEY IS LIMITED SCOPE; TOPOGRAPHY FOR GRADING/DRAINAGE MODIFICATIONS TO DRIVEWAY AND SOUTH SIDE RETENTING WALLS ONLY.



- DESIGN NOTES (UNIQUE SITE CONDITIONS-EX. RDWY. NOT TO CODE);
- ISSUE: OWNER SUV VEHICLE IS REGULARLY STRIKING EXISTING TOP OF ROLLED CURB (EXCESSIVE D/W BREAKOVER ISSUE).
 - SOLUTION: INSTALL WARPED DRIVEWAY ENTRANCE TO EXTEND TRANSITION, MATCH DRIVEWAY & MITIGATE THE BREAKOVER CONDITION WHILE ALLOWING DRAINAGE.
 - ROADWAY LONGITUDINAL SLOPE IS ~14%; ~4.6' VERTICAL FALL ACROSS 28' TOTAL LENGTH OF D/W, DRAINAGE FLOW IS NOT AN ISSUE. EXISTING CROSS SLOPE IS ~6.3%.
 - NEW DRIVEWAY GRADES ARE FLAT AS POSSIBLE FOR BOTH DRAINAGE AND MATCHING EXISTING ROADWAY CONDITIONS.
 - NEW DRIVEWAY WAS REPAIRED/RE-BUILT WITH PAVERS AS MAINTENANCE/REPAIRS, LOWERED IN 12/2016 EXCEPT FOR THE CONCRETE DRIVEWAY AND WINGS.
 - OWNER IS REQUESTING RIGHT OF WAY PERMIT FROM TOWN FOR THE NEW 18' CONCRETE DRIVEWAY AND 5' WINGS (28' TOTAL).



NO.	REVISION	DATE	BY

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CALL TWO WORKING DAYS BEFORE YOU DIG
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 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

Professional Engineer (Civil)
 KEVIN T. McDOUGALL
 No. 127087201
 Expires 3/31/2018

5506 E. MORRISON LANE - DRIVEWAY GRADING PLAN
 PARADISE VALLEY, AZ 85253 (MC APN 169-06-058)
 MARICOPA COUNTY, ARIZONA
 TOWN OF PARADISE VALLEY
 CASE/PERMIT # N/A

JOB PRYOR 5506 E	DGN KTM	DFT STF
DATE: 2017.02.08	SHEET 1 OF 1	

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