

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CONTRACT SPECIFICATIONS; PLANS; MAG STANDARD SPECIFICATIONS AND DETAILS.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE MARICOPA ASSOCIATION OF GOVERNMENTS' (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE PLANS FOR THIS PROJECT HAVE BEEN REVIEWED FOR COMPLIANCE WITH TOWN REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. AN APPROVED SET OF PLANS AS WELL AS ALL PERMITS ISSUED MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION. THE DESIGN IS APPROVED BY THE TOWN IN SCOPE BUT NOT IN DETAIL. APPROVAL OF THESE PLANS IS FOR PERMIT PURPOSES ONLY, HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE TOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS NECESSARY FOR SALVAGE OR DISPOSAL OF PROTECTED NATIVE PLANTS, AS SHOWN ON THE LANDSCAPE PLANS. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED AS INDICATED ON THE LANDSCAPE PLANS.
- PER THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS ON EARTH MOVING EQUIPMENT PERMITS, NO PERSON SHALL CAUSE OR PERMIT THE USE OF ANY POWER OF MECHANICAL EQUIPMENT FOR COMMERCIAL PURPOSES TO CLEAR, EXCAVATE OR LEVEL LAND, INCLUDING BUT NOT LIMITED TO DEMOLITION, ROAD AND STREET CONSTRUCTION, TRENCHING, VEGETATION REMOVAL, OR ENGAGE IN ANY OTHER EARTH MOVING ACTIVITIES WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING THE PERMIT.
- CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS AS REQUIRED BY THE TOWN OF PARADISE VALLEY, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS, INCLUDING NOTICE OF INTENT (NOI), NOTICE OF TERMINATION, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF THE NOI AND SWPPP SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FOR CONSTRUCTION FROM EPCOR. CONTACT EPCOR TO SCHEDULE ANY RELOCATION OF HYDRANT METERS. CONTRACTORS SHALL NOT RELOCATE HYDRANT METERS.
- CONTRACTOR MUST PROVIDE TO THE TOWN THE LOCATION FOR WASTE MATERIAL AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (TCP) PER THE PHOENIX TRAFFIC BARRICADE MANUAL. BARRICADES MUST BE CONTINUALLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
 - IF ANY PART OF THE TCP FALLS WITHIN 300' OF A SIGNALIZED INTERSECTION, AN OFF-DUTY OFFICER WILL BE REQUIRED FOR TRAFFIC CONTROL.
 - A TCP SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND ACCEPTED A MINIMUM OF THREE WORKING DAYS, 72-HOURS PRIOR TO CONSTRUCTION. AN ACCEPTED TCP WILL BE STAMPED AND A COPY RETURNED TO THE CONTRACTOR. A COPY OF THE ACCEPTED PLAN MUST REMAIN ON THE JOB SITE AT ALL TIMES.
 - LANE CLOSURES ON MAJOR ARTERIAL ROADS ARE ONLY PERMITTED MONDAY THROUGH FRIDAY FROM 9 AM TO 3:30 PM UNLESS PREVIOUS WRITTEN APPROVAL FROM THE TOWN MANAGER.

ROADWAY PAVING NOTES

- THE TOWN OF PARADISE VALLEY PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED 24-HOURS PRIOR TO ANY CONSTRUCTION WORK BY TELEPHONE AT (480) 348-3622. ANY WORK CONCEALED WITHOUT INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- WITHIN A PHASE OF THE WORK:
 - OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
 - CONSTRUCTION OF SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETE AND SERVICE CONNECTIONS TO ALL LOTS WITHIN THE PHASE OF WORK HAVE BEEN ADEQUATELY RELOCATED.
 - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND SUMMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF NTP.
 - RELOCATION OF WATER METERS SHAL BE DONE BY EPCOR AFTER PAYMENT OF PREVAILING FEES BY THE CONTRACTOR.
 - RELOCATION OF EPCOR FIRE HYDRANTS REQUIRES A SEPARATE PERMIT.
- THE PROCEDURES AND METHODS USED TO SAMPLE, TEST MATERIALS, AND REPORT TEST RESULTS WILL BE DETERMINED BY THE PUBLIC WORKS DEPARTMENT. FOR ALL PHASES OF CONSTRUCTION, THE TYPE, SCHEDULING, FREQUENCY AND LOCATION OF ALL MATERIALS TESTING AND SAMPLING SHALL BE DETERMINED BY THE PUBLIC WORKS DEPARTMENT. ALL TEST RESULTS SHALL BE REPORTED DIRECTLY (IN WRITING) TO THE PUBLIC WORKS DEPARTMENT. FOR EACH PHASE OF CONSTRUCTION, TEST RESULTS (IN WRITING) MUST BE RECEIVED FROM THE TESTING LABORATORY, PRIOR TO START OF THE NEXT PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT BLUE STAKE (602) 263-1100 PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CURRENT BLUE STAKE MARKINGS THROUGHOUT CONSTRUCTION.
- EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY THE TOWN INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. DURING CONSTRUCTION OPERATIONS, HEAVY EQUIPMENT MAY CROSS EXISTING OR PROPOSED PIPE. IN THIS CASE, AN EARTH FILL SHOULD BE CONSTRUCTED TO AT LEAST THREE- FEET ABOVE PIPE. THE FILL MUST BE SUFFICIENT TO PREVENT THE LATERAL DISPLACEMENT OF THE PIPE.
- THE ACTUAL POINT OF PAVEMENT MATCHING, TERMINATION AND/OR OVERLAY SHALL BE DETERMINED IN THE FIELD BY THE TOWN OF PARADISE VALLEY PUBLIC WORKS DEPARTMENT INSPECTOR.
- IN ALL AREAS WHERE NEW CONSTRUCTION OF CURB, GUTTER, SIDEWALKS, AND DRIVEWAYS IS REQUIRED, AND THE TESTING LABORATORY DETERMINES THE EXISTING GRADE TO CONSIST OF SOILS WITH SWELLING CHARACTERISTICS, THE MOISTURE CONTENT SHALL BE BROUGHT AS CLOSE AS POSSIBLE TO OPTIMUM REQUIRED FOR COMPACTION BY THE ADDITION OF WATER, BLENDING OF DRY SUITABLE MATERIAL OR BY DRYING OF EXISTING MATERIAL. THE MATERIAL SHALL THEN BE COMPACTED TO A RELATIVE DENSITY OF 75 PERCENT MINIMUM TO 85 PERCENT MAXIMUM WITH 80 PERCENT AS IDEAL.
- ALL FRAMES, COVERS, VALVE BOXES, AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAVING OR RELATED CONSTRUCTION. ADJUSTMENT OF EXISTING "TYPE A" OR "TYPE B" WATERLINE VALVE BOXES IN THE PARKWAY SHALL BE CONSIDERED INCIDENTAL TO PARKWAY GRADING. EXISTING "TYPE B" WATERLINE VALVE BOXES IN PROPOSED PAVING SHALL BE REPLACED WITH "TYPE A" BOXES PER COP STANDARD DETAIL P1391. ANY VALVE ADJUSTMENTS THAT OCCUR WITHIN ASPHALT SHALL BE COMPLETED IN BLACK CONCRETE.
- CONSTRUCTION MUST BE PHASED SO NEWLY DEVELOPED CHANNELS ARE FULLY OPERATIONAL BEFORE THE EXISTING DRAINAGE CHANNEL IS FILLED. FLOODWATER CONVEYANCE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS, OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ROADWAY CONSTRUCTION.
- UNLESS OTHERWISE NOTED, PIPE TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH CITY OF PHOENIX DETAIL P-1200.
- ALL EXISTING DRIVEWAYS SHALL BE GRADED TO MATCH THE NEW WORK IN ACCORDANCE WITH COP STD. DETAIL P-1164, UNLESS OTHERWISE SPECIFIED. EXISTING SURFACING SHALL BE REMOVED AND REPLACED IN KIND AS NECESSARY.
- UNLESS OTHERWISE PROVIDED ON THE PLANS:
 - THE SPACE BETWEEN THE BACK OF NEW DRIVEWAY ENTRANCES AND EXISTING AC DRIVEWAYS SHALL BE FILLED WITH A MINIMUM OF 3" ACSC ON 100% COMPACTED NATIVE SOIL. WHERE EXISTING PAVEMENT AND BASE THICKNESS EXCEED THE MINIMUMS, MATCH THE EXISTING.
 - THE SPACE BETWEEN THE BACK OF NEW SIDEWALKS AND EXISTING PRIVATE SIDEWALKS, AND THE SPACE BETWEEN THE BACK OF NEW DRIVEWAY ENTRANCES AND EXISTING PCC DRIVEWAYS SHALL BE FILLED WITH PCC. THE SURFACE TREATMENT THICKNESS AND CLASS SHALL MATCH THAT OF EXISTING SIDEWALK OR DRIVEWAY ENTRANCE.
- ALL RAMPS MUST MEET 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN; 2% MAX CROSS SLOPES AND 12:1 MAX LONGITUDINAL SLOPES.
- THIS PROJECT'S WORK HOURS ARE GOVERNED BY TOWN CODE SECTION 10-7-5 AS FOLLOWS:
 - WORK INVOLVING PILE DRIVERS, POWER SHOVELS, DRILLS OR AUGERS, LOADERS, PNEUMATIC OR HYDRAULIC HAMMERS, OR BULLDOZERS IS ALLOWED BETWEEN SUNRISE AND SUNSET ON MONDAY THROUGH FRIDAY, EXCEPT DESIGNATED LEGAL HOLIDAYS.
 - WORK INVOLVING THE MAINTENANCE OR SERVICING OF CONSTRUCTION VEHICLES OR EQUIPMENT OR DELIVERY OF CONSTRUCTION EQUIPMENT OR MATERIALS TO THE SITE AND WORK INVOLVING ANY DEVICE WHICH CREATES A NOISE LEVEL EXCEEDING 45 DB(A) IS ALLOWED BETWEEN SUNRISE AND SUNSET MONDAY THROUGH SATURDAY, AND AT ALL TIMES ON SUNDAYS AND DESIGNATED LEGAL HOLIDAYS.

RITZ CARLTON STREET IMPROVEMENTS TATUM BLVD & LINCOLN DRIVE PARADISE VALLEY, ARIZONA PROJECT NO. 2016-14

MAYOR
MICHAEL COLLINS

VICE MAYOR
JERRY BIEN-WILLNER

TOWN COUNCIL
PAUL DEMBOW
MARK STANTON
JULIE PACE
SCOTT MOORE

TOWN MANAGER
KEVIN BURKE



INDEX OF SHEETS

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UTILITY CONTACTS

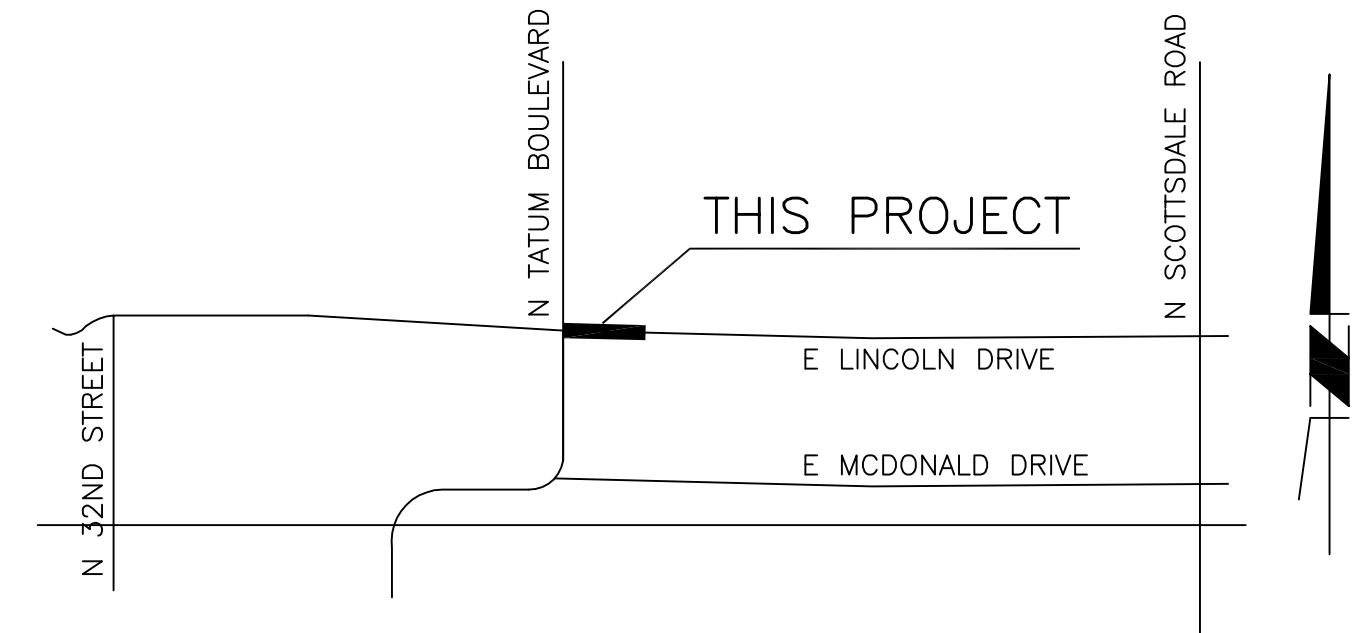
CENTURYLINK	KAREN BROWN	(480) 768-4398
CITY OF PHOENIX WATER SERVICES DEPT.	LARRY VALENZUELA	(602) 262-4035
COX COMMUNICATIONS	ZACH KILLIN	(602) 694-1418
CROWN CASTLE SOLUTIONS CORPORATION	RICHARD ALGERIA	(602) 576-0951
EPCOR	JOSH VIG	(623) 445-2495
APS	JEANNIE MARIE HORMELL	(480) 258-0330
SOUTHWEST GAS	NORMA JARDIN	(480) 730-3857



TYLIN INTERNATIONAL
engineers | planners | scientists
60 East Rio Salado Parkway
Tempe, AZ 85281

SHEET NO:	TOTAL SHEETS
1	21

PRELIMINARY
100%
NOT FOR CONSTRUCTION OR RECORDING



VICINITY MAP

OWNER

TOWN OF PARADISE VALLEY
6401 E. LINCOLN DRIVE
PARADISE VALLEY, AZ 85253
PHONE: (480) 348-3622
FAX: (480) 348-3689
CONTACT: JEREMY T. KNAPP, A.I.C.P.

ENGINEER/SURVEYOR

TYLIN INTERNATIONAL
60 E. RIO SALADO PARKWAY, STE 501
TEMPE, AZ 85281
PHONE: (480) 968-8814
FAX: (480) 921-0002
CONTACT: JAMES BARR, P.E.

LANDSCAPE ARCHITECT

EPG ENVIRONMENTAL PLANNING GROUP
4141 NORTH 32ND ST. STE 102
PHOENIX, ARIZONA 85018
CONTACT: JOHN GRIFFIN, R.L.A.

TRAFFIC ENGINEER

CIVTECH
10605 N. HAYDEN ROAD. STE 140
SCOTTSDALE, ARIZONA 85260
CONTACT: JOHN WILLET, P.E.

BASIS OF BEARING

THE "BASIS OF BEARING" IS BASED ON THE EAST LINE OF THE N.E. 1/4 SEC. 10, T2N, R4E PER GDAC BOOK 734, PAGE 10 M.C.R., S00*28'14"E, 2,640.555'. VERTICAL DATUM IS CITY OF SCOTTSDALE DATUM AND ONE AND THE SAME AS TOWN OF PARADISE VALLEY.

BENCHMARK

TOWN OF PARADISE VALLEY BRASS CAP FLUSH AT THE MONUMENT LINE OF NORTH TATUM BOULEVARD AND EAST PRAYING MONK ROAD, NAVD 88 DATUM ELEVATION = 1396.56'.

APPROVAL

PUBLIC WORKS DIRECTOR / TOWN ENGINEER _____ DATE _____

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HERON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

THESE PLANS ARE FOR OFFICIAL USE ONLY AND MAY NOT BE SHARED WITH OTHERS EXCEPT AS REQUIRED TO FULFILL THE OBLIGATIONS OF THE CONTRACTOR'S CONTRACT WITH THE TOWN OF PARADISE VALLEY.

REVISION BY TOWN OF PARADISE VALLEY		
NO.	DESCRIPTION	REV BY / CKD BY

**TOWN OF PARADISE VALLEY
ARIZONA**

**RITZ CARLTON STREET IMPROVEMENTS
TATUM BLVD & LINCOLN DRIVE
PROJECT NO. 2016-14**

DR: DF	DES: CM	CK: JB	DWG SERIES NO.
DATE: 02/17	DATE: 02/17	DATE: 02/17	G-1.01

COVER

SHEET NO.	TOTAL SHEETS
2	21

SOUTHWEST GAS CORPORATION GENERAL NOTES

- CALL THE LOCAL ONE-CALL OFFICE ARIZONA BLUE STAKE CENTER AT 1-800-782-5348 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION SO THAT UNDERGROUND UTILITIES CAN BE LOCATED. THIS IS IN ACCORDANCE WITH THE BLUE STAKE LAW (ARIZONA REVISED STATUTES (STATE LAW), CHAPTER 2, ARTICLE 6.3, SECTIONS 40-360.21 THROUGH 40-360.32).
- SOUTHWEST GAS (SWG) DOES NOT PROVIDE DEPTH INFORMATION ON ITS NATURAL GAS FACILITIES. IT IS RECOMMENDED THAT THE CONTRACTOR EVALUATES EACH NATURAL GAS PIPELINE LOCATION BY POTHOLING AND EXPOSING THEM TO DETERMINE CONFLICTS. THERE SHOULD BE A MINIMUM SEPERATION OF 12 INCHES FACE TO FACE CLEARANCE BETWEEN THE PROPOSED FACILITY AND THE EXISTING NATURAL GAS FACILITY. IF INSTALLATION CLEARANCES CANNOT BE MET, CONTACT SWG ENGINEERING AT 480-730-3855 AS EARLY AS POSSIBLE TO ALLOW SUFFICIENT TIME FOR CONFLICT RESOLUTION.
- THE SWG GAS SYSTEM HAS PIPELINE VALVES, LINE LOCATING STATIONS, TEST POINTS AND UNDERGROUND VAULTS EACH WITH PROTECTIVE VALVE BOX LIDS AND VAULT MANHOLE COVERS. THESE ARE DESIGNED TO BE FLUSH WITH THE EXISTING GROUND. UNDER U.S. DEPT. OF TRANSPORTATION'S PIPELINE SAFETY REGULATIONS AND SWG OPERATING PROCEDURES, THESE FACILITIES ARE REQUIRED TO BE ACCESSIBLE AT ALL TIMES.

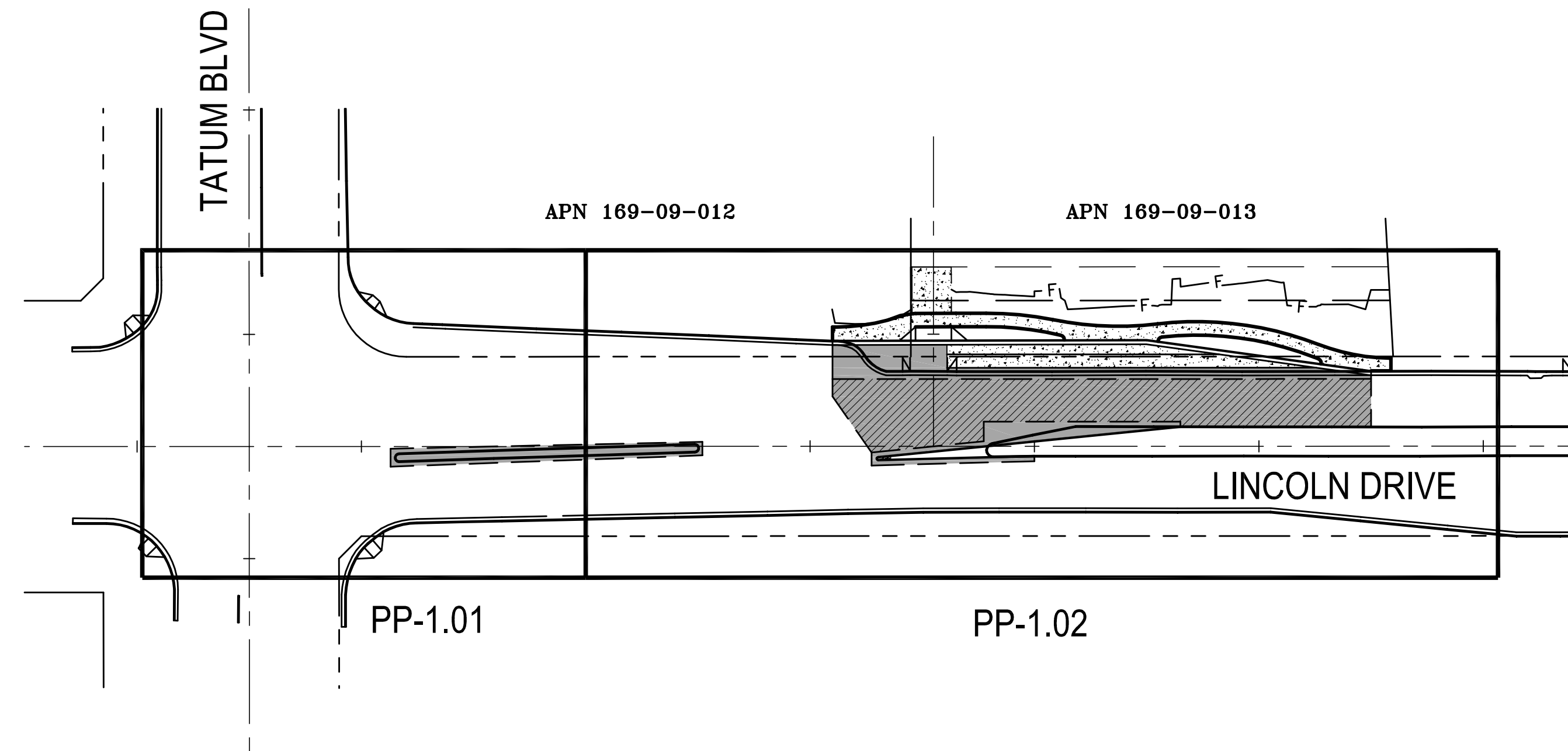
SWG WILL PAINT YELLOW ALL PROTECTIVE VALVE BOX LIDS AND VAULT MANHOLE COVERS. IT WILL BE THE RESPONSIBILITY OF THE PUBLIC AGENCY'S CONTRACTOR TO MAKE SURE THESE ARE PROTECTED DURING CONSTRUCTION. THE PUBLIC AGENCY'S CONTRACTOR WILL BE RESPONSIBLE FOR ADJUSTMENTS TO ALL VALVE BOX LIDS AND VAULT MANHOLE COVERS DUE TO GRADING AND PAVING PER MAG DETAILS 391.1 AND 391.2 CONTACT SWG CONSTRUCTION AT TEMPE OPERATIONS 480-730-3670 / 480-730-3677 FOR COORDINATING WORK AND INSPECTIONS. FOR EMERGENCIES, PLEASE CALL 1-800-528-4277 OR CALL 911.

- ONCE MECHANICAL TRENCHING IS IN PROGRESS, DO NOT ATTEMPT TO TRENCH WITHIN 2 FEET OF A GAS PIPE. THIS TRENCHING SHALL BE DONE BY HAND IN ORDER TO PREVENT ANY DAMAGE TO THE GAS PIPE. IN THE EVENT YOUR CONTRACTOR SHOULD "HOOK" OR OTHERWISE STRAIN A GAS PIPE WHILE EXCAVATING, A CALL SHOULD BE PLACED IMMEDIATELY TO 1-800-528-4277 OR CALL 911. EVEN THOUGH THERE MAY NOT BE ANY APPARENT DAMAGE, THE STRAIN MAY HAVE DAMAGED THE WRAP OR A PORTION OF THE BURIED PIPE OR FITTINGS AT OTHER LOCATIONS CAUSING A LEAK IN THE SURROUNDING AREA. IF A STEEL FACILITY IS EXPOSED AND THE PIPE COATING IS FOUND TO BE IN NEED OF REPAIR, PLEASE CONTACT 1-800-528-4277 SO A CREW CAN BE DISPATCHED TO REWRAP THE PIPE. THIS IS A SERVICE PROVIDED BY SWG AT NO COST TO THE CONTRACTOR SO THAT WE CAN MONITOR OUR STEEL FACILITIES AND MINIMIZE THE POSSIBILITY OF CORROSION.

- WHEN EXCAVATIONS ARE COMPLETE, ALL EXPOSED NATURAL GAS PIPELINES SHALL BE PROTECTED DURING THE WORKING SHIFT. AT THE END OF THE WORKING SHIFT, THE CONTRACTOR SHALL PROTECT AND COVER ALL EXPOSED NATURAL GAS PIPELINES WITH AT LEAST 6 INCHES BELOW AND 6 INCHES ABOVE WITH PORTLAND CEMENT CONCRETE FINE AGGREGATE SAND. IF THE TRENCH IS MORE THAN 3 FEET WIDE, THE PIPE MUST BE SUPPORTED IN A MANNER WHERE THE SUPPORTING MATERIAL DOES NOT DAMAGE THE PIPE OR THE PROTECTIVE PIPE COATING. PLEASE CONTACT SWG ENGINEERING AT 480-730-3855 TO REVIEW AND APPROVE ALL PROPOSED PIPE SUPPORT DESIGNS.

- WHEN BACKFILLING, DO NOT DROP THE BACKFILL MATERIAL DIRECTLY ON ANY NATURAL GAS FACILITY. MANUALLY BACKFILL THE EXPOSED NATURAL GAS FACILITIES WITH 6 INCHES BELOW AND 6 INCHES ABOVE THE PIPE WITH PORTLAND CEMENT CONCRETE FINE AGGREGATE SAND. THE NEXT 6 INCHES ABOVE THE SAND SHALL BE SELECT MATERIAL THAT MUST NOT CONTAIN ANY MATERIAL LARGER THAN 3 INCH MINUS. USE EXTRA PRECAUTIONS DURING COMPACTION. DO NOT COMPACT DIRECTLY OVER THE PIPE. THE REMAINING BACKFILL MATERIAL MUST BE SUITABLY COMPACTABLE MATERIAL AND MUST MEET THE REQUIREMENTS OF LOCAL AUTHORITIES.

- PLEASE BE AWARE THAT THERE MAY BE ABANDONED STEEL GAS LINES WITHIN YOUR PROJECT LIMITS THAT ARE POTENTIALLY COATED OR WRAPPED WITH UNIDENTIFIED MATERIALS. SWG TREATS ITS ENTIRE STEEL GAS PIPE SYSTEM WITH UNIDENTIFIED MATERIALS. SWG TREATS ITS ENTIRE STEEL GAS PIPE SYSTEM WITH UNIDENTIFIED COATING/WRAPPING MATERIALS AS POTENTIALLY CONTAINING ASBESTOS. ACCORDINGLY, WHENEVER SUCH PIPE IS IN DIRECT CONFLICT AND REQUIRES REMOVAL, IT MUST ONLY BE DONE SO BY ONE OF SOUTHWEST GAS' NESHAP CERTIFIED CONTRACTORS. CARE MUST ALSO BE TAKEN WHEN WORKING NEAR AND EXPOSING THESE LINES. PLEASE CONTACT SWG CUSTOMER ASSISTANCE AT 1-877-860-6020 IN ADVANCE TO COORDINATE ANY REMOVAL. THE ARRANGEMENT AND WHO WILL BEAR THE COST OF THE RELOCATION OR ABANDONMENT WILL BE DETERMINED UNDER THE CURRENT FRANCHISE AGREEMENT WITH THE PROJECT'S AGENCY.



SHEET KEY MAP

LEGEND AND SYMBOLS

—E—E—	EXISTING UNDERGROUND ELECTRIC
—12"W—	EXISTING WATER
—10"S—	EXISTING SEWER
—4"PE G—	EXISTING GAS
—OHL—	EXISTING OVERHEAD ELECTRIC
—T—T—	EXISTING TELEPHONE
—CTV—	EXISTING CABLE TV
—FO—FO—	EXISTING FIBER OPTIC
—42"IR—	EXISTING IRRIGATION
⊕	PROPOSED FIRE HYDRANT
⊗	PROPOSED WATER VALVE
⊙	PROPOSED SEWER MANHOLE
⊗	EXISTING WATER VALVE
⊙	EXISTING SEWER MANHOLE
⊕	EXISTING CONTOURS
⊗	EXISTING IMPROVEMENTS
⊕	EXISTING FIRE HYDRANT
⊙	SURVEY MONUMENT
⊗	STREET SIGN BASE
⊕	STORM DRAIN
▨	SIDEWALK
FL=	FLOW LINE ELEVATION
VG=	VALLEY GUTTER ELEVATION
▨	EX PAVEMENT TO REMAIN
▨	EX CONCRETE
▨	PAVEMENT MILL AND OVERLAY
▨	NEW PAVEMENT
▨	PAVEMENT TO BE REMOVED
▨	RIP RAP
▨	GUARDRAIL
—C—	DAYLIGHT CUT LINE
—F—	DAYLIGHT FILL LINE
—	FLOW LINE
—	HANDRAIL
—STA—	CENTERLINE STATIONING
—P=	PAVEMENT ELEVATION
—STA—	CENTERLINE STATIONING
—TC=	TOP OF CURB ELEVATION
—G=	GUTTER ELEVATION

ABBREVIATIONS

AC	ASPHALT CONCRETE	PCC	POINT OF COMPOUND CURVATURE
ARV	AIR RELEASE VALVE	PI	POINT OF INTERSECTION
B/C, BC	BACK OF CURB	PR	POINT OF REVERSE CURVATURE
BCR	BEGIN CURB RETURN	PT	POINT OF TANGENCY
BFP	BACK FLOW PREVENTER	PROP	PROPOSED
C1	BACK OF CURB CURB DATA	PUE	PUBLIC UTILITY EASEMENT
℄.CL	CENTER LINE	R	RADIUS
C&G	CURB AND GUTTER	RA	RUBBERIZED ASPHALT
C	CONCRETE ELEVATION	RT	RIGHT
EO	EMERGENCY OUTFALL	R/W	RIGHT OF WAY
ESMT	EASEMENT	RW	RECLAIMED WATER
E/P	EDGE OF PAVEMENT	SHLD	SHOULDER
EL, ELEV	ELEVATION	S/W, SW	SIDEWALK
ECR	END CURB RETURN	TCE, T.C.E.	TEMPORARY
EP, E/P	EDGE OF PAVEMENT	TEMP	TEMPORARY CONSTRUCTION EASEMENT
EX, EXIST.	EXISTING	TW	TOP OF WALL
F/C, FC	FACE OF CURB	V/G	VALLEY GUTTER
FL	FLOW LINE	VERT, V	VERTICAL
GB	GRADE BREAK	Vp	VOLUME PROVIDED
H	HEIGHT, HORIZONTAL	Vr	VOLUME REQUIRED
HWE	HIGH WATER ELEVATION	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	W.V.	WATER VALVE
INV=, IE=	INVERT ELEVATION		
LT	LEFT		
L	LENGTH		
L1	LINE DATA		
L/G, LG	LIP OF GUTTER		
MJ	MECHANICAL JOINT		
N.P.I.	NON PAY ITEM		
NTS	NOT TO SCALE		
OFF	OFFSET		
PMTR	POLYMER MODIFIED TERMINAL BLEND RUBBERIZED MIX DESIGNS		
PVMT	PAVEMENT		
PH	PHASE, POTHOLE		

REVISION BY TOWN OF PARADISE VALLEY		
NO.	DESCRIPTION	REV BY / CKD BY

TOWN OF PARADISE VALLEY ARIZONA

**RITZ CARLTON STREET IMPROVEMENTS
 TATUM BLVD & LINCOLN DRIVE
 PROJECT NO. 2016-14**

DR: DF	DES: CM	CK: JB	DWG SERIES NO.
DATE: 02/17	DATE: 02/17	DATE: 02/17	G-1.02

KEY MAP AND LEGEND

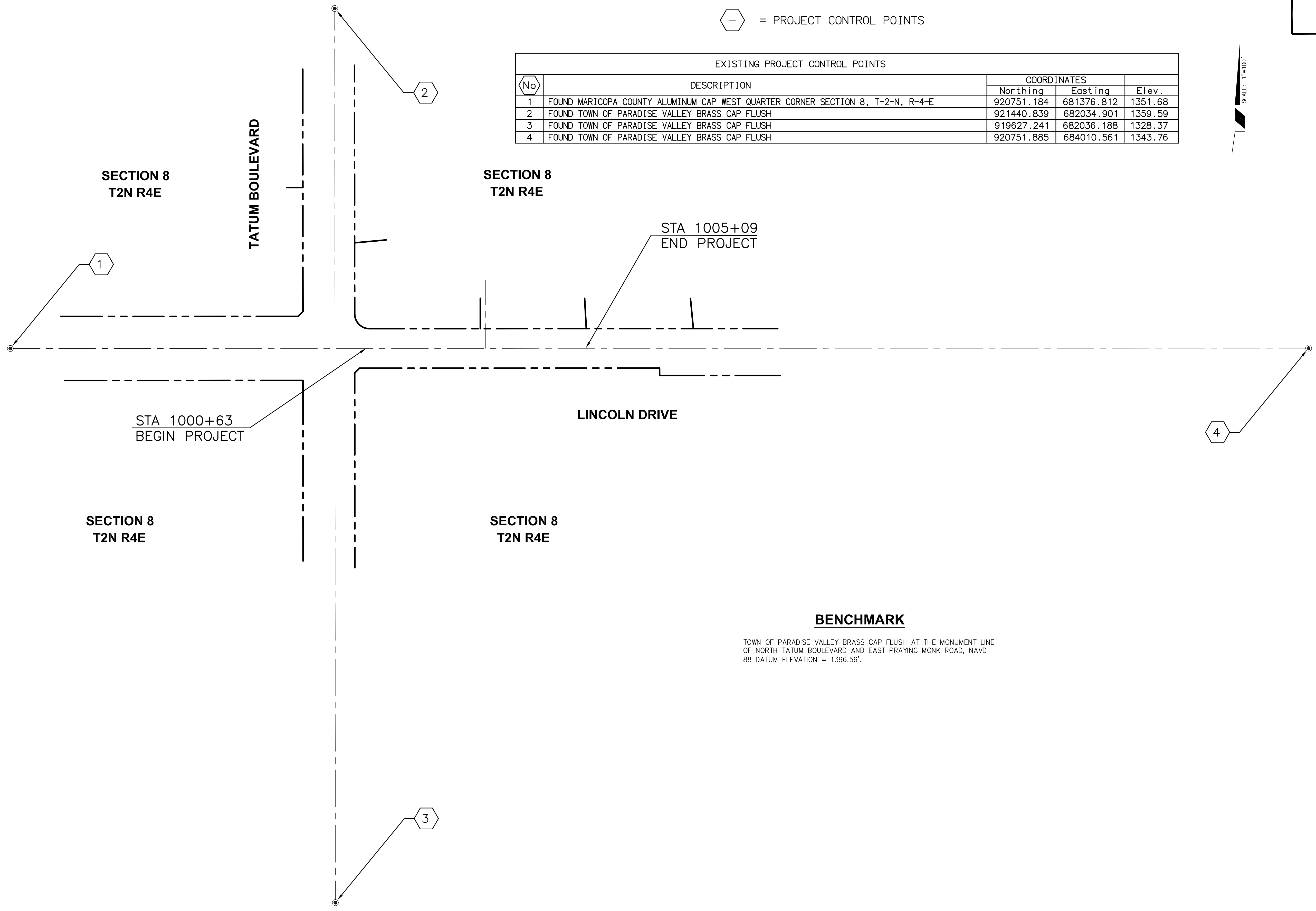
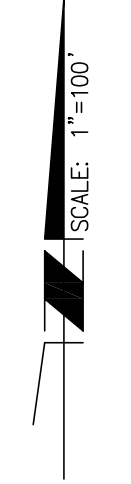


SHEET NO:	TOTAL SHEETS
3	21

SYMBOL LEGEND

⬡ = PROJECT CONTROL POINTS

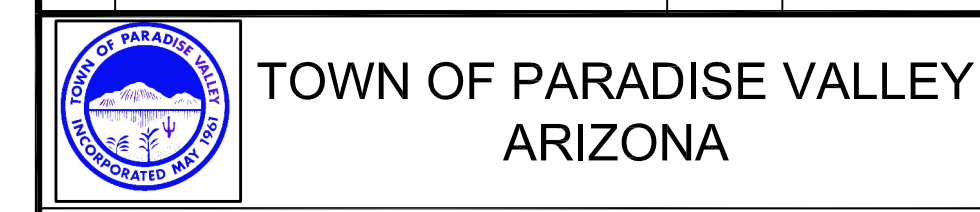
EXISTING PROJECT CONTROL POINTS				
No	DESCRIPTION	COORDINATES		
		Northing	Easting	Elev.
1	FOUND MARICOPA COUNTY ALUMINUM CAP WEST QUARTER CORNER SECTION 8, T-2-N, R-4-E	920751.184	681376.812	1351.68
2	FOUND TOWN OF PARADISE VALLEY BRASS CAP FLUSH	921440.839	682034.901	1359.59
3	FOUND TOWN OF PARADISE VALLEY BRASS CAP FLUSH	919627.241	682036.188	1328.37
4	FOUND TOWN OF PARADISE VALLEY BRASS CAP FLUSH	920751.885	684010.561	1343.76



BENCHMARK

TOWN OF PARADISE VALLEY BRASS CAP FLUSH AT THE MONUMENT LINE OF NORTH TATUM BOULEVARD AND EAST PRAYING MONK ROAD, NAVD 88 DATUM ELEVATION = 1396.56'

REVISION BY TOWN OF PARADISE VALLEY			
NO.	DESCRIPTION	REV BY	CKD BY



RITZ CARLTON STREET IMPROVEMENTS
TATUM BLVD & LINCOLN DRIVE
PROJECT NO. 2016-14

DR: DF	DES: CM	CK: JB	DWG SERIES NO.
DATE: 02/17	DATE: 02/17	DATE: 02/17	G-1.03



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 Tempe, AZ 85281

PRELIMINARY


100%

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 CONSTRUCTION
 OR RECORDING

SHEET NO:	TOTAL SHEETS
4	21

Item Number	Description	Unit	Quantity/Plan Sheet		TOTAL
			PP-1.01	PP-1.02	
1	Asphalt Concrete Pavement	SY	71	314	385
2	Portland Cement Concrete Pavement	SY		52	52
3	Variable Depth Mill	SY		592	592
4	Vertical Curb & Gutter, MAG 220, Type A, H=6"	LF		241	241
5	Single Curb, MAG 222, Type A, H=4"	LF		208	208
6	Single Curb, MAG 222, Type B, H=12"	LF		21	21
7	Valley Gutter, MAG 241	SF		858	858
8	Concrete Sidewalk, MAG 230, San Diego Buff Color	SF		1606	1606
9	Driveway Entrance, MAG 250-1, San Diego Buff Color	SF		162	162
10	Adjust Valve Box and Cover, MAG 391-1	EA		1	1
11	Adjust Manhole Frame and Cover	EA		1	1
12	Median Nose Transition, MAG 223	SF		7	7
13	5" Concrete Pavement, Class B, San Diego Buff Color	SY		40	40
14	Reset Existing Pullbox	EA	1		1
15	Remove Asphalt Pavement	SY	34	166	200
16	Remove Asphalt Pavement (Variable Depth Mill)	SY		592	592
17	Remove Concrete Curb	LF	173	461	634
18	Remove Concrete Sidewalk	SF		1378	1378
19	Remove Concrete Driveway	SF		141	141
20	Remove Concrete Header Curb	LF		56	56
21	Remove Traffic Signal Pull Box	EA		1	1
22	Relocate Telephone Pedestal	EA		1	1
23	Relocate CATV Box	EA		1	1
24	Relocate Traffic Signal Pull Box	EA		1	1

REVISION BY TOWN OF PARADISE VALLEY			
NO.	DESCRIPTION	REV BY	CKD BY


TOWN OF PARADISE VALLEY
 ARIZONA

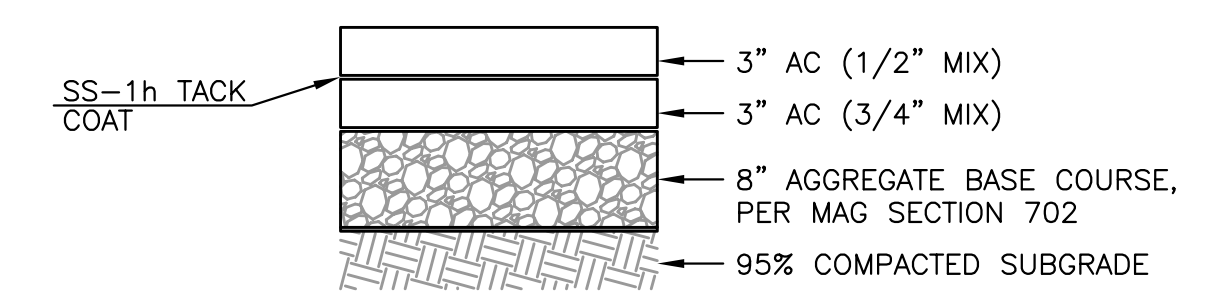
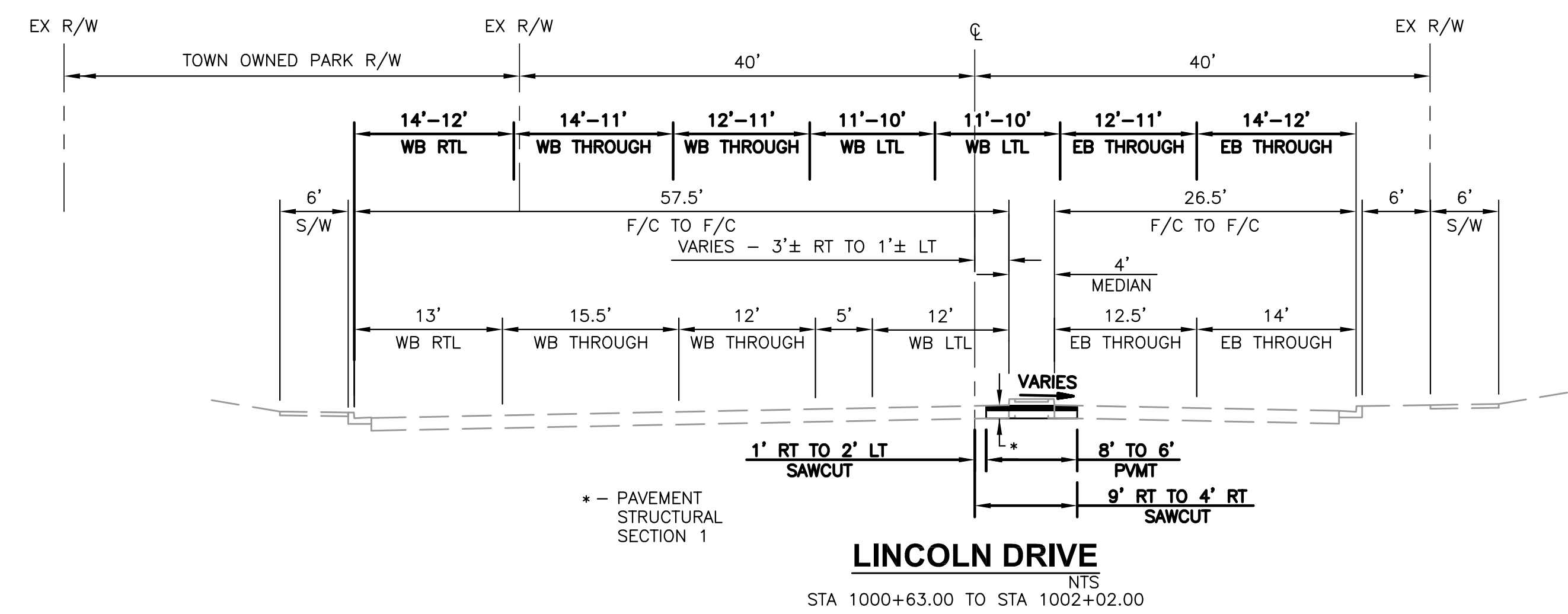
RITZ CARLTON STREET IMPROVEMENTS
TATUM BLVD & LINCOLN DRIVE
PROJECT NO. 2016-14

DR: DF	DES: CM	CK: JB	DWG SERIES NO.
DATE: 02/17	DATE: 02/17	DATE: 02/17	G-1.04

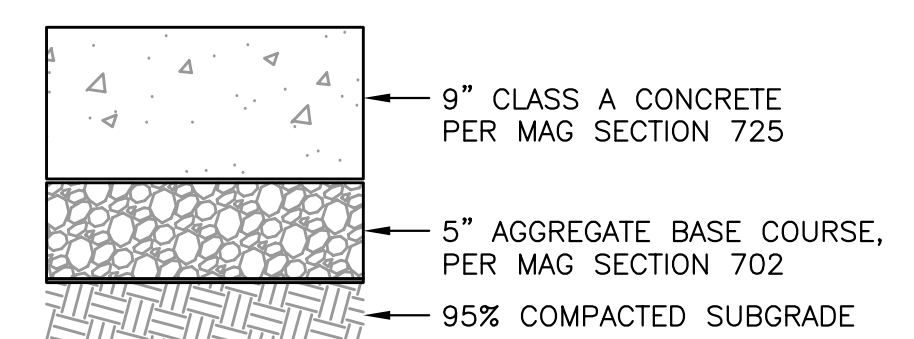
QUANTITY SUMMARY SHEET



SHEET NO:	TOTAL SHEETS
5	21



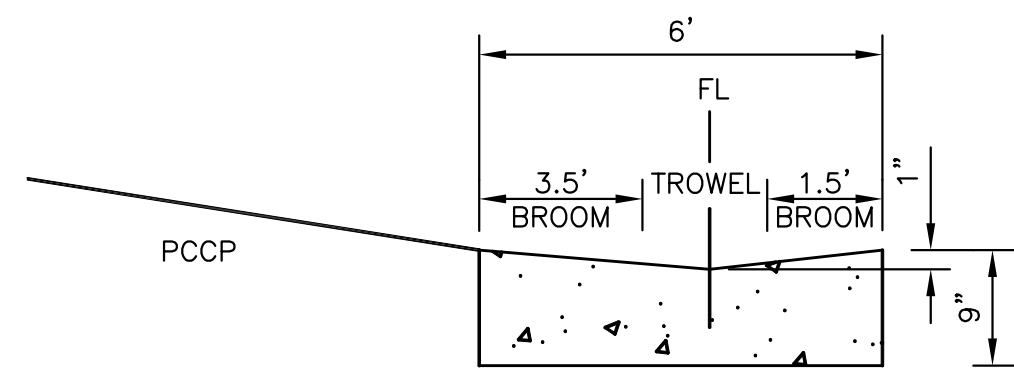
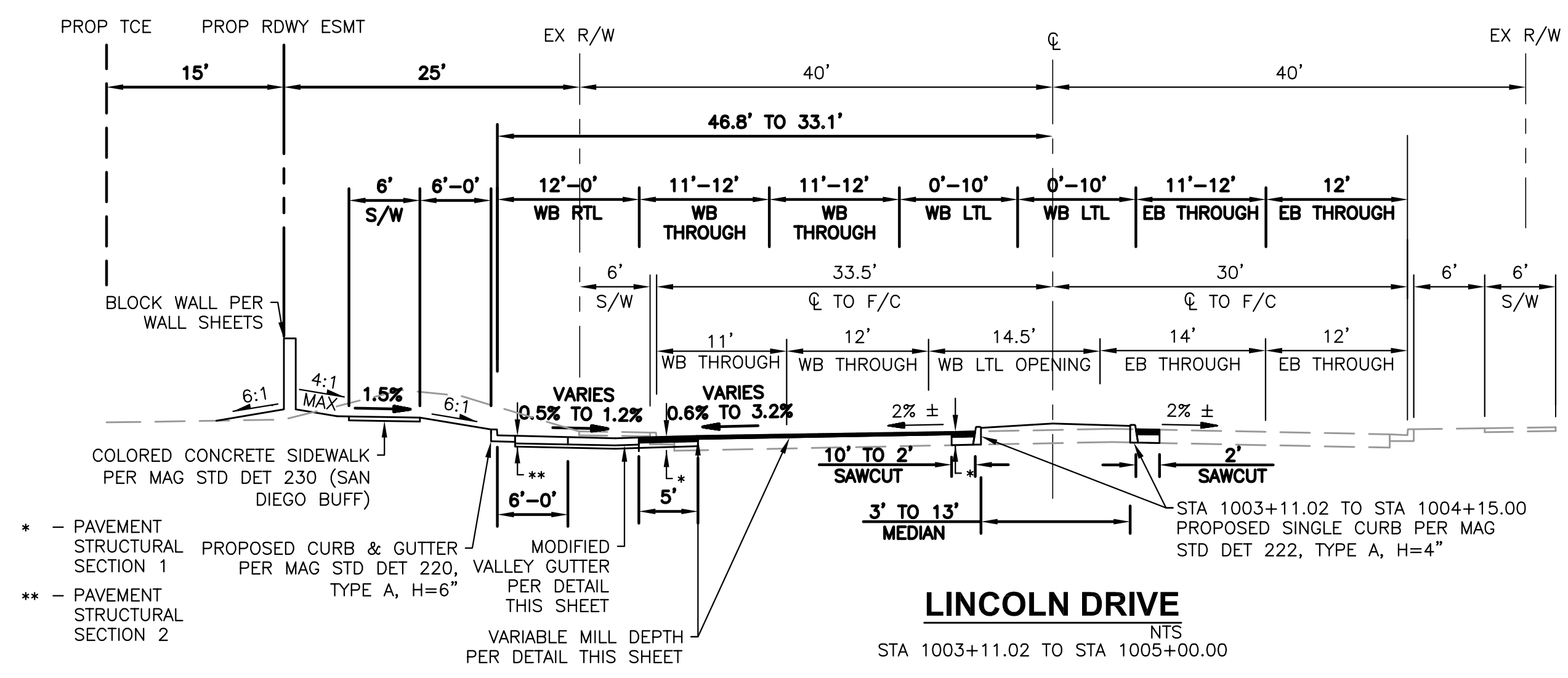
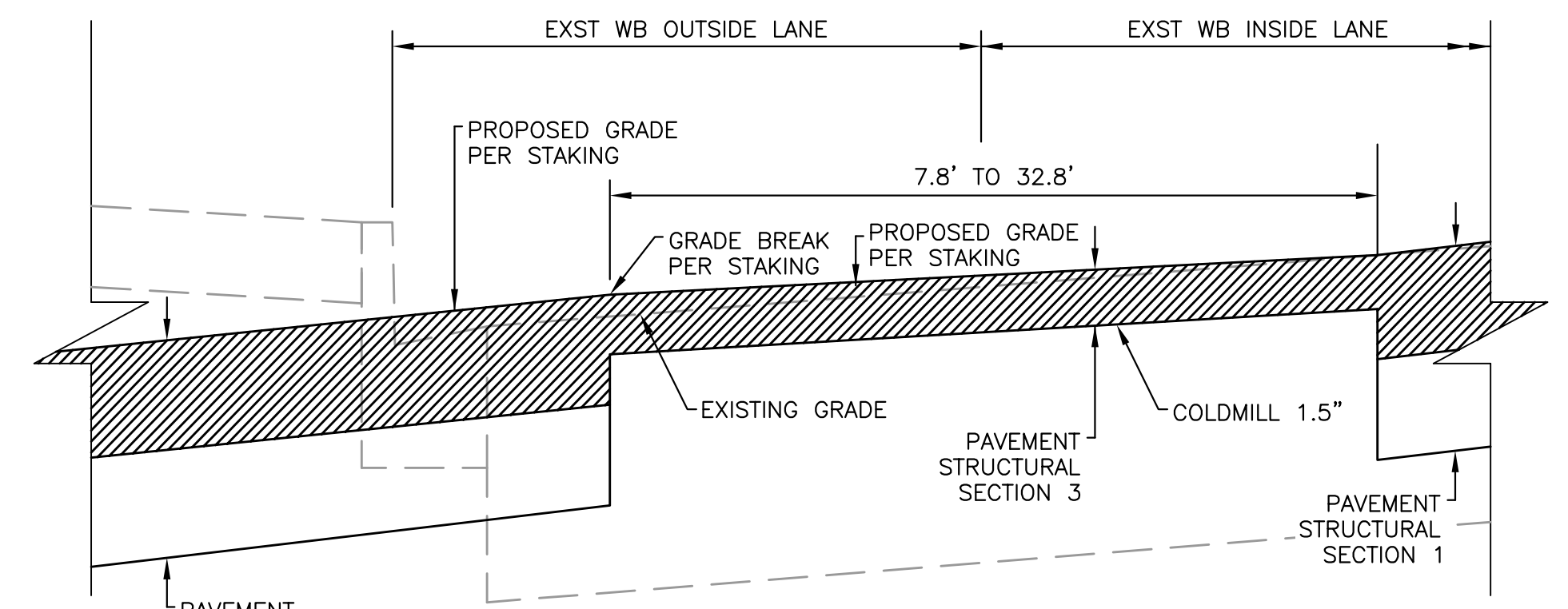
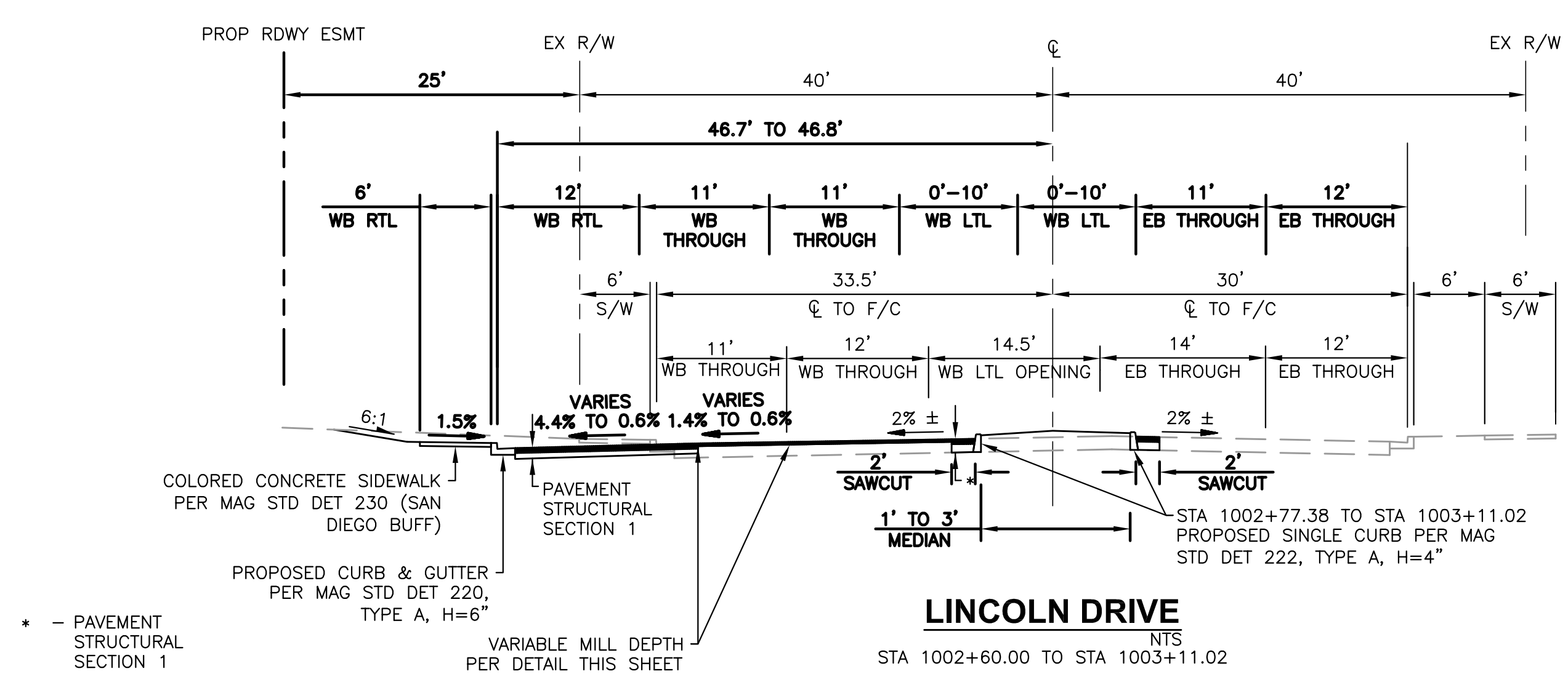
PAVEMENT STRUCTURAL SECTION NO. 1
NTS



PAVEMENT STRUCTURAL SECTION NO. 2
NTS



PAVEMENT STRUCTURAL SECTION NO. 3
NTS



MODIFIED VALLEY GUTTER
NTS

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RITZ CARLTON STREET IMPROVEMENTS
TATUM BLVD & LINCOLN DRIVE
PROJECT NO. 2016-14

DR: DF	DES: CM	CK: JB	DWG SERIES NO.
DATE: 02/17	DATE: 02/17	DATE: 02/17	G-1.05

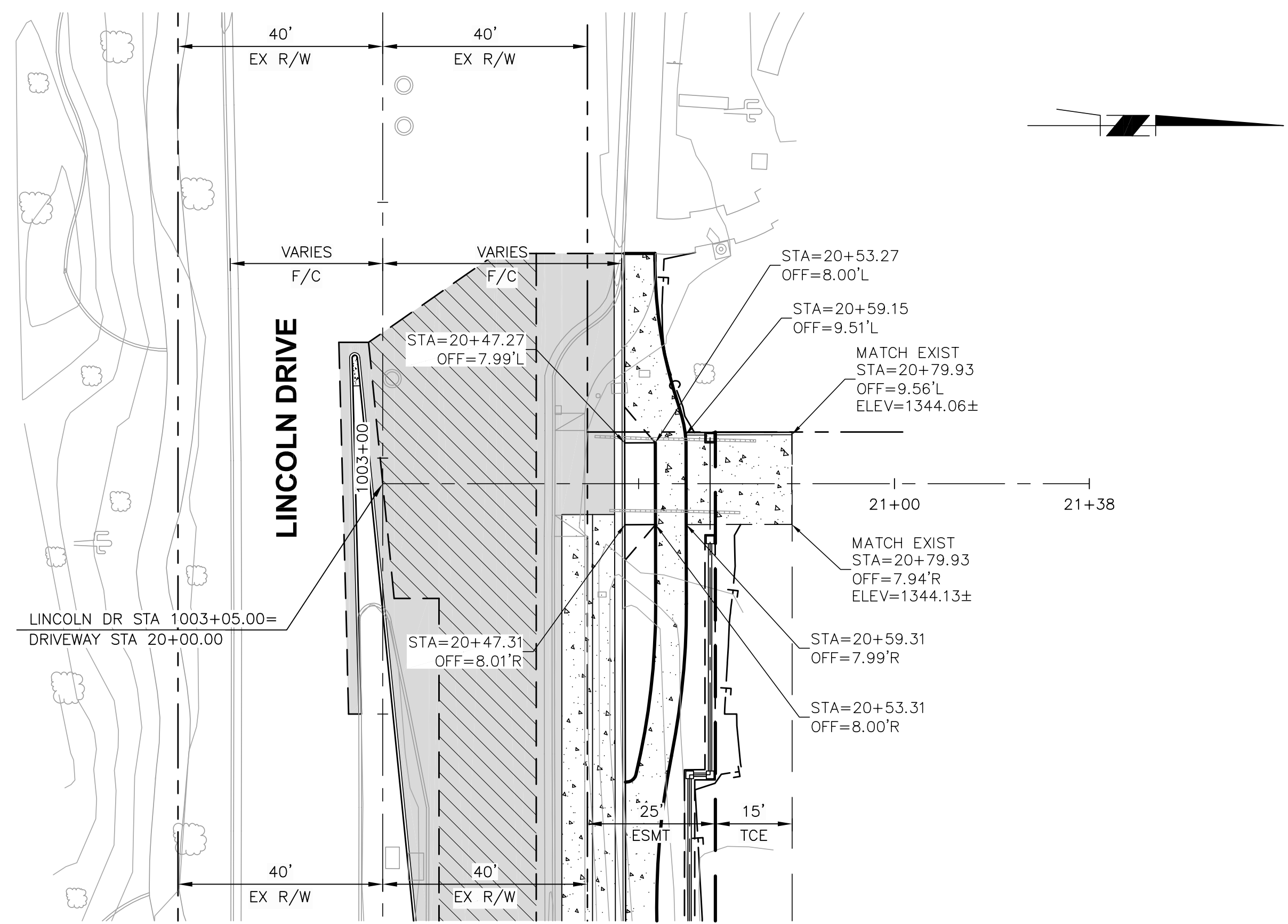


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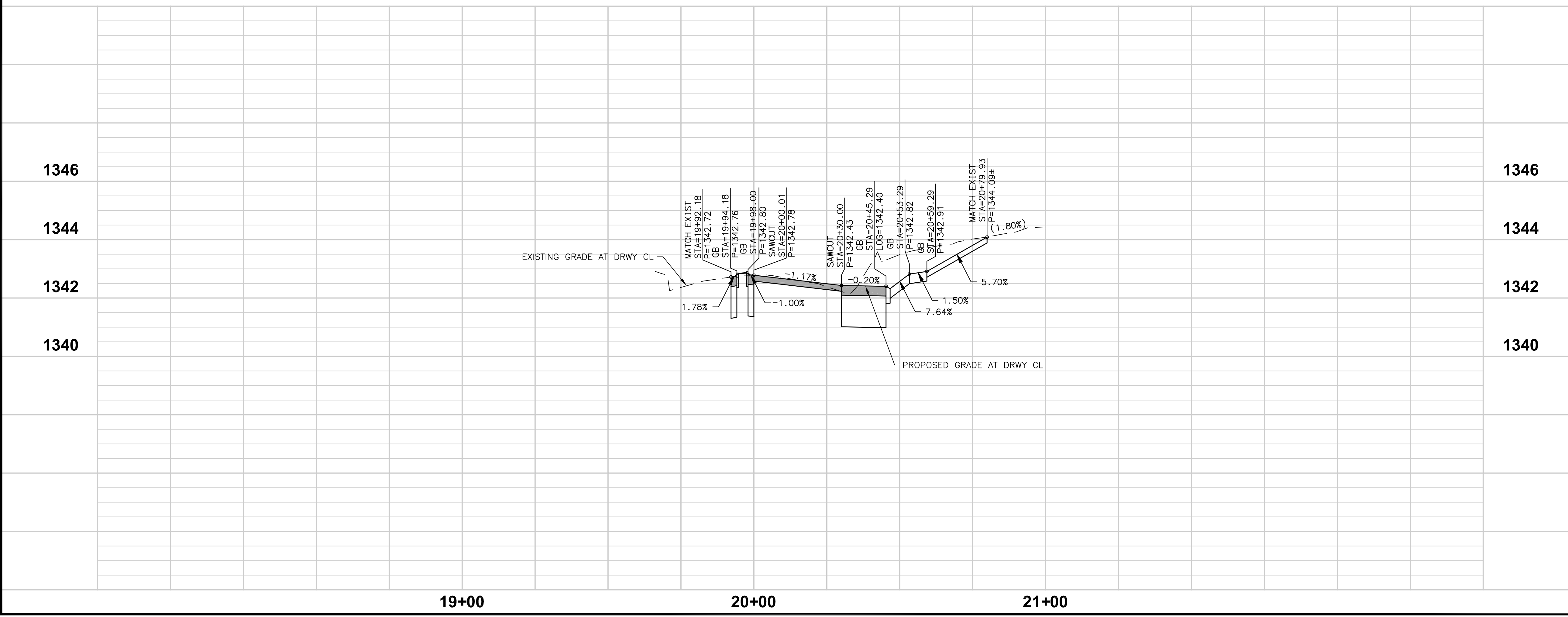
SHEET NO:	TOTAL SHEETS
6	21

SCALE: 1"=20' VERTICAL
 1"=20' HORIZONTAL

PRELIMINARY
100%
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LINCOLN DRIVE DWY @ STA 1003+05.00
 SEE PAVING SHEET 10



REVISION BY TOWN OF PARADISE VALLEY		
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 ARIZONA

RITZ CARLTON STREET IMPROVEMENTS
 TATUM BLVD & LINCOLN DRIVE
 PROJECT NO. 2016-14

DR: DF	DES: CM	CK: JB	DWG SERIES NO.
DATE: 02/17	DATE: 02/17	DATE: 02/17	G-1.06

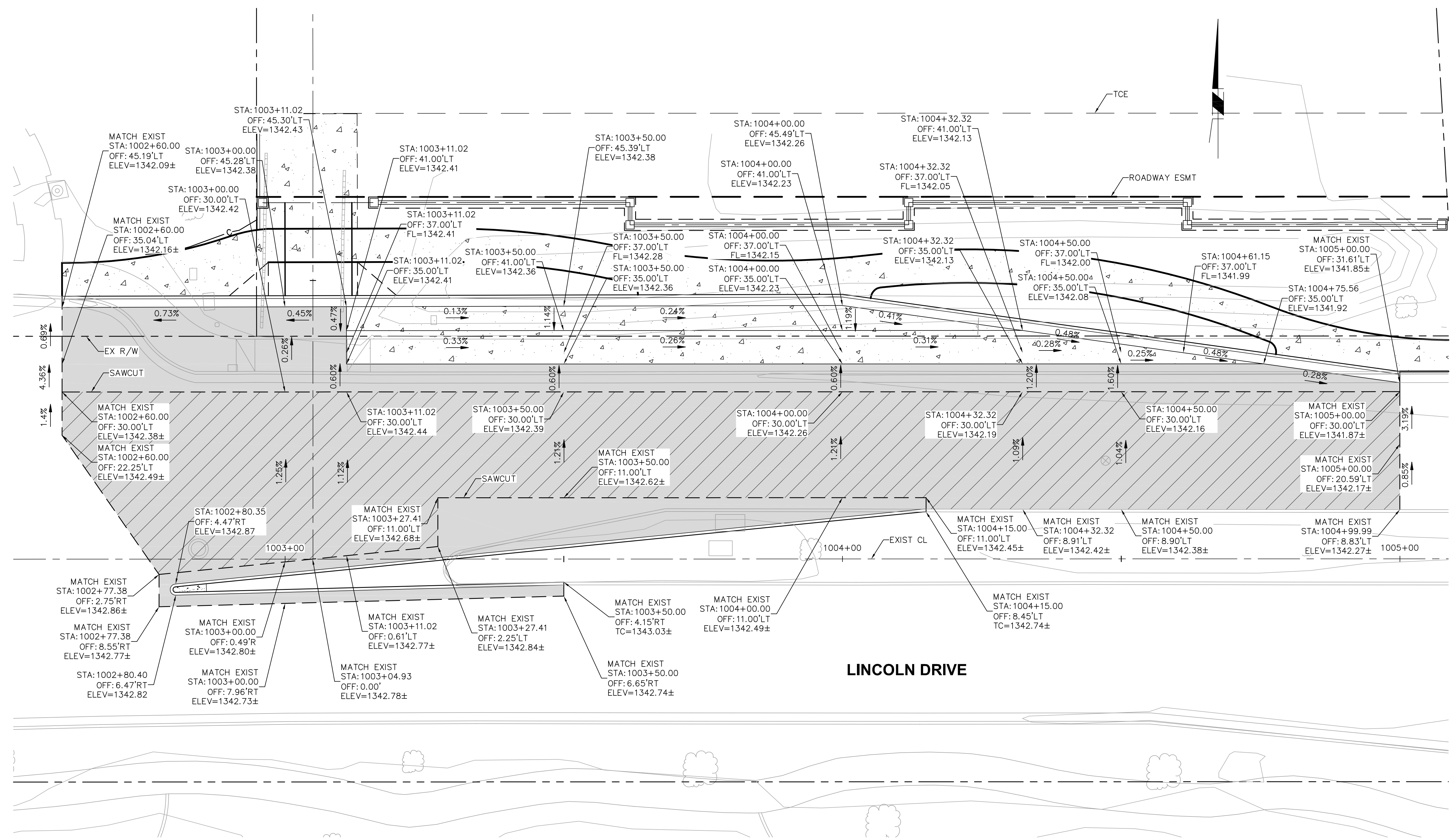
DRIVEWAY PLAN & PROFILE



SHEET NO:	TOTAL SHEETS
7	21

SCALE: 1"=10' VERTICAL
 1"=10' HORIZONTAL

NOTE: ALL CONCRETE FORMS ARE TO BE "AS-BUILT" AND APPROVED BY TOWN INSPECTOR BEFORE CONCRETE IS PLACED.



LINCOLN DRIVE STAKING SHEET
 SEE SHEET PP-1.02

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TOWN OF PARADISE VALLEY
 ARIZONA

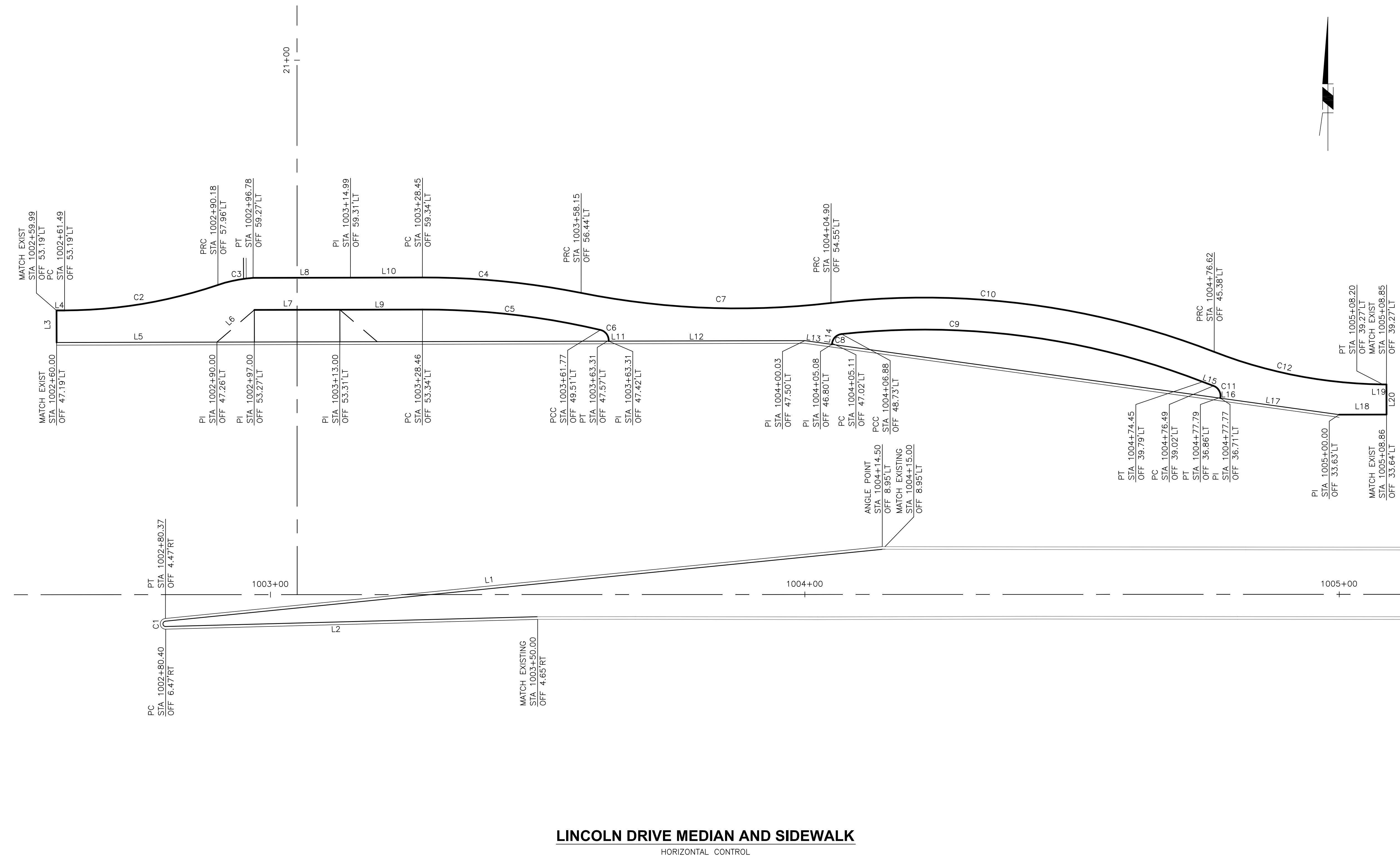
RITZ CARLTON STREET IMPROVEMENTS
 TATUM BLVD & LINCOLN DRIVE
 PROJECT NO. 2016-14

DR: DF	DES: CM	CK: JB	DWG SERIES NO.
DATE: 02/17	DATE: 02/17	DATE: 02/17	G-1.07

STAKING SHEET



SCALE: 1"=10'	VERTICAL 1"=10'	SHEET NO: 8	TOTAL SHEETS: 21
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SIDEWALK LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
L3	N 00°09'08" W	--	6.00'	--
L4	N 89°51'30" E	--	1.51'	--
C2	18°35'37"	90.00'	29.21'	14.73'
C3	14°52'25"	26.00'	6.75'	3.39'
L5	N 89°51'30" E	--	30.00'	--
L6	N 49°18'38" E	--	9.23'	--
L7	N 89°51'30" E	--	16.00'	--
L8	N 89°51'30" E	--	18.21'	--
L9	N 89°51'30" E	--	15.46'	--
L10	N 89°51'30" E	--	13.46'	--
C4	11°25'00"	150.00'	29.89'	14.99'
C5	13°22'17"	144.00'	33.61'	16.88'
C6	76°37'43"	2.00'	2.68'	1.58'
C7	17°56'55"	150.00'	46.99'	23.69'
L11	S 00°08'30" E	--	0.15'	--
L12	N 89°51'30" E	--	36.72'	--
L13	S 82°06'53" E	--	5.10'	--
L14	N 07°53'07" E	--	0.22'	--
C8	75°57'10"	2.00'	2.65'	1.56'
C9	27°22'46"	144.00'	68.81'	35.08'
C10	27°53'28"	150.00'	73.02'	37.25'
L15	S 69°25'59" E	--	2.18'	--
C11	77°58'07"	2.00'	2.72'	1.62'
L16	S 07°53'07" W	--	0.15'	--
L17	S 82°06'53" E	--	22.45'	--
C12	20°35'05"	90.00'	32.33'	16.34'
L18	N 89°54'20" E	--	8.86'	--
L19	S 89°22'02" E	--	0.65'	--
L20	N 00°07'31" W	--	5.63'	--

NOTE: ALL SIDEWALK LINE/CURVE DATA TO EDGE OF PATH

MEDIAN LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
L1	S 84°16'27" W	--	134.81'	--
L2	N 88°29'14" E	--	69.62'	--
C1	180°00'00"	1.00'	3.14'	INFINITY

NOTE: ALL MEDIAN LINE/CURVE DATA TO FACE OF CURB

LINCOLN DRIVE MEDIAN AND SIDEWALK
HORIZONTAL CONTROL

REVISION BY TOWN OF PARADISE VALLEY			
NO.	DESCRIPTION	REV BY	CKD BY

TOWN OF PARADISE VALLEY
ARIZONA

RITZ CARLTON STREET IMPROVEMENTS
TATUM BLVD & LINCOLN DRIVE
PROJECT NO. 2016-14

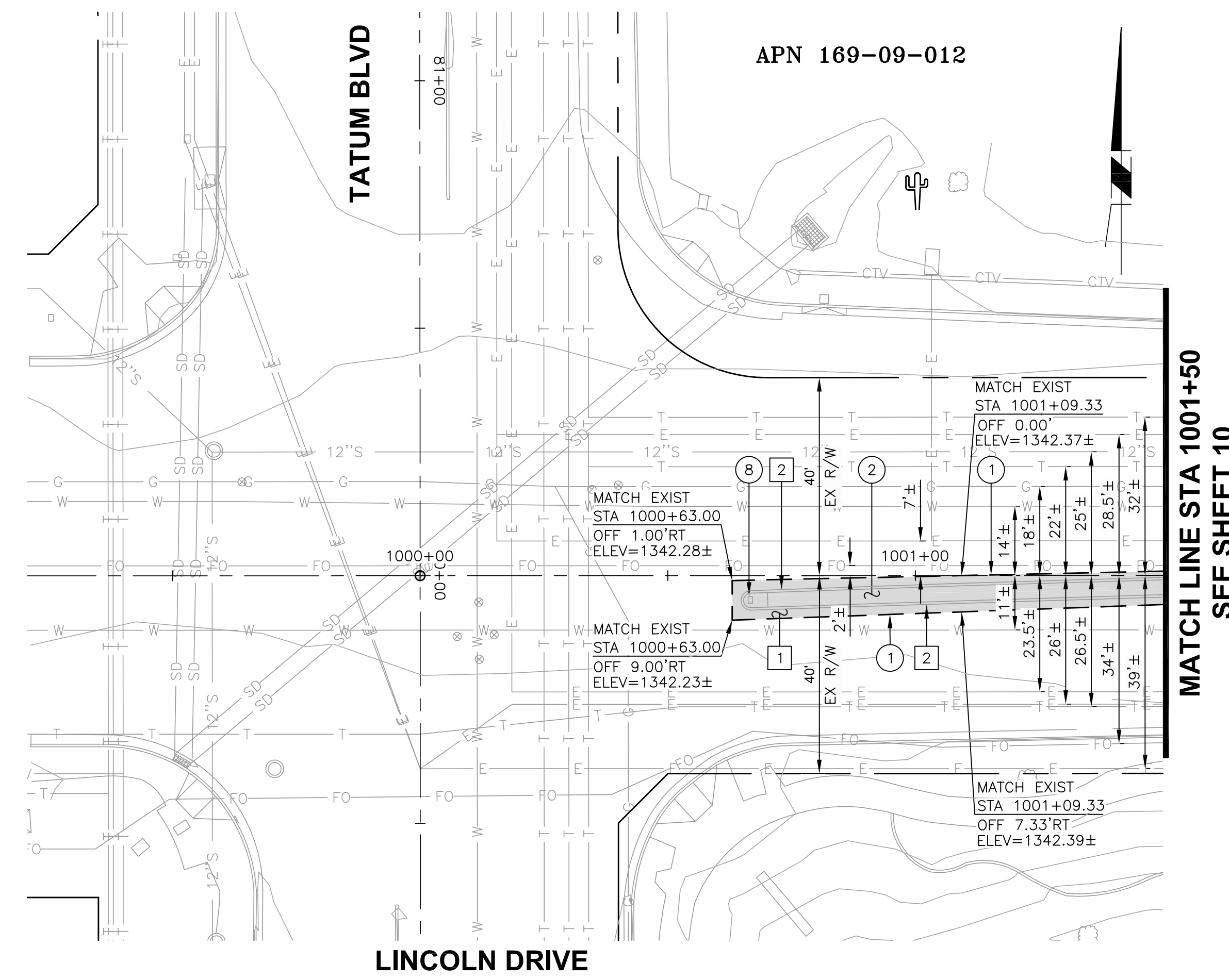
DR: DF	DES: CM	CK: JB	DWG SERIES NO.
DATE: 02/17	DATE: 02/17	DATE: 02/17	G-1.08



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0	10	20	40
SHEET NO: 9		TOTAL SHEETS: 21	
SCALE: 1"=2'		VERTICAL	
		1"=20' HORIZONTAL	



PAVING CONSTRUCTION NOTES

	DESCRIPTION	UNIT
1	SAWCUT 2' MIN EXISTING PAVEMENT TO NEAT CLEAN EDGE & MATCH WITH PAVING PER TYPICAL SECTIONS	N.P.I.
2	CONSTRUCT ASPHALT CONCRETE PAVEMENT PER PAVEMENT SECTION DETAIL 01 ON SHEET G-1.05	71 SY
8	RESET EXISTING PULLBOX	1 EA

REMOVAL/RELOCATE NOTES

	DESCRIPTION	UNIT
1	REMOVE EXISTING ASPHALT PAVEMENT	34 SY
2	REMOVE EXISTING CONCRETE CURB (VERT. C&G, ROLL OR SINGLE)	173 LF

PROFILE LEFT INTENTIONALLY BLANK

REVISION BY TOWN OF PARADISE VALLEY		
NO.	DESCRIPTION	REV BY / CKD BY

TOWN OF PARADISE VALLEY ARIZONA

**RITZ CARLTON STREET IMPROVEMENTS
 TATUM BLVD & LINCOLN DRIVE
 PROJECT NO. 2016-14**

DR: DF	DES: CM	CK: JB	DWG SERIES NO.
DATE: 02/17	DATE: 02/17	DATE: 02/17	PP-1.01

PAVING AND PROFILE



APN 169-09-012

APN 169-09-013

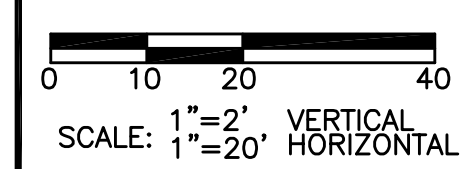
APN 169-09-014

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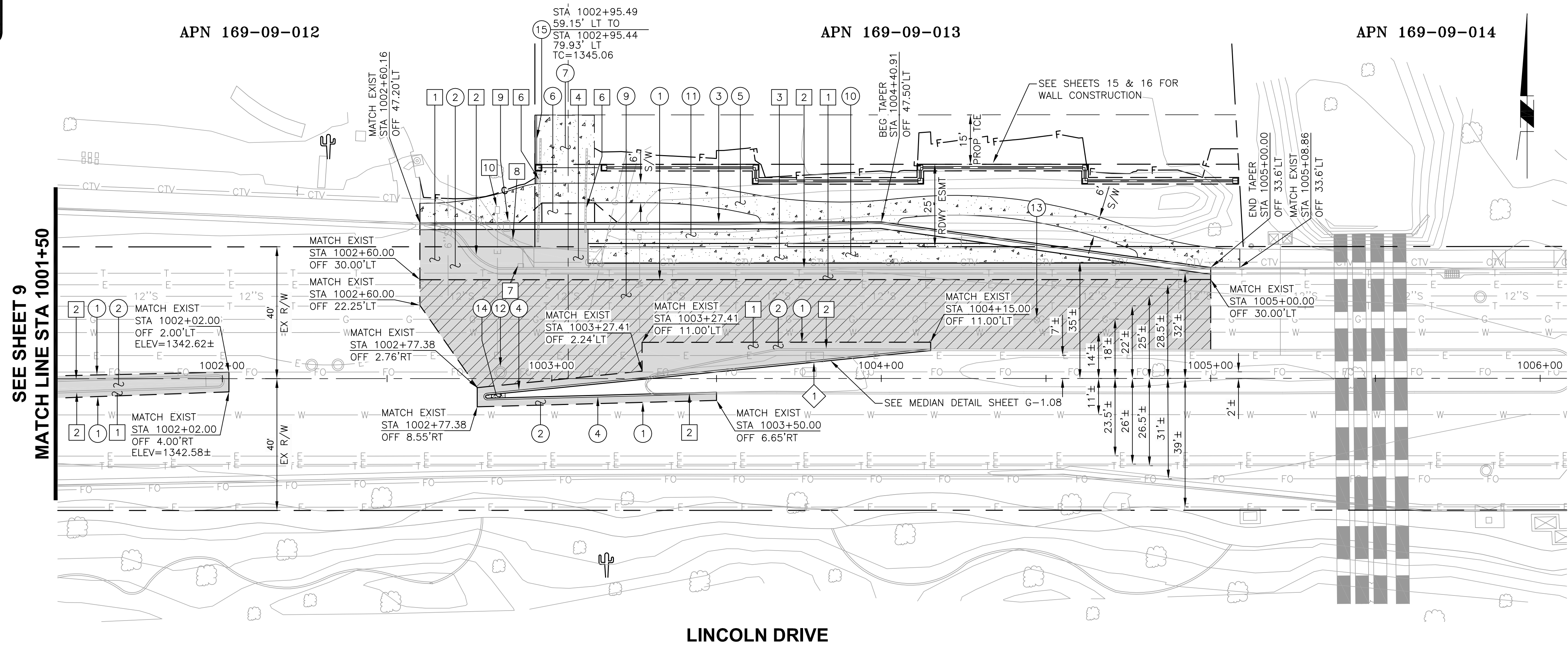
PRELIMINARY

100%

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CONSTRUCTION
OR RECORDING



SHEET NO:	TOTAL SHEETS
10	21



LINCOLN DRIVE

SEE STAKING SHEET G-1.07

PAVING CONSTRUCTION NOTES

DESCRIPTION	UNIT
1 SAWCUT 2" MIN EXISTING PAVEMENT TO NEAT CLEAN EDGE & MATCH WITH PAVING PER TYPICAL SECTIONS	N.P.L.
2 CONSTRUCT ASPHALT CONCRETE PAVEMENT PER TYPICAL SECTIONS ON SHEET G-1.05	314 SY
3 CONSTRUCT 6" VERTICAL CURB AND GUTTER PER MAG STD DET 220-1, TYPE "A"	241 LF
4 INSTALL 4" SINGLE VERTICAL CURB PER MAG STD DET 222, TYPE "A"	208 LF
5 INSTALL 4" THICK CONC. SIDEWALK USE COLORED CONCRETE (SAN DIEGO BUFF) CONSTRUCT PER MAG STD DET 230	1606 SF
6 CONSTRUCT DRIVEWAY ENTRANCE PER MAG STD DET 250-1 (SAN DIEGO BUFF)	162 SF
7 CONSTRUCT 5" THICK CONCRETE PAVEMENT, CLASS B (SAN DIEGO BUFF)	40 SY
9 CONSTRUCT VARIABLE DEPTH MILL PER TYPICAL SECTIONS ON SHEET G-1.05	592 SY
10 CONSTRUCT VALLEY GUTTER PER MAG STD DET 240, W=6'	858 SF
11 CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER TYPICAL SECTIONS ON SHEET G-1.05	52 SY
12 ADJUST MANHOLE FRAME AND COVER PER MAG STD DTL 422	1 EA
13 ADJUST VALVES BOX AND COVER PER MAG STD DTL 391-1	1 EA
14 CONSTRUCT MEDIAN NOSE TRANSITION PER MAG STD DTL 223	7 SF
15 INSTALL 12" SINGLE VERTICAL CURB PER MAG STD DET 222, TYPE "B"	21 LF

REMOVAL/RELOCATE NOTES

DESCRIPTION	UNIT
1 REMOVE EXISTING ASPHALT PAVEMENT	166 SY
2 REMOVE EXISTING CONCRETE CURB (VERT. C&G, ROLL OR SINGLE)	461 LF
3 REMOVE EXISTING CONCRETE SIDEWALK	1378 SF
4 REMOVE EXISTING DRIVEWAY	141 SF
5 REMOVE EXISTING ASPHALT PAVEMENT (VARIABLE DEPTH MILL)	592 SY
6 REMOVE CONCRETE HEADER CURB	56 LF
7 REMOVE EXISTING TRAFFIC SIGNAL PULL BOX	1 EA
8 RELOCATE EXISTING TELEPHONE PEDESTAL - STA 1002+88, OFF=59'LT	1 EA
9 RELOCATE EXISTING CATV BOX - STA 1002+86, OFF=59.5'LT	1 EA
10 RELOCATE TRAFFIC SIGNAL PULL BOX - STA 1002+83, OFF=58'LT	1 EA

REMOVAL/RELOCATE BY OTHERS NOTES

DESCRIPTION	UNIT
1 RELOCATE EXISTING PULL BOX - STA 1004+18, OFF=6.5'LT	1 EA

REVISION BY TOWN OF PARADISE VALLEY			
NO.	DESCRIPTION	REV BY	CKD BY

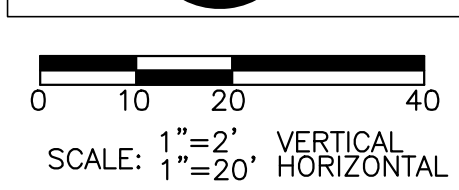
TOWN OF PARADISE VALLEY
ARIZONA

RITZ CARLTON STREET IMPROVEMENTS
TATUM BLVD & LINCOLN DRIVE
PROJECT NO. 2016-14

DR: DF	DES: CM	CK: JB	DWG SERIES NO.
DATE: 02/17	DATE: 02/17	DATE: 02/17	PP-1.02

PAVING AND PROFILE

PROJECT NO. 2016-14, RITZ CARLTON STREET IMPROVEMENTS



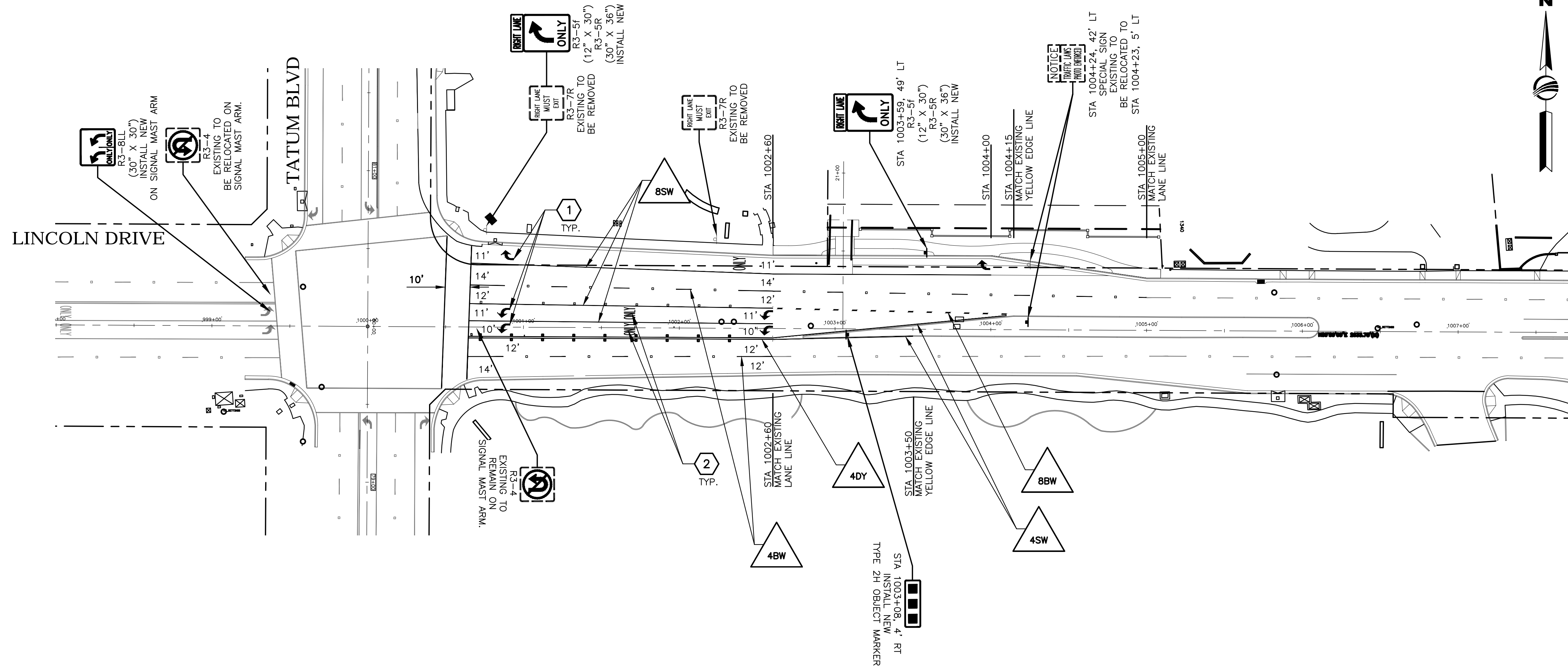
SHEET NO:	TOTAL SHEETS
11	21

CONSTRUCTION NOTES

- 1 INSTALL PAVEMENT ARROW PER ADOT STANDARD DETAIL M-11.
- 2 INSTALL "ONLY" LEGEND PER ADOT STANDARD DETAIL M-11.

PAVEMENT MARKING LEGEND

- 4" SOLID BROKEN DOUBLE YELLOW LANE LINE
- 4" SOLID DOUBLE YELLOW LANE LINE W/TYPE "D" RPM @ 20' SPACING
- 8" SOLID WHITE LANE LINE
- 4" SOLID WHITE LANE LINE
- 4" BROKEN WHITE LINE, 10' LINE SEGMENT W/ 30' GAP
- 8" BROKEN WHITE LINE, 3' LINE SEGMENT W/ 9" GAP



SIGNING AND MARKING NOTES:

1. ALL PAVEMENT MARKINGS, SIGNING AND WORK ZONE TRAFFIC CONTROL TYPE AND LAYOUT NEED TO CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, HTTP://MUTCD.FHWA.DOT.GOV/INDEX.HTM.
2. WORK ZONE TRAFFIC CONTROL NEEDS TO CONFORM TO THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL AND/OR AS DIRECTED BY THE TOWN PUBLIC WORKS DEPARTMENT.
3. SIGNS ARE TO BE INSTALLED ON TELESPEAR PREPUNCHED SQUARE STEEL TUBING POSTS PER DETAILS ON SMO2.
4. DIMENSIONS TO SIGNS NEED TO INCLUDE THE SIGN POST, OR IN THE CASE OF MULTIPLE POSTS, THE PLAN VIEW CENTER OF THE SIGN.
5. ALL PAVEMENT SYMBOLS, ARROWS AND LEGENDS SHALL BE TYPE 1 PERMANENT, HIGH PERFORMANCE PREFORMED PAVEMENT TAPE. (TAPE MUST PERFORM AS 3M 380I-ES SERIES OR EQUIVALENT.)
6. RAISED PAVEMENT MARKERS (RPMS) SHALL BE INSTALLED PER ADOT STANDARD DRAWING M-19, WITH A TOWN APPROVED BITUMINOUS ADHESIVE.
7. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY SANDBLASTING, HYDROBLASTING OR GRINDING PRIOR TO THE INSTALLATION OF NEW PAVEMENT MARKINGS. REMOVALS SHALL BE TO THE SATISFACTION OF THE TOWN INSPECTOR.
8. ASTM TYPE IV SHEETING (MINIMUM) SHALL BE USED FOR ALL WARNING AND REGULATORY AND STREET NAME SIGNS.
9. THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF ALL PAVEMENT MARKINGS. PAVEMENT MARKING LAYOUT SHALL BE APPROVED BY TOWN INSPECTOR PRIOR TO THE APPLICATION OF THE FINAL PRODUCT. ALL PAVEMENT MARKING DRAWINGS ARE SCHEMATIC ONLY. THE CONTRACTOR SHALL FOLLOW ALL DIMENSIONS, DETAILS AND STANDARDS WHEN INSTALLING PAVEMENT STRIPING, MARKING AND MARKERS.

APPROXIMATE PAVEMENT MARKING QUANTITIES		
ITEM DESCRIPTION	UNIT	TOTAL
WHITE THERMOPLASTIC (90 MIL) (4" EQUIVALENTS)	L.FT.	2350
YELLOW THERMOPLASTIC (90 MIL) (4" EQUIVALENTS)	L.FT.	640
RAISED PAVEMENT MARKERS - TYPE D	EACH	32
RAISED PAVEMENT MARKERS - TYPE G	EACH	36
PAINTED MEDIAN NOSE	EACH	1
TYPE I PERMANENT PAVEMENT TAPE	SINGLE ARROW	EACH 6
	"ONLY" LEGEND	EACH 3
OBLITERATE EXISTING PAVEMENT MARKING	4" STRIPE	L.FT. 1,110
	12" STRIPE	L.FT. 190
	ARROW OR BIKE LEGEND	EACH 6

PAVEMENT MARKING QUANTITIES REFLECT 4" EQUIVALENTS.

APPROXIMATE SIGN QUANTITIES		
DESCRIPTION	UNITS	QUANTITIES
SIGN POST	L.F.	23
ANCHOR FOR SIGN POST	EACH	3
REGULATORY, WARNING, OR MARKER SIGN PANEL	SQ.FT.	30
REMOVE AND SALVAGE EXISTING SIGN, POST AND FOUNDATION	EACH	2
RELOCATE SIGN ASSEMBLY	EACH	1
OBJECT MARKER ASSEMBLY (DETAIL ON SMO2)	EACH	1

REVISION BY TOWN OF PARADISE VALLEY		
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 ARIZONA

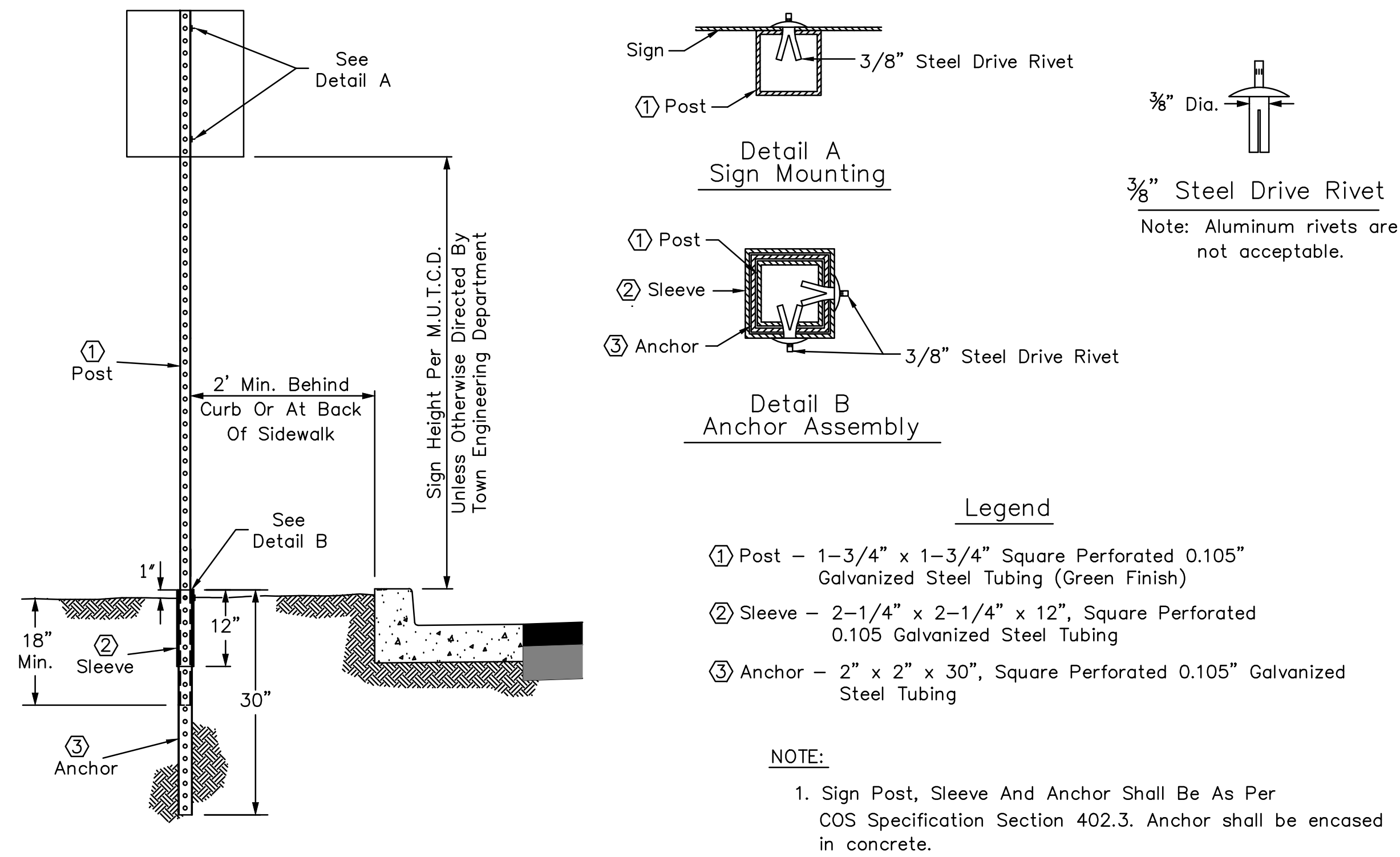
RITZ CARLTON STREET IMPROVEMENTS
 TATUM BLVD & LINCOLN DRIVE
 PROJECT NO. 2016-14

DR: SP	DES: SP	CK: JW	DWG SERIES NO.
DATE: 02/16/17	DATE: 02/16/17	DATE: 02/16/17	

SIGNING & MARKING PLAN SM01

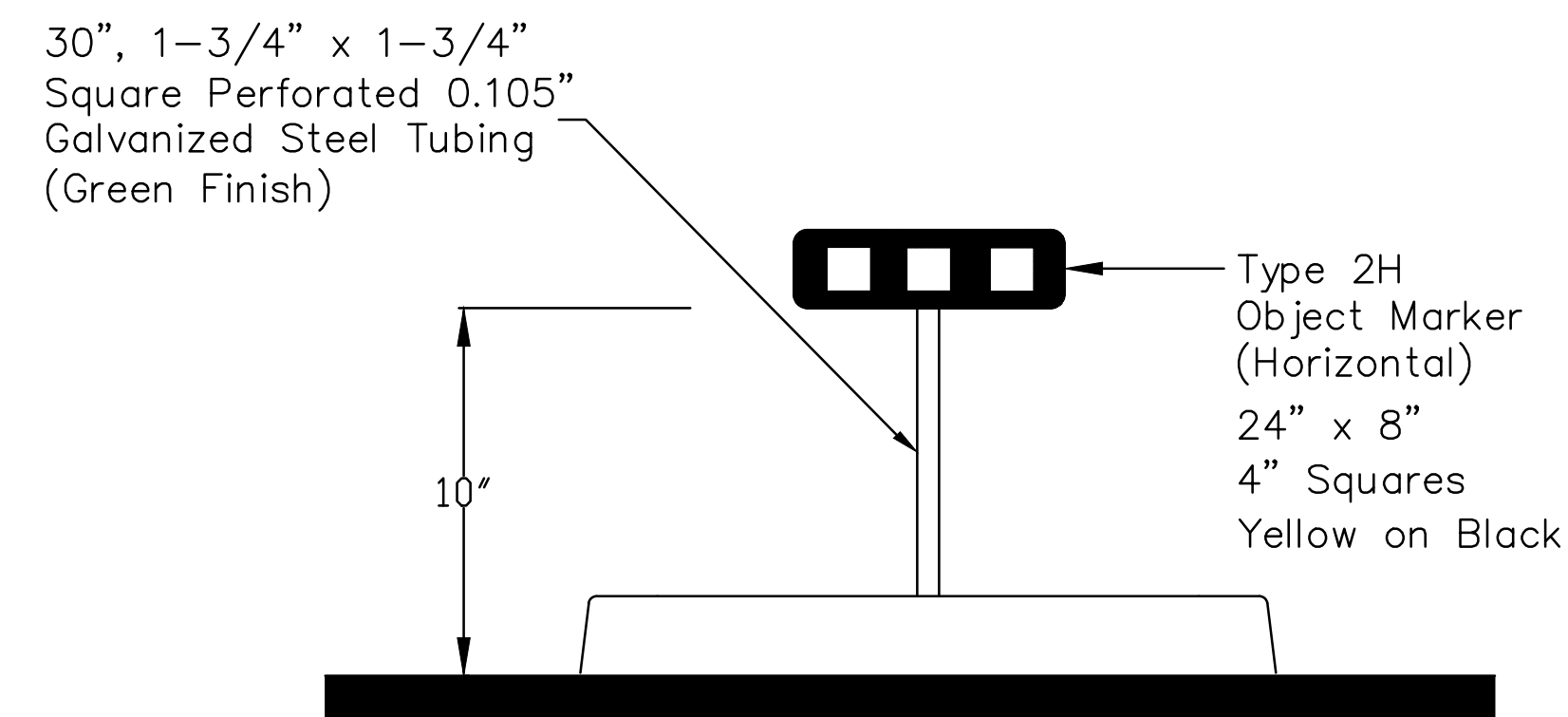


SHEET NO:	TOTAL SHEETS
12	21



SIGN POST INSTALLATION DETAIL

N.T.S.



OBJECT MARKER ASSEMBLY

N.T.S.

REVISION BY TOWN OF PARADISE VALLEY			
NO.	DESCRIPTION	REV BY	CKD BY

TOWN OF PARADISE VALLEY
ARIZONA

RITZ CARLTON STREET IMPROVEMENTS
TATUM BLVD & LINCOLN DRIVE
PROJECT NO. 2016-14

DR: SP	DES: SP	CK: JW	DWG SERIES NO.
DATE: 02/16/17	DATE: 02/16/17	DATE: 02/16/17	SIGNING & MARKING DETAILS SM02



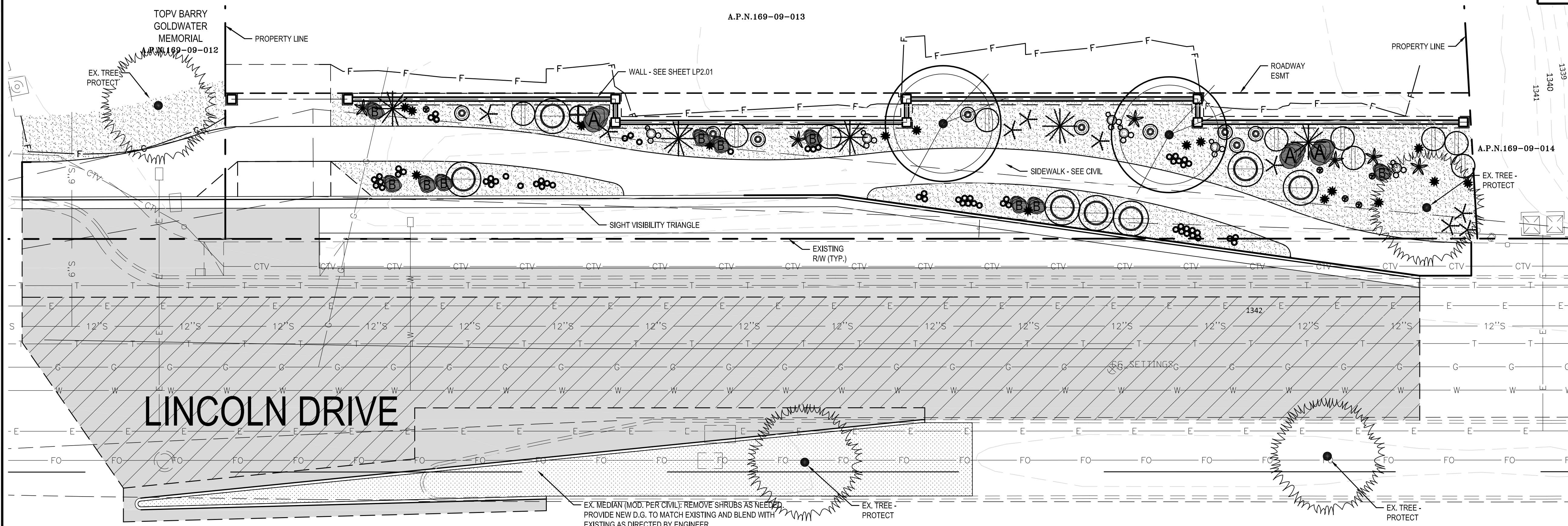


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SHEET NO:	TOTAL SHEETS
13	21

SCALE: 1"=10'

100%
NOT FOR CONSTRUCTION OR RECORDING



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	EXISTING TREE		EXISTING	4
	OLNEYA TESOTA	DESERT IRONWOOD	24"BOX	2
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACACIA REDOLENS 'DESERT CARPET' TM	BANK CATCLAW	FLAT	7
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	6
	AGAVE BOVICORNUTA	COW'S HORN AGAVE	5 GAL	16
	ASCLEPIAS SUBULATA	RUSH MILKWEED	5 GAL	9
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	5 GAL	61
	ENCELIA FARINOSA	BRITTLE BUSH	5 GAL	10
	FOUQUIERIA SPLENDENS	OCOTILLO	12 CANE MIN.	5
	JUSTICIA CALIFORNICA 'CHUPEROSA'	BELOPERONE	15 GAL	9
CACTI	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CARNEGIEA GIGANTEA	SAGUARO	10' SPEAR	1
	FEROCACTUS WISLIZENII	FISH HOOK BARREL CACTUS	15 GAL	5
	OPUNTIA X 'KELLY'S CHOICE'	PRICKLY PEAR	15 GAL	6

INERT MATERIAL

TYPE	QTY
DG1: 3" MINUS (EXPRESS NATURAL) ROCK MULCH "EXPRESS CARMEL"	2639 SF
DG2: MATCH EXISTING ROCK MULCH IN IN SIZE AND COLOR.	962 SF
BOULDER: 3'X3'X5' 2500 LBS. 'EXPRESS CARMEL'	3
BOULDER: 2'X3'X3' 1800 LBS. 'EXPRESS CARMEL'	9

THE TERM "ENGINEER" AS USED IN THE LANDSCAPE ARCHITECTURE DRAWINGS REFERS TO TOWN STAFF OR THEIR LANDSCAPE ARCHITECTURE CONSULTANT ACTING DIRECTLY AS OR FOR THE TOWN ENGINEER FOR SUCH WORK.

LANDSCAPE/PLANTING NOTES

- LANDSCAPE BERMS, DEPRESSIONS, AND SWALES SHALL BE GRADED TO A SMOOTH, FLOWING, ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL LANDFORM CONTINUITY. ROUGH GRADE IS TO BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO THE TOP DRESSING TO ESTABLISH FINAL GRADE.
- CONTRACTOR SHALL FINE GRADE AREAS PRIOR TO PLANTING. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITES, AND ENSURE POSITIVE DRAINAGE.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS, WALLS, UTILITY EQUIPMENT, ETC.
- CONTRACTOR SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION AT PROJECT BOUNDARIES. FINISH GRADES SHALL BE 1" BELOW THE TOP TRANSITION OF ADJACENT WALKS AND HEADERS UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR SHALL FINE GRADE AND COVER AREAS DISTURBED BY CONSTRUCTION WITH AN APPROVED TOP DRESSING AS SPECIFIED IN THE PLANS OR SPECIFICATIONS.
- QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL GOVERN.
- THE ENGINEER RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS, OR IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, UNLOADING OF PLANT MATERIAL AND PLANTING.
- PLANT MATERIALS BEST SIDE SHALL BE ALIGNED TO ROAD AND WALKS UNLESS OTHERWISE SHOWN ON THESE PLANS. SPACING SHALL BE ADJUSTED AS NECESSARY, SUBJECT TO REVIEW BY ENGINEER.
- PLANTINGS AT MATURITY SHALL MAINTAIN 3'-0" CLEARANCE AROUND FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
- PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-0" WITHIN SIGHT DISTANCE TRIANGLES.
- UNLESS OTHERWISE APPROVED BY ENGINEER, TREES SHALL MAINTAIN A MINIMUM 10'-0" CLEARANCE FROM WATER OR SEWER LINES AND A MINIMUM 6'-0" CLEARANCE FROM OTHER UTILITY LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
- SHRUBS SHALL BE INSTALLED FROM BACK OF CURB, EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF 2' CLEAR AT MATURE SIZE.
- PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- THE IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

REVISION BY TOWN OF PARADISE VALLEY		
NO.	DESCRIPTION	REV BY / CKD BY

TOWN OF PARADISE VALLEY ARIZONA

RITZ CARLTON STREET IMPROVEMENTS
TATUM BLVD & LINCOLN DRIVE
PROJECT NO. 2016-14

DR: CD/JJG	DES: JJG	CK: JJG	DWG SERIES NO.
DATE: 2/21/17	DATE: 2/22/17	DATE: 2/22/17	PLANTING PLAN
			LP1.01

PROJECT NO. 2016-14, RITZ CARLTON STREET IMPROVEMENTS

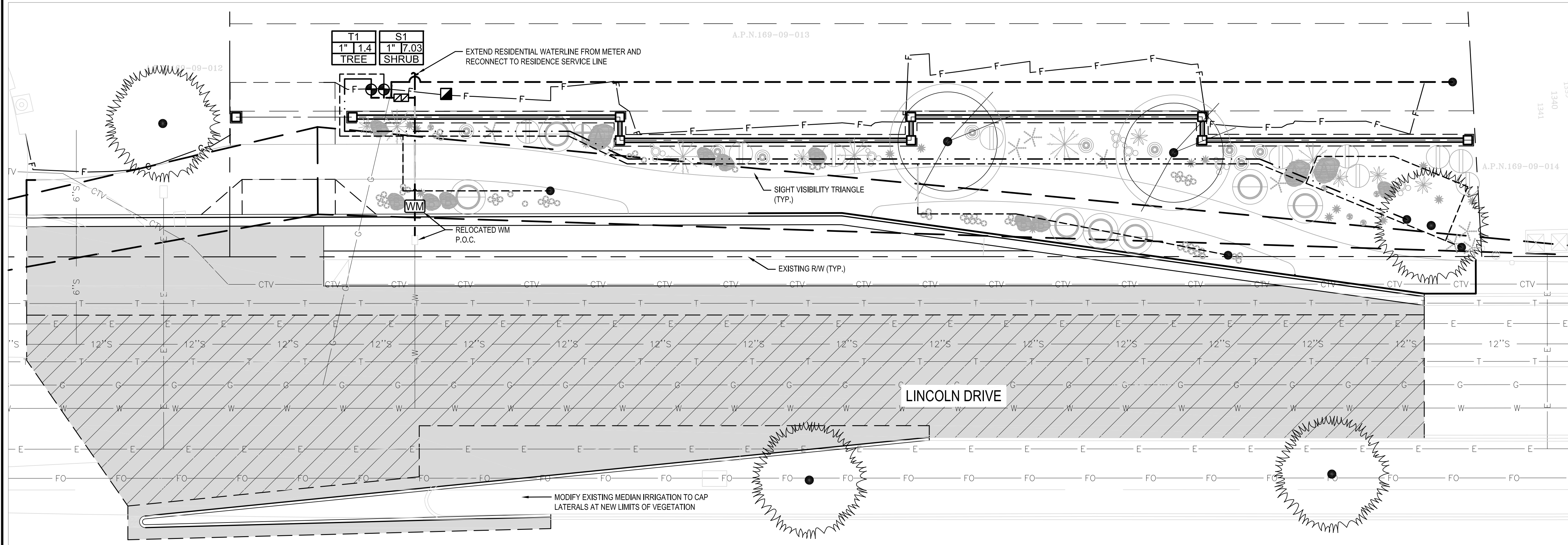


TY LIN INTERNATIONAL
engineers | planners | scientists
60 East Rio Salado Parkway
Tempe, AZ 85281

SHEET NO:	TOTAL SHEETS
14	21

SCALE: 1"=10'

100%
NOT FOR CONSTRUCTION OR RECORDING



Irrigation Legend:

- | SYMBOL | DESCRIPTION |
|--------------------|---|
| [Symbol] | BACKFLOW PREVENTER AND ENCLOSURE - 1" FEBCO 825YA, GUARDSHACK GS-2 |
| [Symbol] | CONTROLLER - LEIT X20 |
| [Symbol] | DRIP VALVE ASSEMBLY - RAIN BIRD 100-PEB 1" CONTROL VALVE WITH DC LATCHING SOLENOID (LEMA 1600HE W-30-921 ADAPTER), RAIN BIRD RBY100MPTX WYE FILTER, RAIN BIRD PRESSURE REGULATOR PSI-L30X-075 (FOR FLOWS LESS THAN 2.0 GPM), RAIN BIRD PSI-M30X-075 (FOR FLOWS FROM 2.0 TO 10.0 GPM), SPEARS 1" SXS ECON (BV2622-010) |
| [Symbol] | BALL VALVE |
| [Symbol] | FLUSH CAP |
| [Symbol] | MAINLINE - 1" SCH 40 PVC |
| [Symbol] | DRIP LINE LATERAL (TREES) - 3/4" SCH 40 PVC |
| [Symbol] | DRIP LINE LATERAL (SHRUBS) - 3/4" SCH 40 PVC |
| [Symbol] | PIPE SLEEVING - SEE SLEEVING SCHEDULE FOR SIZE AND TYPE |
| VALVE LABEL | |
| [Symbol] | ZONE NUMBER |
| [Symbol] | GALLONS PER MINUTE (GPM) |
| [Symbol] | ZONE TYPE |
| [Symbol] | ELECTRIC CONTROL VALVE SIZE |
| [Symbol] | DRIP EMITTER |
| [Symbol] | ACCENTS - BOWSMITH ML210 |
| [Symbol] | GROUNDCOVERS - BOWSMITH ML210 |
| [Symbol] | SHRUBS - BOWSMITH ML210 |
| [Symbol] | TREES - BOWSMITH ML220 |
| [Symbol] | CONTROL WIRE - UF DIRECT |
| [Symbol] | BURIAL SOLID COPPER, 12 GA. COMMON, 12 GA. PILOT |

- NOTES:**
- SOME PIPE AND/OR EQUIPMENT IS SHOWN IN HARDSCAPE AREAS FOR VISUAL CLARITY. INSTALL IRRIGATION EQUIPMENT AND/OR PIPING SHOWN IN HARDSCAPE (WITHOUT SLEEVES) IN ADJACENT LANDSCAPE AREA.
 - POLY TUBE SHALL NOT EXCEED 5' IN LENGTH OFF PVC LATERALS.
 - SEE SHEETS L2.5 - L2.8 FOR IRRIGATION DETAILS.
 - INSTALL SPARE CONTROL WIRES PER SPECIFICATIONS.
 - SEE SHEET L0.1 FOR GENERAL IRRIGATION NOTES.

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TOWN OF PARADISE VALLEY ARIZONA

RITZ CARLTON STREET IMPROVEMENTS TATUM BLVD & LINCOLN DRIVE PROJECT NO. 2016-14

DR: CD/JJG	DES: JJG	CK: JJG	DWG SERIES NO.
DATE: 2/21/17	DATE: 2/22/17	DATE: 2/22/17	IRRIGATION PLAN
			IR1.10

PROJECT NO. 2016-14, RITZ CARLTON STREET IMPROVEMENTS

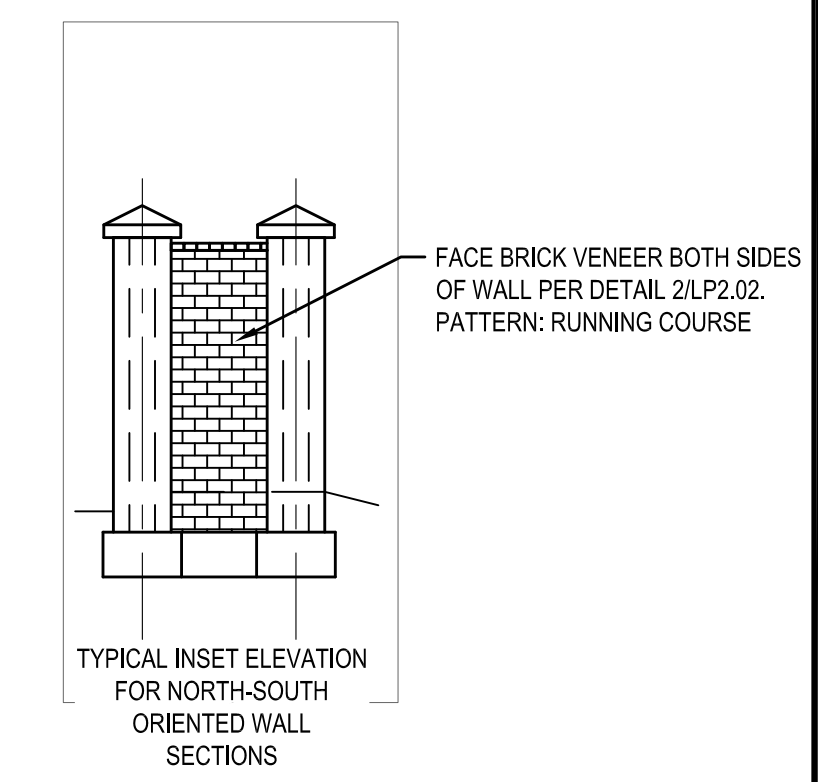
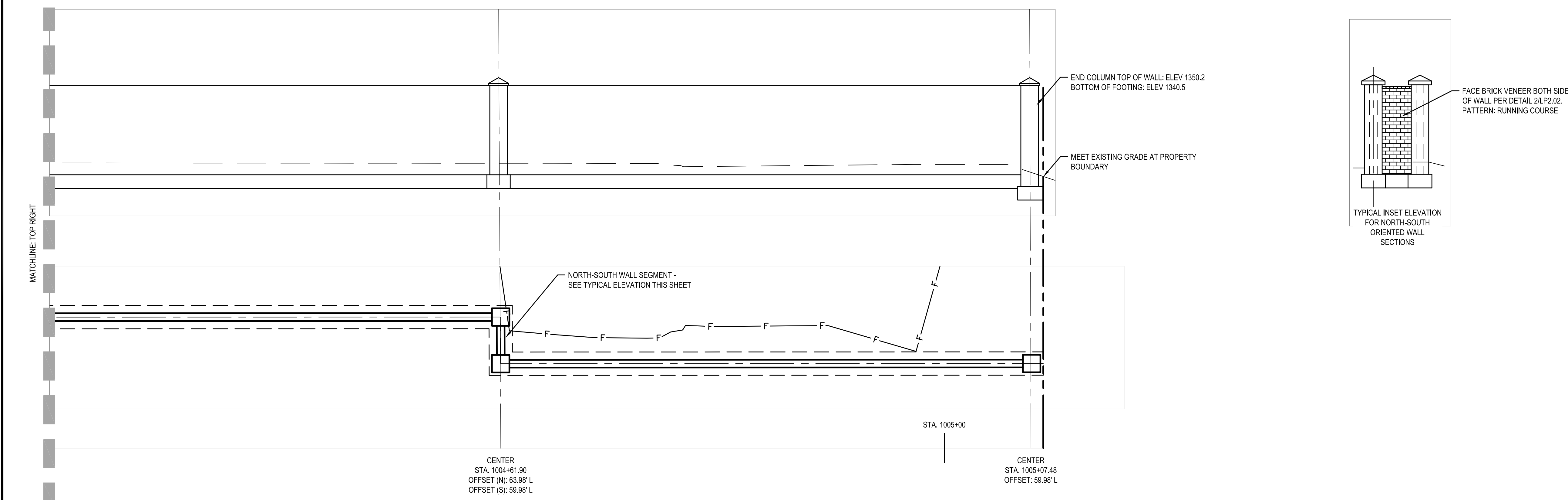
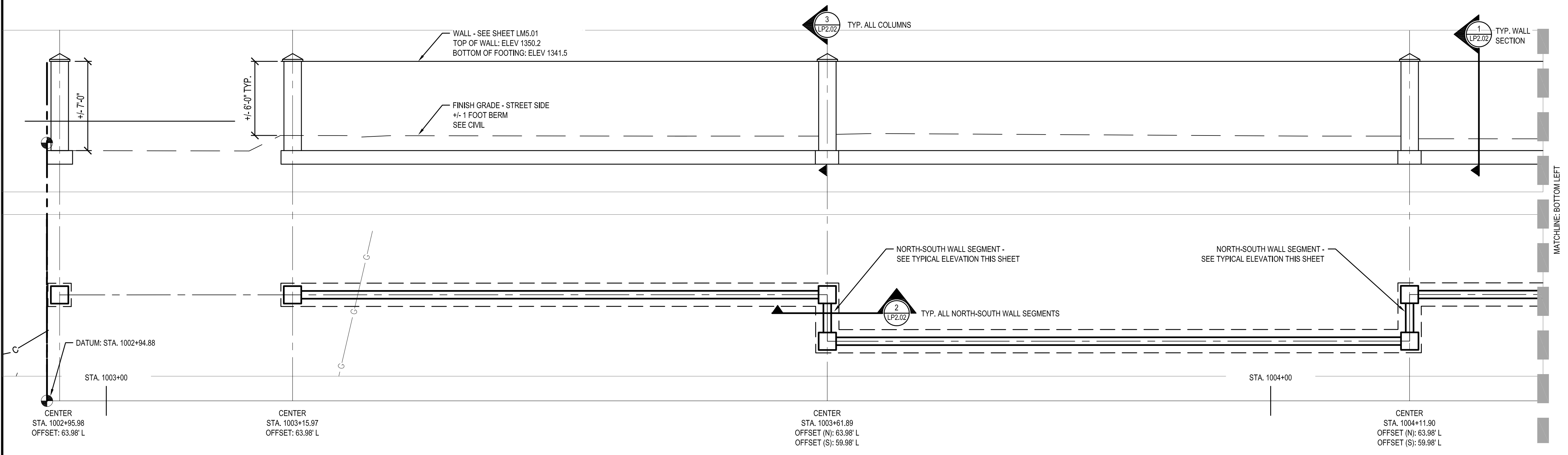


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15	21

SCALE: 1" = 5'

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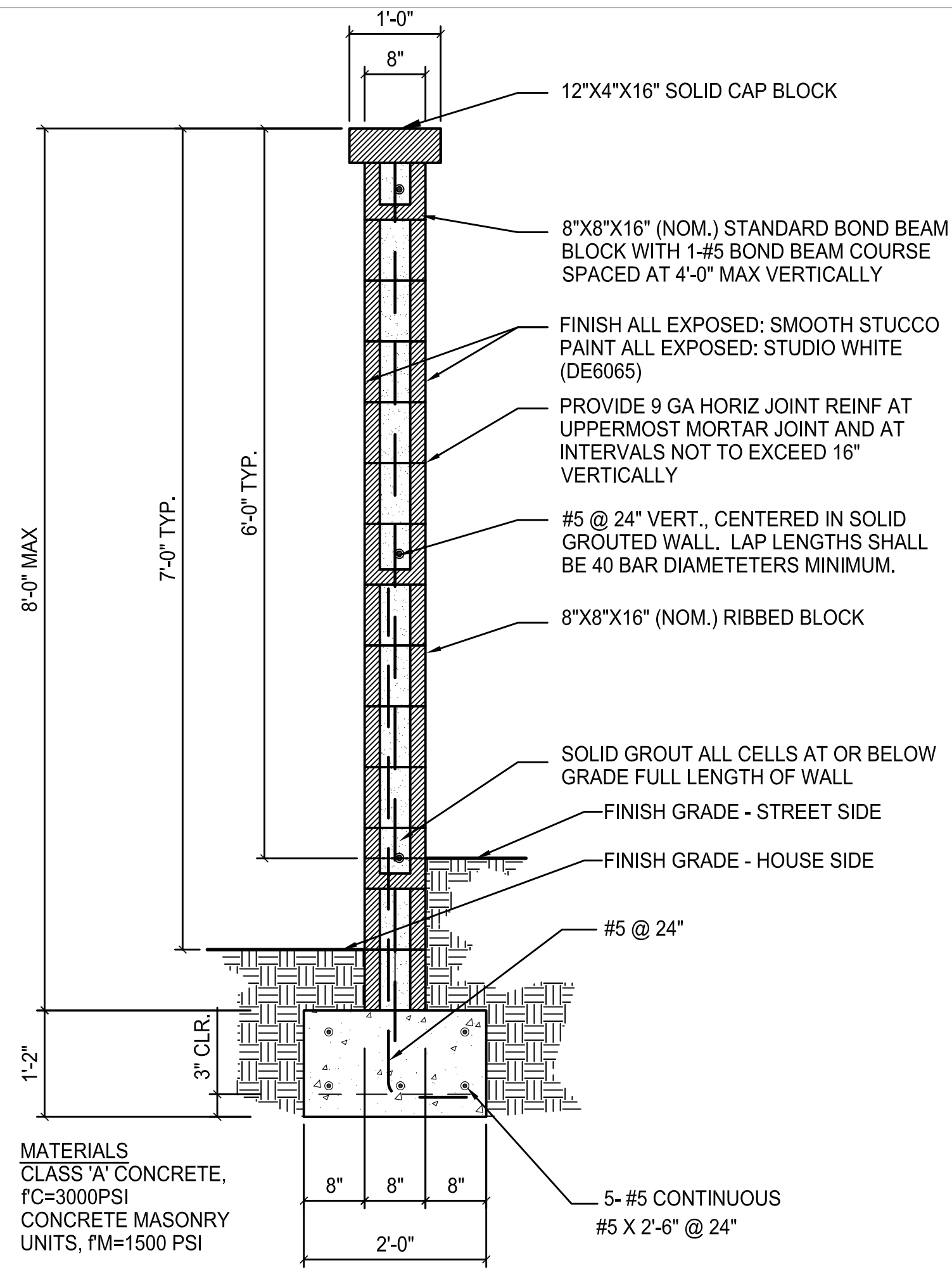
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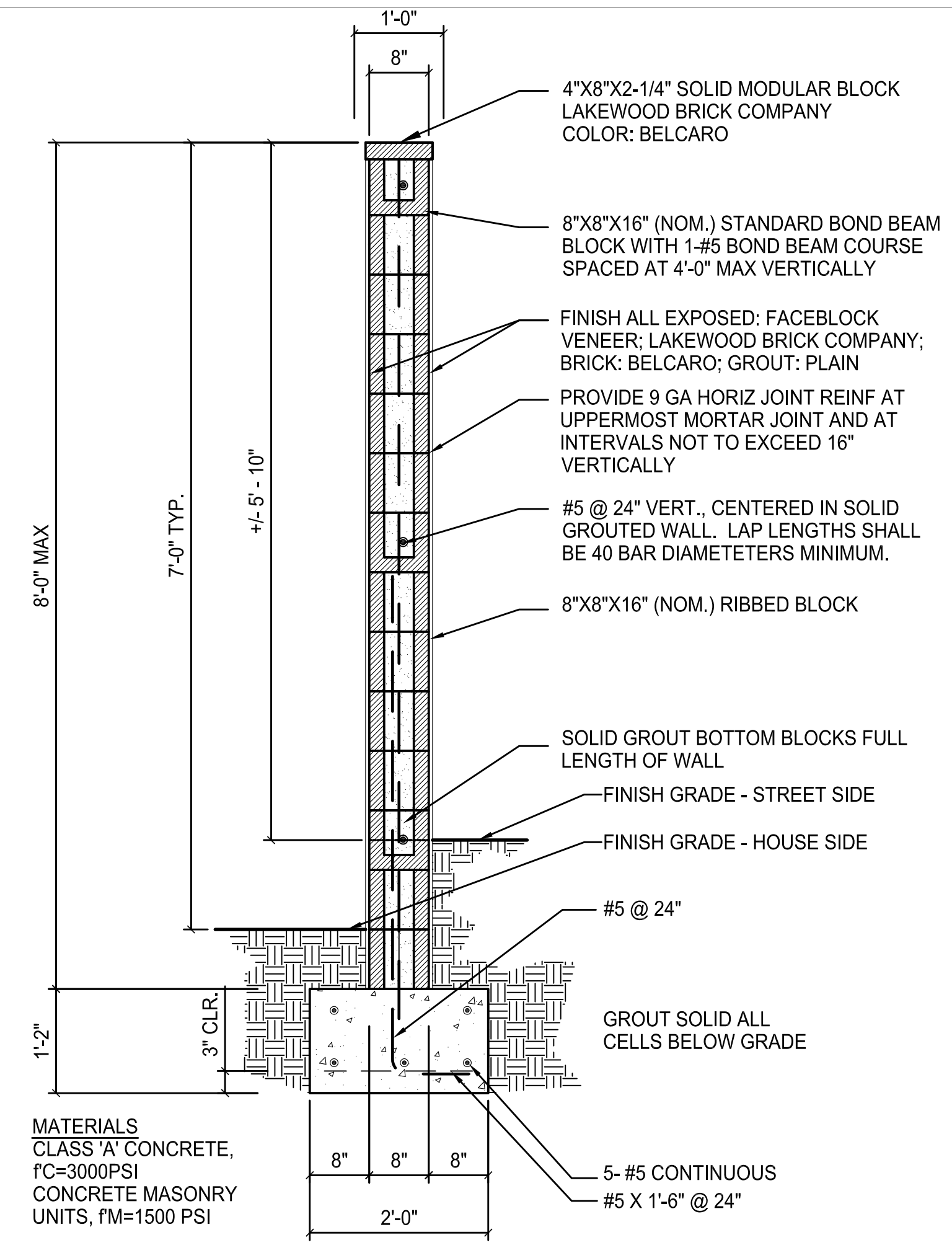
**RITZ CARLTON STREET IMPROVEMENTS
TATUM BLVD & LINCOLN DRIVE
PROJECT NO. 2016-14**

DR: CD/JJG	DES: JJG	CK: JJG	DWG SERIES NO.
DATE: 2/21/17	DATE: 2/22/17	DATE: 2/22/17	
WALL ELEVATION/PLAN			LP2.01

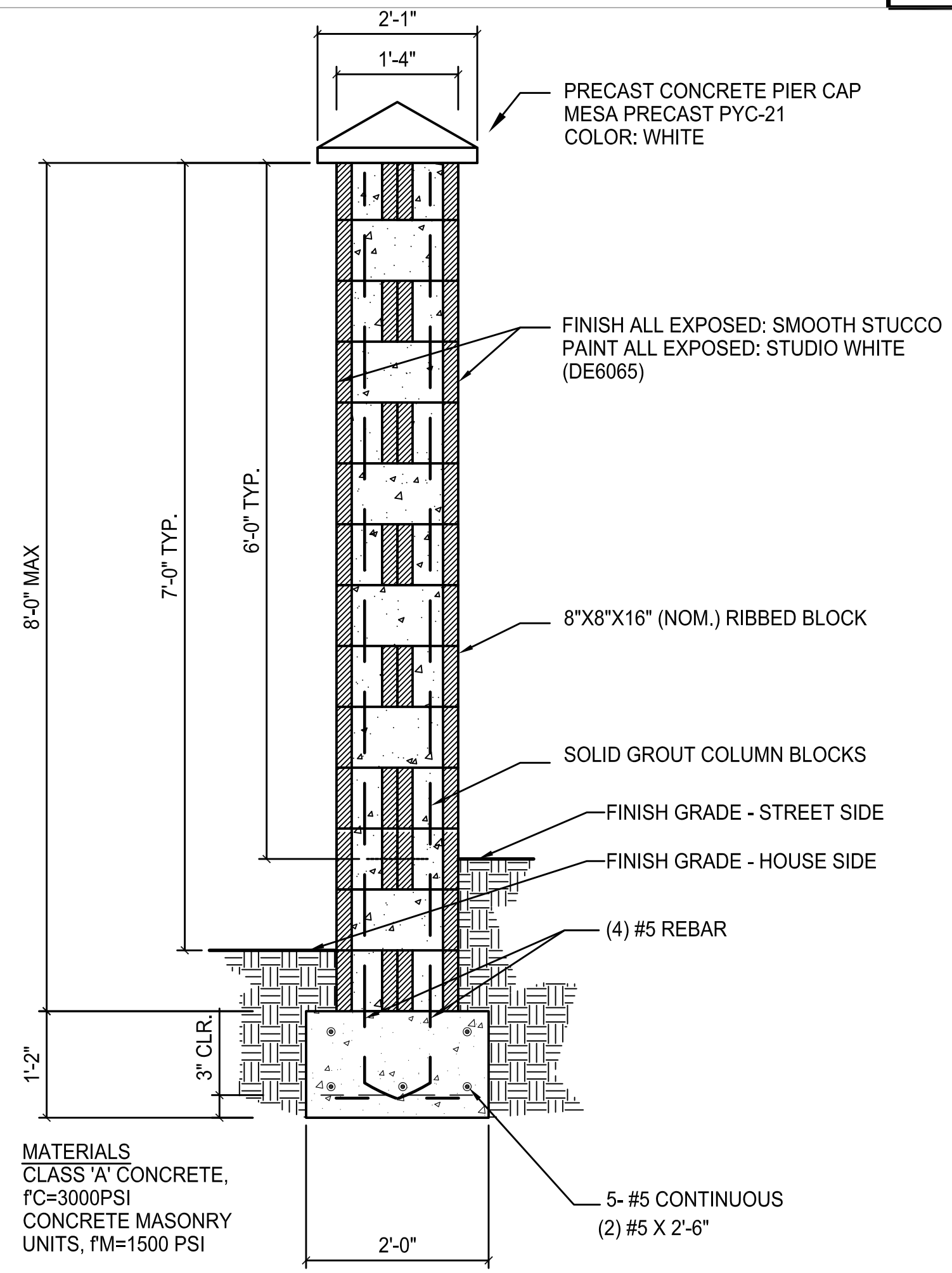
PROJECT NO. 2016-14, RITZ CARLTON STREET IMPROVEMENTS



1 CMU WALL
 SCALE: 3/4" = 1' - 0"



2 CMU WALL W/ BRICK VENEER
 SCALE: 3/4" = 1' - 0"



3 CMU COLUMN
 SCALE: 3/4" = 1' - 0"

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RITZ CARLTON STREET IMPROVEMENTS
 TATUM BLVD & LINCOLN DRIVE
 PROJECT NO. 2016-14

DR: CD/JJG	DES: JJG	CK: JJG	DWG SERIES NO.
DATE: 2/21/17	DATE: 2/22/17	DATE: 2/22/17	LP2.02

WALL DETAILS



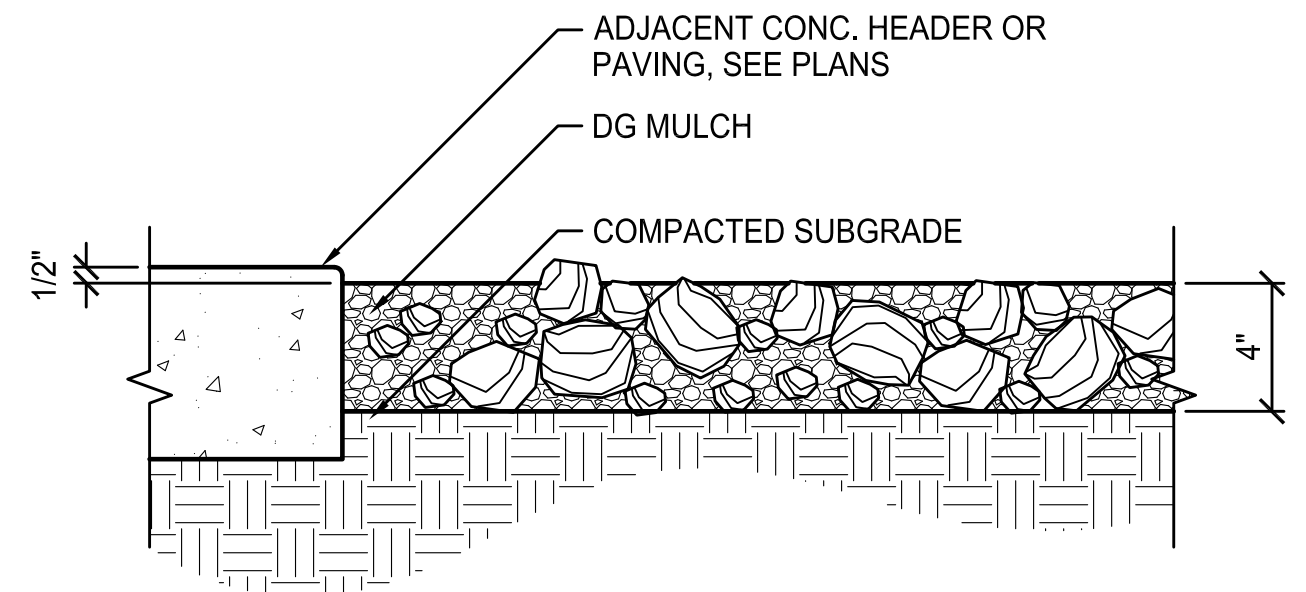
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SHEET NO:	TOTAL SHEETS
17	21

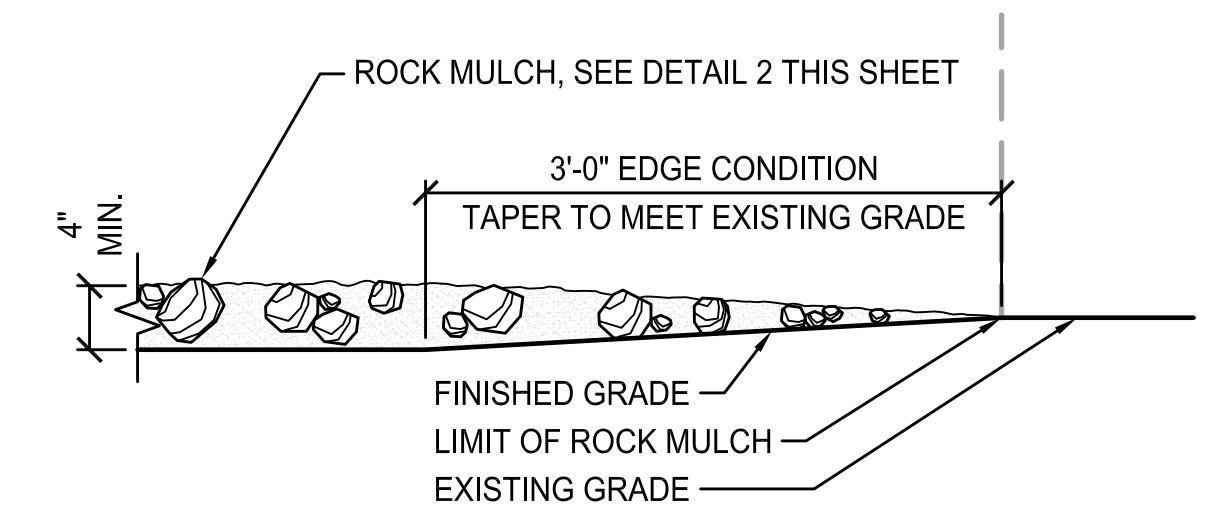
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PLANTING TABLETS							
CONTAINER SIZE	1 GAL	2 GAL	3 GAL	5 GAL	7 GAL	15 GAL	≥ 24" BOX
APPLICATION RATE	1 TAB	1-2 TABS	2-3 TABS	2-3 TABS	3-5 TABS	7-10 TABS	15-24 TABS

- INSTALLATION:
1. POSITION PLANT IN THE HOLE.
 2. BACKFILL HALFWAY UP THE ROOTBALL.
 3. PLACE TABLET(S) BESIDE THE ROOTBALL ABOUT 1 INCH FROM ROOT TIPS.
 4. COMPLETE BACKFILL, TAMP AND WATER.



- NOTES:
1. SEE LEGEND ON PLANS FOR SIZE AND COLOR OF DG.
 2. PRE-EMERGENT SHALL BE APPLIED TO SUBGRADE BEFORE INSTALLATION OF DG.
 3. FINAL APPLICATION OF PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE AFTER INSTALLATION OF DG IS RAKED SMOOTH AND UNIFORM.



1 PLANT TABS
SCALE: NTS

2 ROCK MULCH PLACEMENT
SCALE: NTS

3 ROCK MULCH TRANSITION
SCALE: NTS

GENERAL IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION COVERAGE TO PLANT MATERIAL.
2. IRRIGATION PLAN IS SCHEMATIC. PIPING, VALVES, CONTROLS, OUTLET DEVICES (SPRINKLERS, EMITTERS, ETC.), AND RELATED MATERIAL SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, ASTM STANDARDS, THE IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS AND SHALL BE LOCATED AS SHOWN ON THE DETAILS. CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN ACTUAL AND PROPOSED SITE CONDITIONS TO THE ENGINEER. DO NOT PROCEED WITH WORK UNTIL SAID DISCREPANCIES ARE RESOLVED.
3. THERE SHALL BE NO IRRIGATION SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
4. THE MAINLINE AND LATERAL PIPE, VALVES, ETC. ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREAS.
5. CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH THE WORK OF OTHER CONTRACTORS AND PROTECT THE WORK OF OTHER CONTRACTORS/TRADES. CONTRACTOR IS RESPONSIBLE FOR DAMAGES RESULTING FROM HIS ACTIONS.
6. CONTRACTOR SHALL VERIFY THAT THE WORK OF OTHER CONTRACTORS/TRADES IS SUFFICIENTLY COMPLETE TO ALLOW COMMENCEMENT OF IRRIGATION INSTALLATION PRIOR TO BEGINNING WORK.
7. CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SLEEVEING WITH OTHER CONTRACTORS PRIOR TO CONSTRUCTION OF PAVEMENT, WALKS, AND OTHER HARDSCAPE FEATURES.
8. CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL FIELD LOCATE EXISTING IRRIGATION COMPONENTS TO BE RETAINED, SALVAGED, OR RELOCATED.
10. IF IT BECOMES NECESSARY TO RELOCATE EXISTING IRRIGATION HEADS, VALVES, PIPING, ETC. DUE TO CONSTRUCTION INTERFERENCE, THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE ENGINEER.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING (IN KIND OR AS APPROVED BY THE ENGINEER) EXISTING IRRIGATION EQUIPMENT DISTURBED AND/OR DAMAGED DURING CONSTRUCTION.
12. THE POINT OF CONNECTION (POC) WILL BE SPECIFIED ON IRRIGATION PLANS. THE CONTRACTOR SHALL COORDINATE POC AND VERIFY COMPLIANCE WITH APPLICABLE LOCAL PLUMBING CODES.
13. THE IRRIGATION STANDARDS AND SYSTEM ARE DESIGNED FOR A MINIMUM STATIC PRESSURE OF 45 PSI. CONTRACTOR SHALL PROVIDE IN WRITING TO THE ENGINEER A STATIC PRESSURE READING BEFORE STARTING WORK. CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION PRIOR TO ORDERING MATERIALS OR STARTING IRRIGATION INSTALLATION AND NOTIFY ENGINEER OF DIFFERENCE FROM STATED PRESSURE. IF THE STATIC PRESSURE IS MORE THAN 85 PSI, INSTALL A WILKINS 91 SERIES PRESSURE REGULATOR (OR APPROVED EQUAL) AND SET AT 75 PSI. IF CONTRACTOR FAILS TO NOTIFY ENGINEER THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SYSTEM ALTERATIONS AS DIRECTED BY THE ENGINEER.
14. LOW-VOLTAGE (24 VOLT) REMOTE CONTROL WIRING FROM THE CONTROLLER TO THE SOLENOID VALVES WILL BE UL APPROVED DIRECT BURIAL SINGLE-STRAND COPPER WIRE. AWG-UF-600 VOLT COMMON WIRE TO BE WHITE. WIRE

15. ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES AND CONTROLLER ENCLOSURES.
16. CONNECTIONS TO REMOTE CONTROL VALVES AND SPLICES SHALL BE MADE WITH DBY-6 DIRECT BURY SPLICE KITS AS MANUFACTURED BY RAIN BIRD PENTITE CONNECTORS OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
17. PIPING TO BE SCHEDULE 40 PVC, WITH SOLVENT WELDED JOINTS UNLESS OTHERWISE NOTED. THE IRRIGATION MAINLINE SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS UNLESS OTHERWISE NOTED. DRIP LINE LATERALS SHALL BE 3/4" DIAMETER, UNLESS OTHERWISE NOTED. CONTROL WIRING SHALL BE ADJACENT TO THE MAINLINE.
18. PVC SOLVENT WELD FITTINGS SHALL BE LASCO, SPEARS, DURA, OR APPROVED EQUAL. PRIME SOLVENT WELD FITTINGS BEFORE GLUING. SOLVENT CEMENT SHALL BE CHRISTY'S BRAND RED HOT BLUE AND PRIMER SHALL BE CHRISTY'S PURPLE PRIMER.
19. BACKFILL TRENCHES WITH CLEAN FILL FREE OF DEBRIS.
20. MAIN LINE PIPING AND LATERAL PIPING MAY BE PLACED IN SAME TRENCH WHEN POSSIBLE. MAIN LINE PIPING SHALL BE INSTALLED IN BOTTOM OF TRENCH WITH LATERALS ABOVE AS DETAILED.
21. PVC THREADED JOINTS SHALL BE WRAPPED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE A NON-HARDENING PIPE DOPE, SUCH AS PEMATEX #2, OR EQUAL, ON ALL PLASTIC TO METAL THREADED JOINTS.
22. VALVE COVERS, VAULT BOXES, ETC. SHALL BE PLACED SO THE EDGES ARE PARALLEL OR PERPENDICULAR TO ADJACENT HARD EDGES. TOP OF BOXES ARE TO BE FLUSH WITH GRADE. TOP SURFACE OF BOXES SHALL BE INSTALLED SO THAT A SMOOTH SURFACE IS CREATED IN RELATION TO EXISTING GRADES.
23. VALVE BOXES SHALL BE TAN IN COLOR UNLESS OTHERWISE NOTED.
24. FLUSHING OF LINES PRIOR TO INSTALLATION AND EMITTERS IS REQUIRED.
25. SLEEVEING TO BE INSTALLED WHEREVER PIPES RUN UNDER HARDSCAPE FEATURES SUCH AS SIDEWALKS, DRIVEWAYS, STREETS, ETC.
26. NO PVC PIPING SHALL BE LOCATED UNDER TREE ROOTBALLS.
27. EXISTING THROUGH IRRIGATION REQUIREMENTS SHALL BE MAINTAINED. THE CONTRACTOR SHALL REVISE EXISTING IRRIGATION AS NEEDED TO PROVIDE 100% COVERAGE TO THE EXISTING IRRIGATED LANDSCAPE.
28. CONTRACTOR SHALL COMPLETE INITIAL PUNCH LIST ITEMS AND OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO SUBSTANTIAL COMPLETION.
29. PRIOR TO THE ACCEPTANCE OF IRRIGATION SYSTEM BY THE ENGINEER, A PERSON QUALIFIED TO REPRESENT THE IRRIGATION CONTRACTOR SHALL DEMONSTRATE THE SYSTEM AND PROVE ITS PERFORMANCE, AND WORK SHALL HAVE BEEN COMPLETED, TESTED, ADJUSTED AND PLACED IN OPERATION.
30. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SPARE ITEMS REQUIRED IN THE PROJECT SPECIFICATIONS SECTION 440 UPON COMPLETION OF THE PROJECT.

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ARIZONA

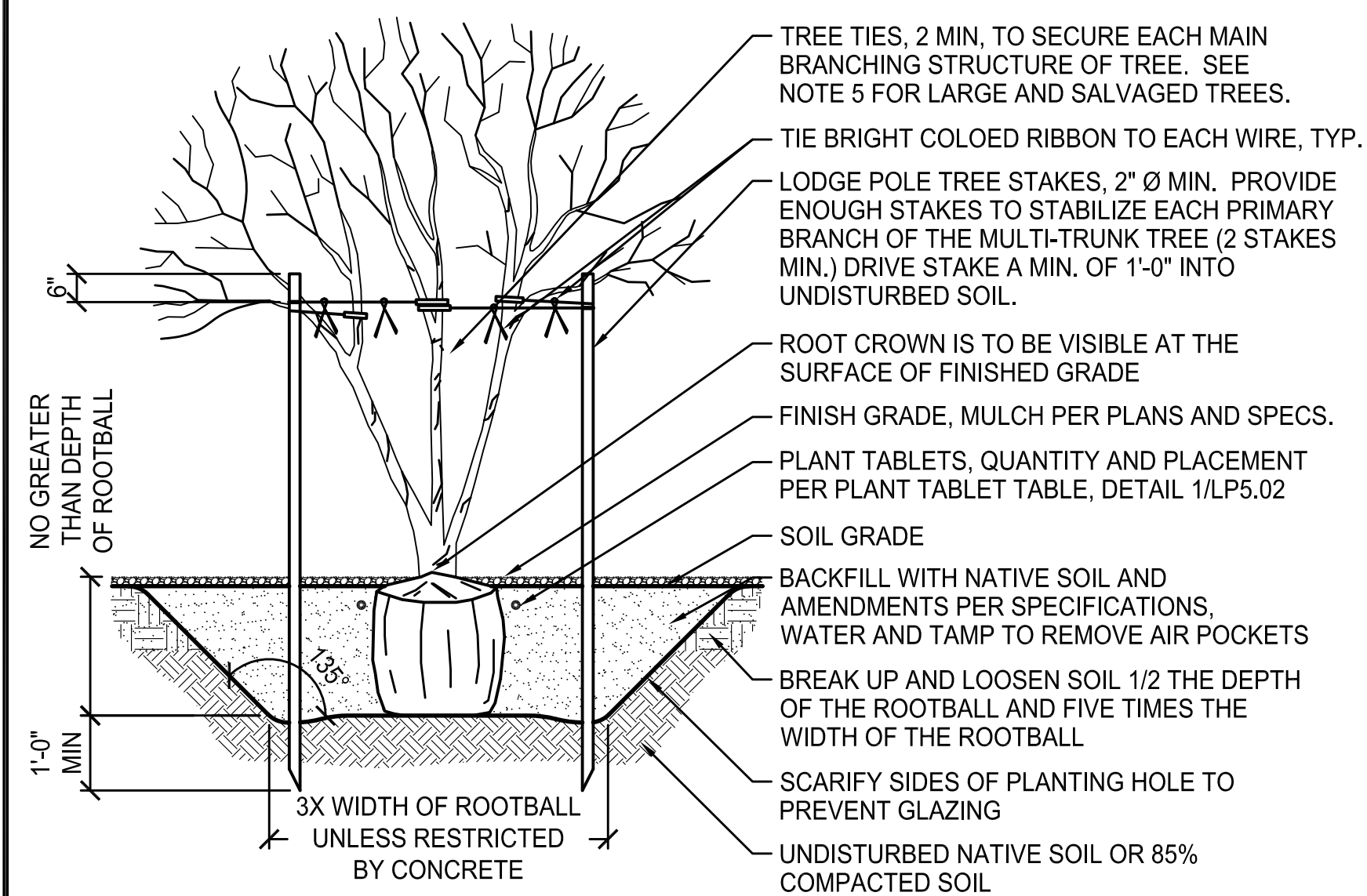
RITZ CARLTON STREET IMPROVEMENTS
TATUM BLVD & LINCOLN DRIVE
PROJECT NO. 2016-14

DR: CD/JJG	DES: JJG	CK: JJG	DWG SERIES NO.
DATE: 2/21/17	DATE: 2/22/17	DATE: 2/22/17	LP2.03

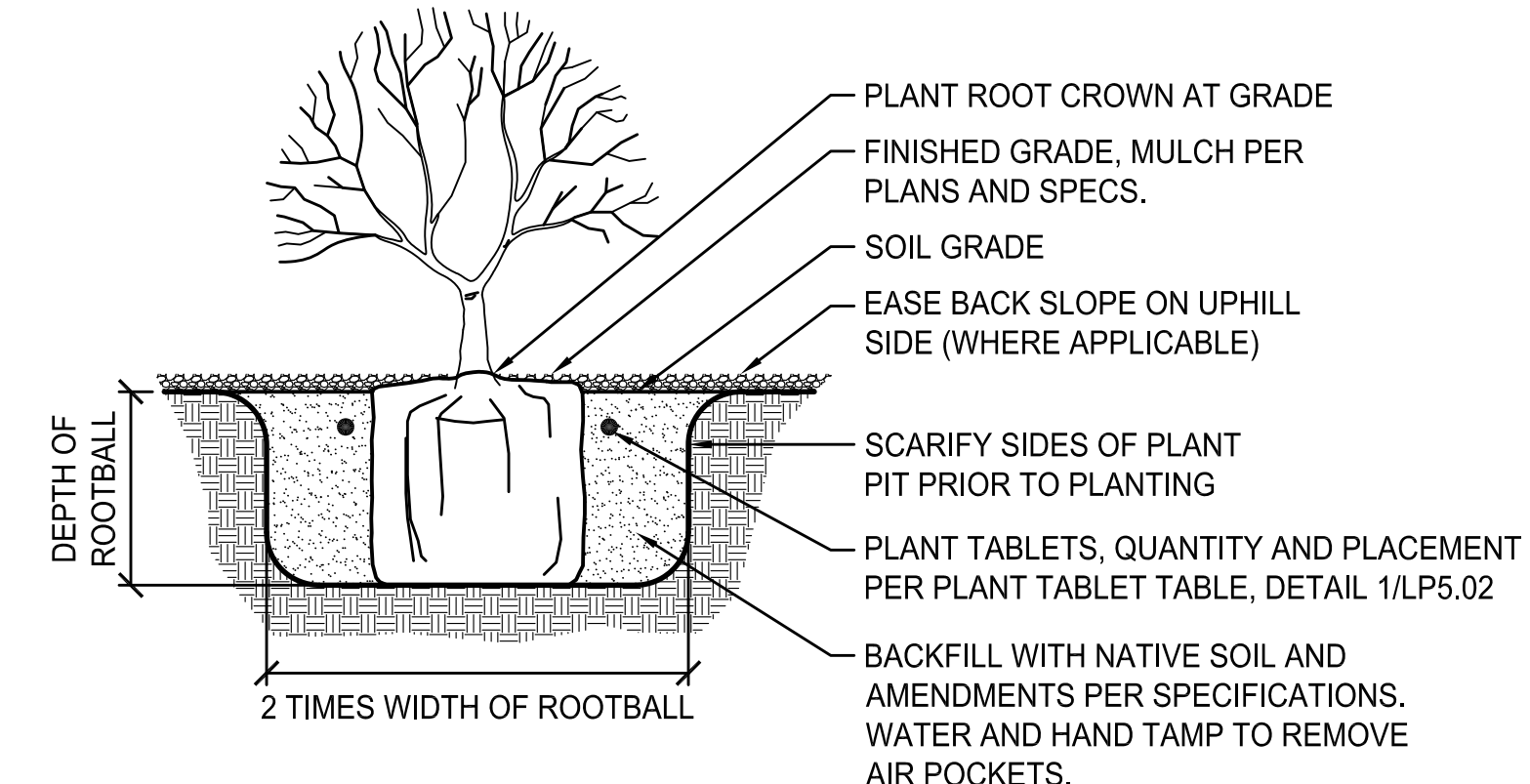
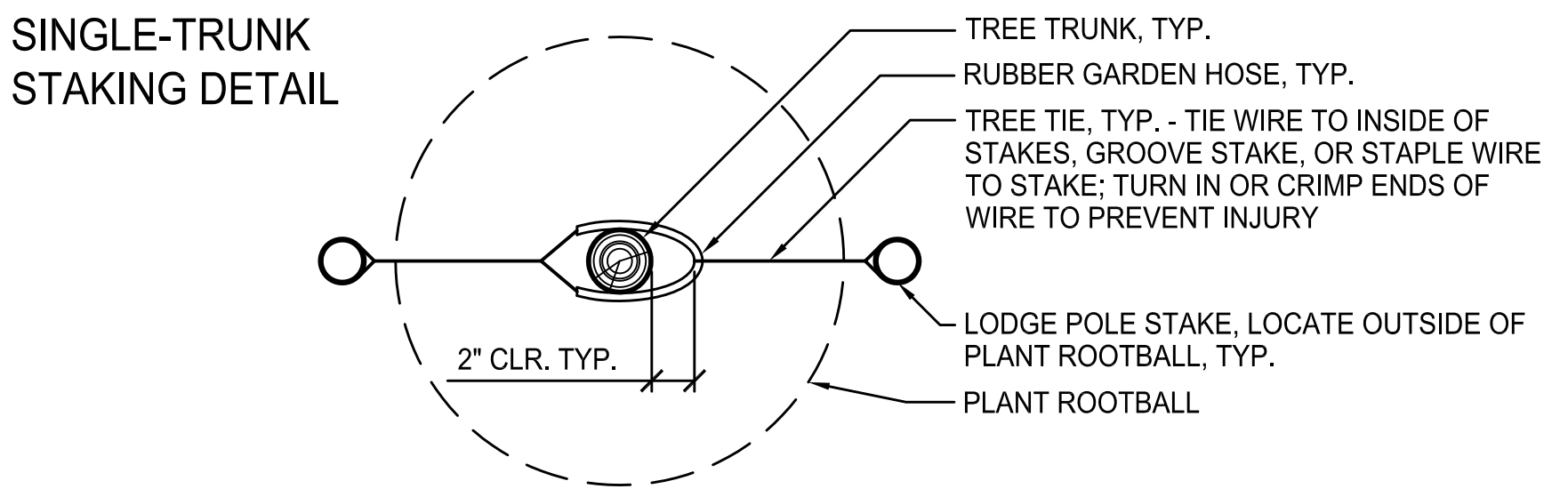
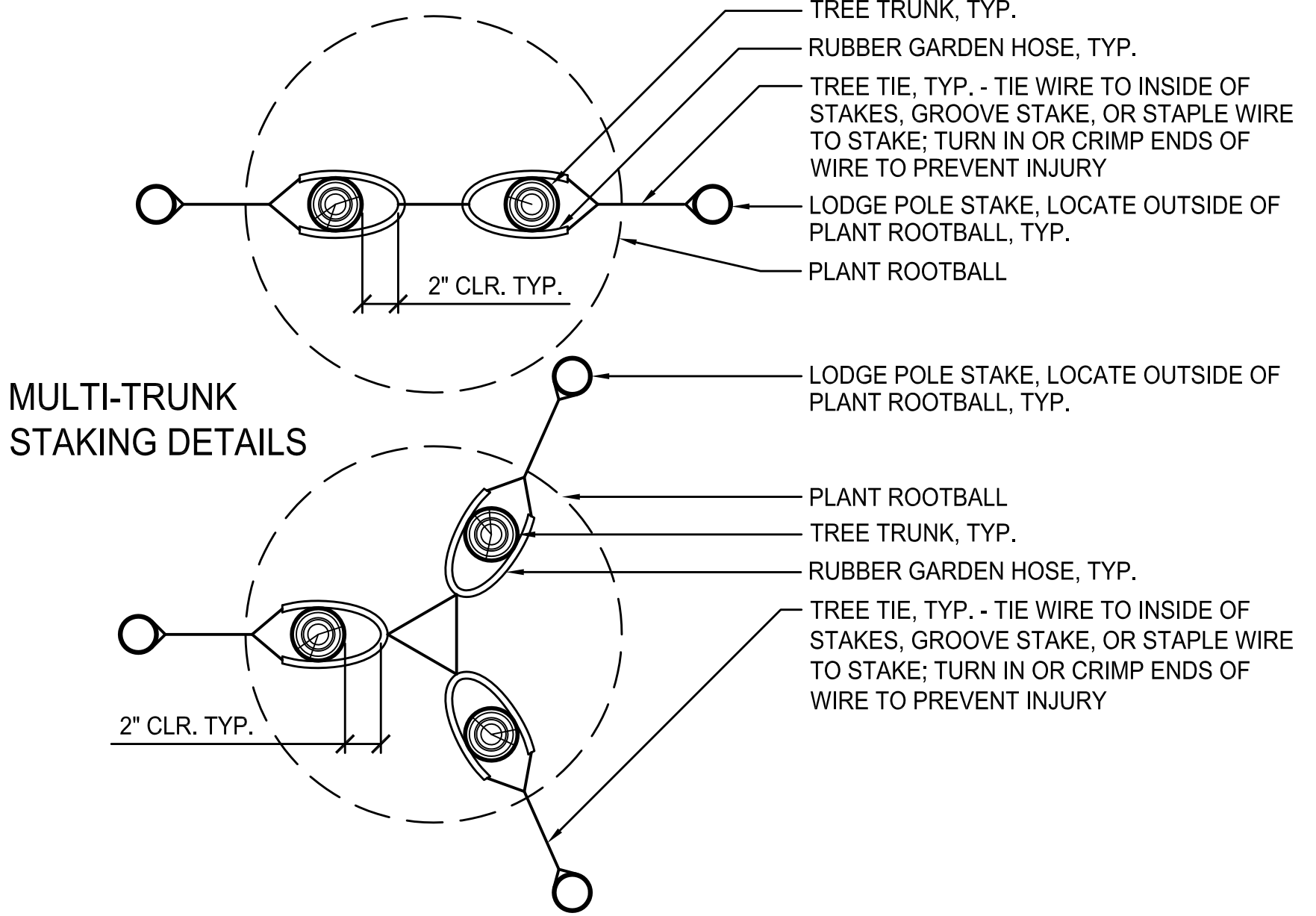
PROJECT NO. 2016-14, RITZ CARLTON STREET IMPROVEMENTS

SHEET NO:	TOTAL SHEETS
18	21

100%
 NOT FOR CONSTRUCTION OR RECORDING



- GENERAL TREE PLANTING NOTES:**
- WHEN TREE PITS ARE DUG, WATER TEST THEM BY COMPLETELY FILLING PIT WITH WATER AND ALLOWING TO DRAIN FOR 48 HOURS. IF WATER DOES NOT DRAIN, REFER TO ENGINEER AND PERFORM MEASURES IDENTIFIED IN THE IMPERMEABLE SOILS TREE PLANTING DETAIL.
 - POSITION PLANT FOR "BEST SIDE" VIEW AND ORIENT SUN-BURN SUSCEPTIBLE PLANTS PER ORIGINAL ROTATION.
 - SCORE THE ROOTBALL. MAKE A VERTICAL CUT 1/4- TO 1/2-INCH DEEP AT FOUR QUADRANTS AROUND SIDES AND TWICE ACROSS THE BOTTOM.
 - TOP OF ROOTBALL SHALL BE FLUSH WITH OR UP TO 1" ABOVE SOIL GRADE. DO NOT BURY ROOT CROWN OF PLANT.
 - DO NOT STAKE SALVAGED TREES. DO NOT STAKE TREES WITH A LARGER THAN 2" CALIPER TRUNK.
 - PROVIDE SUPPLEMENTAL STAKING IF REQUIRED TO PROPERLY SUPPORT THE PLANT MATERIAL PER TREE STAKING DETAILS.
 - TREE TIES SHALL BE 12-GUAGE GALVANIZED ZINC-COATED WIRE ENCASED IN 1-INCH DIA, 2-PLY RUBBER GARDEN HOSE (GREEN).
 - TREE STAKES SHALL BE 2-INCH DIA. LODGE POLES, LENGTH AS REQUIRED (10-FOOT MIN.), DRIVEN OUTSIDE OF ROOTBALL INTO SUBGRADE (12-INCH MIN).
 - ARRANGE STAKES AND TIE WIRES AROUND TREE CANOPY TO PREVENT ABRASION WOUNDS TO BRANCHES.

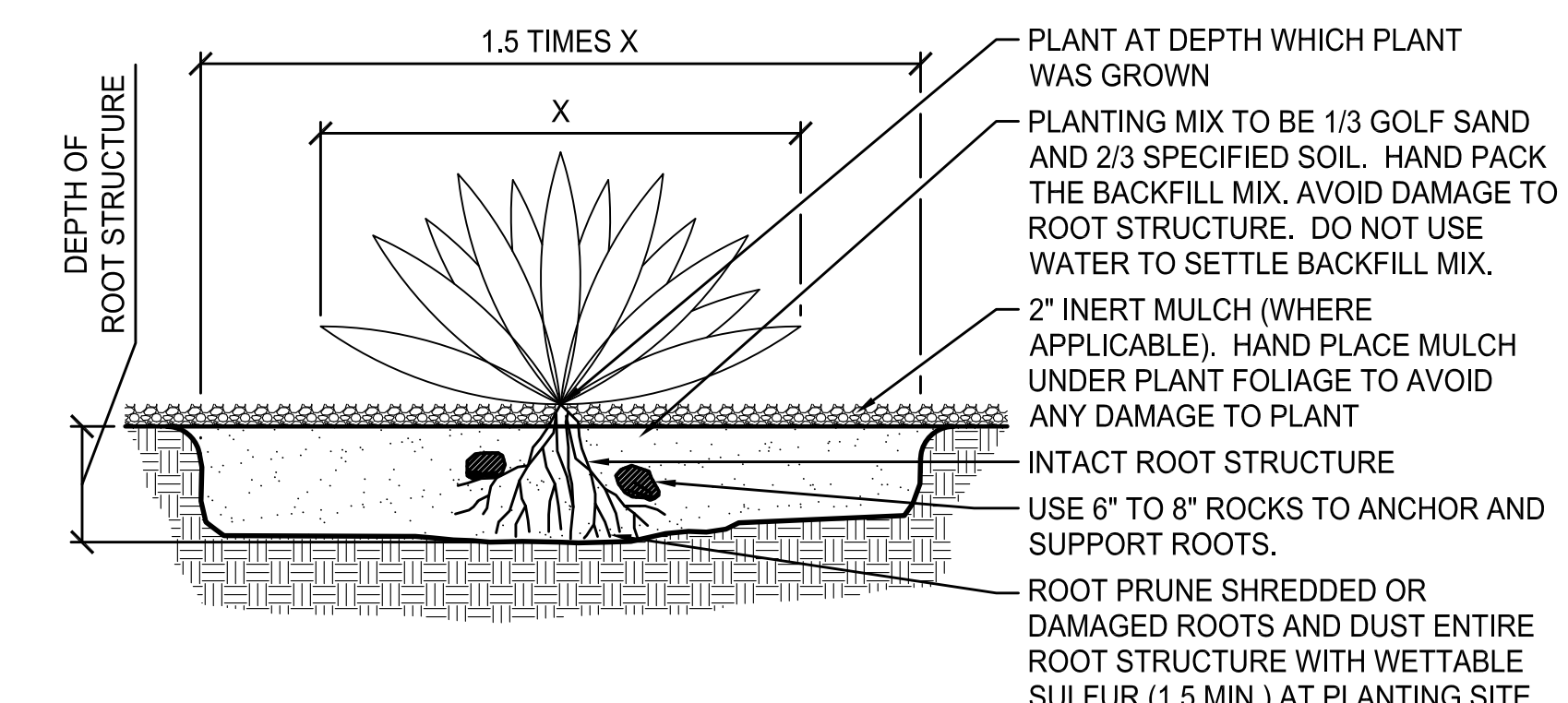


- NOTE:**
- TOP OF ROOT CROWN SHALL BE FLUSH WITH FINISH GRADE.
 - ROOTBALL SHALL SIT ON EXISTING UNDISTURBED SOIL. DO NOT OVER EXCAVATE PITS.
 - POSITION PLANT FOR "BEST SIDE" VIEW AND ORIENT SUNBURN SUSCEPTIBLE PLANTS PER ORIGINAL ORIENTATION.
 - SCORE THE ROOTBALL, MAKE VERTICAL CUTS 1/4" TO 1/2" DEEP AT FOUR QUADRANTS AROUND SIDES AND TWICE ACROSS THE BOTTOM.

1 TREE PLANTING - MULTI-TRUNK
 SCALE: NTS

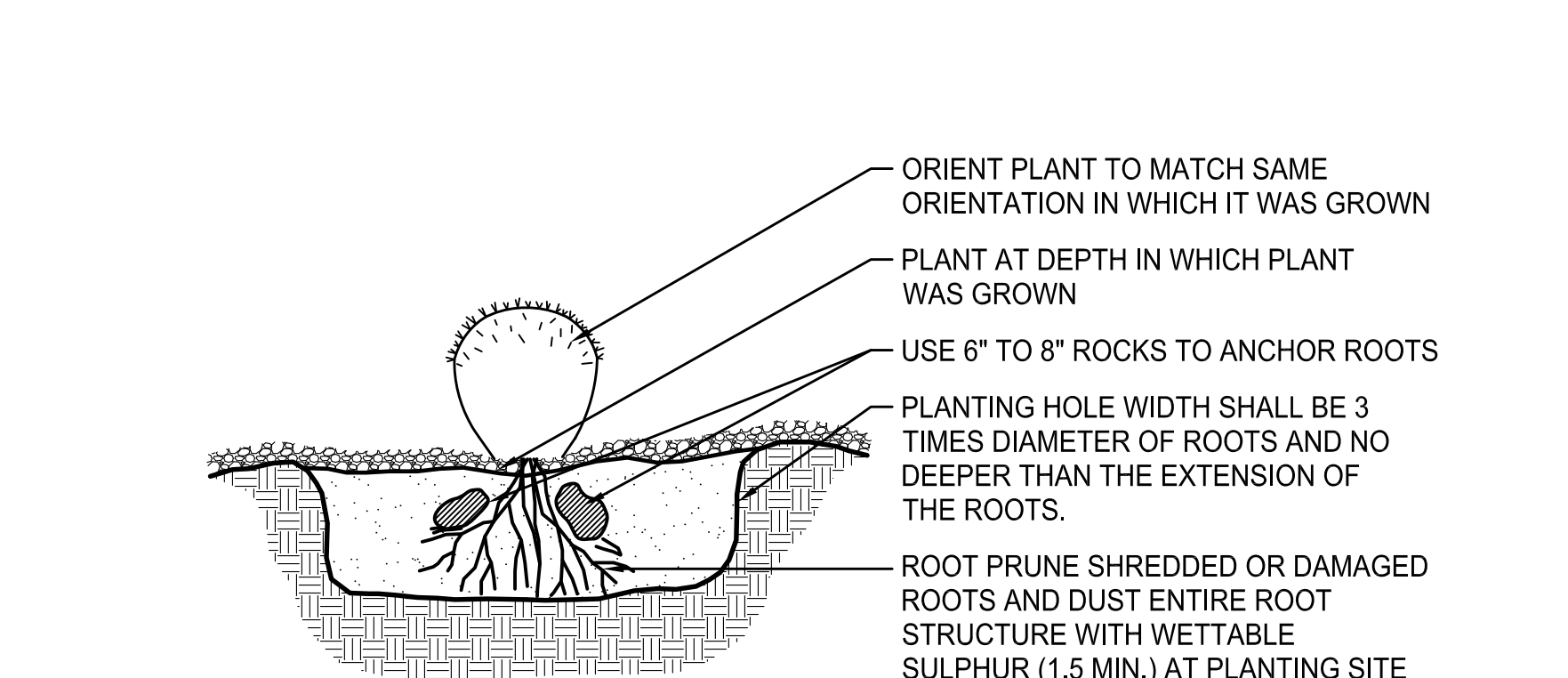
2 TREE STAKING
 SCALE: NTS

3 SHRUB PLANTING
 SCALE: NTS



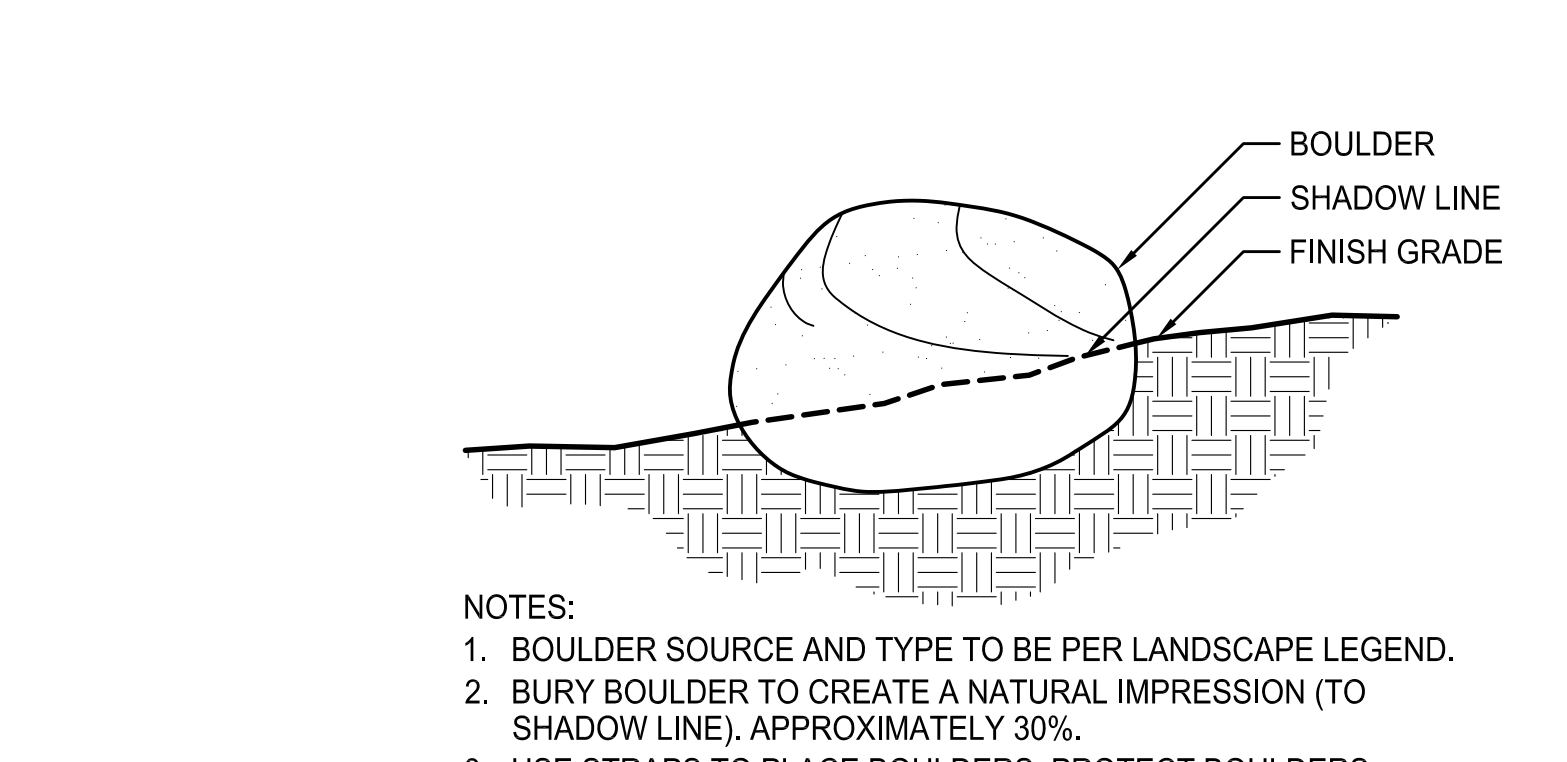
- NOTE:**
- PITS SHALL BE EQUAL TO 1 1/2 TIMES THE DIAMETER OF THE PLANT CANOPY. DEPTH SHALL EQUAL THE DEPTH OF THE ROOT STRUCTURE.
 - ARRANGE PLANT'S ROOT CROWN SO DEPTH OF BURY MATCHES ORIGINAL GROWING CONDITION.
 - ROOT STRUCTURE SHALL SIT ON EXISTING UNDISTURBED SOIL.
 - ORIGINAL GROWING ORIENTATION SHALL BE MARKED ON THE PLANT AND MAINTAINED TO DEMONSTRATE PROPER PLACEMENT.
 - ARRANGE PLANT TO MAINTAIN ORIGINAL GROWING ORIENTATION.
 - BARE BOOTS SHALL NOT BE OUT OF THE GROUND FOR MORE THAN FIVE DAYS BEFORE PLANTING.
 - MIN. 4' CLEARANCE TO SIDEWALK AND PATH.

4 AGAVE PLANTING
 SCALE: NTS



- NOTE:**
- PITS SHALL BE EQUAL TO 3 TIMES THE WIDTH OF THE ROOTBALL. DEPTH SHALL EQUAL THE DEPTH OF THE ROOT BALL.
 - TOP OF ROOTBALL SHALL BE 1" BELOW FINISH GRADE.
 - ROOTBALL SHALL SIT ON EXISTING UNDISTURBED SOIL.
 - WATER WEEKLY THROUGH THE SUMMER. MAINTAIN ORIGINAL GROWING ORIENTATION.
 - MIN. 4' CLEARANCE TO SIDEWALKS AND PATHS.

5 BARREL CACTUS PLANTING
 SCALE: NTS



- NOTE:**
- BOULDER SOURCE AND TYPE TO BE PER LANDSCAPE LEGEND.
 - BURY BOULDER TO CREATE A NATURAL IMPRESSION (TO SHADOW LINE), APPROXIMATELY 30%.
 - USE STRAPS TO PLACE BOULDERS; PROTECT BOULDERS FROM SCRAPPING AND SCARRING.
 - BOULDERS WITH EXCESS SCARRING WILL BE REJECTED AND REMOVED FROM SITE AT CONTRACTOR'S EXPENSE.
 - LOCATE BOULDER BEST SIDE UP.
 - SEE LEGEND FOR BOULDER SIZE.
 - BOULDER TO BE FREE AND CLEAN OF CONCRETE, PAINT, ETC.
 - MIN. 2' CLEARANCE TO SIDEWALKS AND PATHS.

6 BOULDER
 SCALE: NTS

PROJECT NO. 2016-14, RITZ CARLTON STREET IMPROVEMENTS

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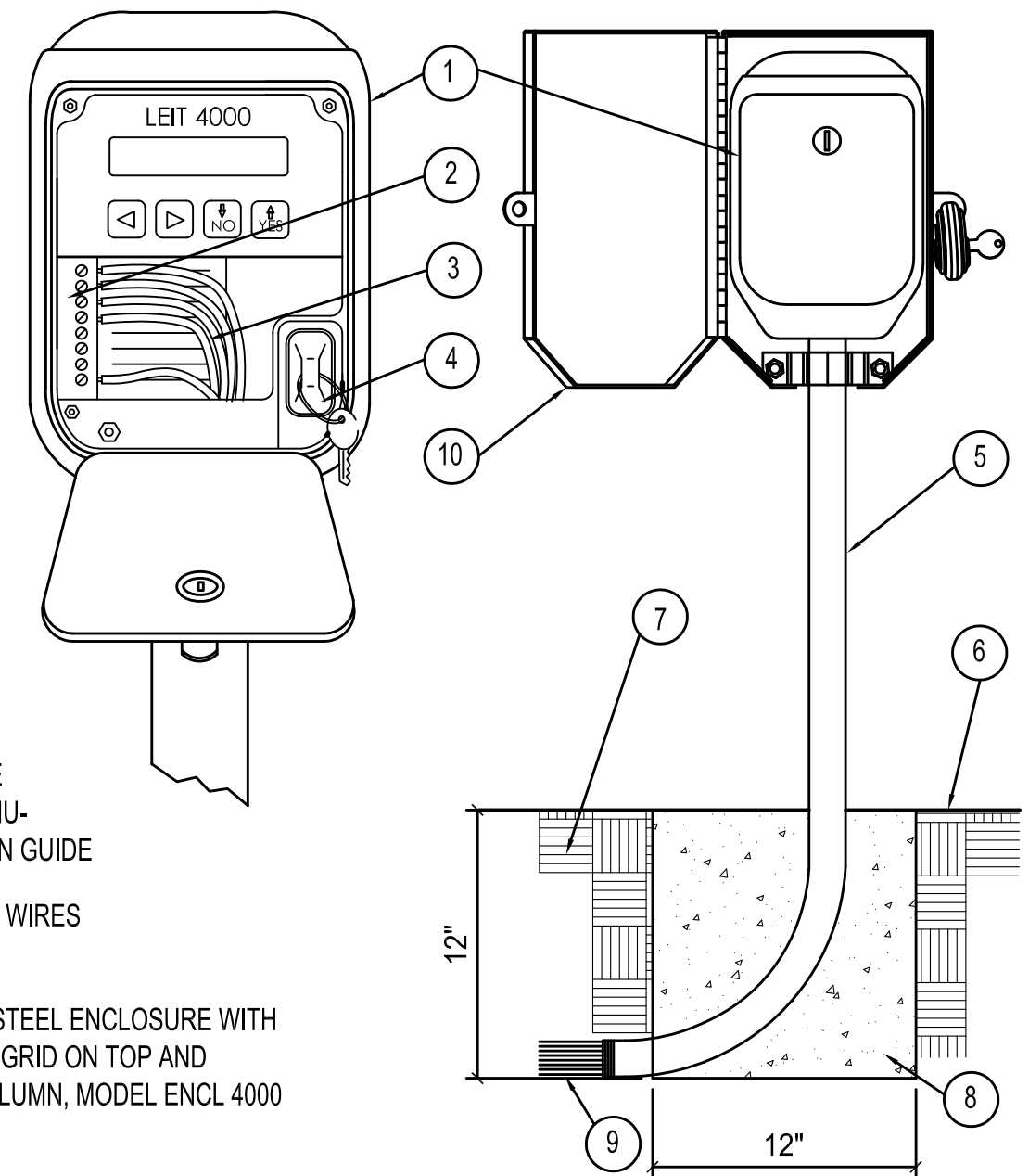
RITZ CARLTON STREET IMPROVEMENTS
 TATUM BLVD & LINCOLN DRIVE
 PROJECT NO. 2016-14

DR: CD/JJG	DES: JJG	CK: JJG	DWG SERIES NO.
DATE: 2/21/17	DATE: 2/22/17	DATE: 2/22/17	PLANTING DETAILS
			LP2.04

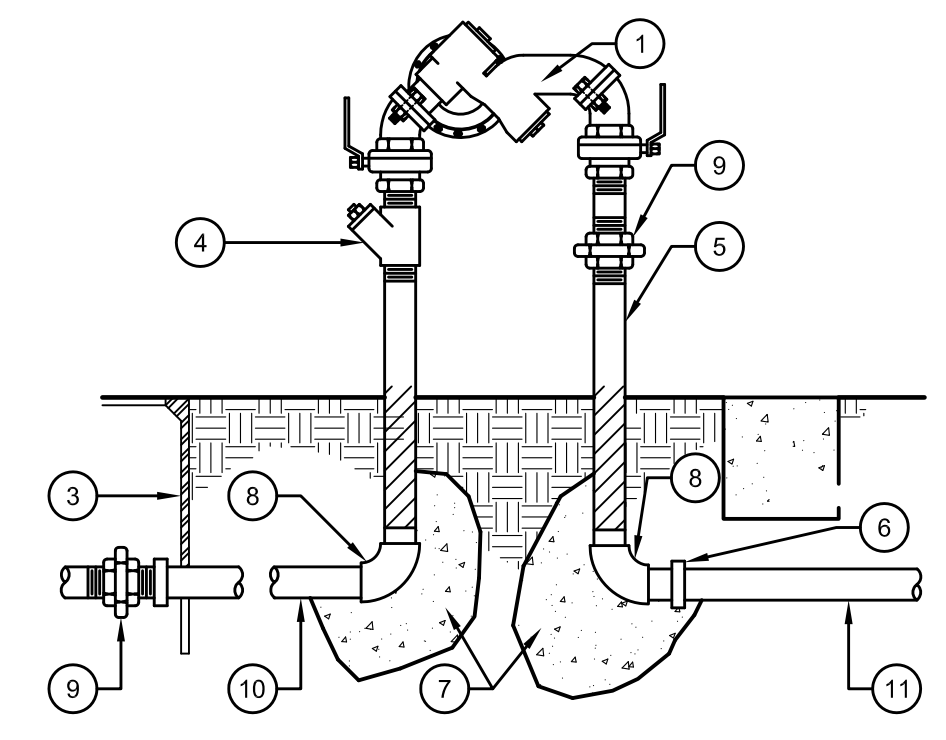
SHEET NO:	TOTAL SHEETS
19	21

100%
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- LEGEND**
- 1 AMBIENT LIGHT POWERED IRRIGATION CONTROLLER
 - 2 TERMINAL STRIP
 - 3 12 OR 14 GAUGE WIRE
 - 4 PROGRAMMING KEY
 - 5 3/2" STEEL MOUNTING COLUMN
 - 6 FINISH GRADE
 - 7 6-1/2" OF BACKFILL SOIL
 - 8 POURED CONCRETE BASE 1 CU.FT. INSTALL PER MANUFACTURER'S INSTALLATION GUIDE
 - 9 DIRECT BURIAL CONTROL WIRES TO CONTROL VALVES
 - 10 HEAVY-DUTY STAINLESS STEEL ENCLOSURE WITH LIGHT ACCESS THROUGH GRID ON TOP AND INTERNAL CLAMP FOR COLUMN, MODEL ENCL 4000 FOR LEIT 4000



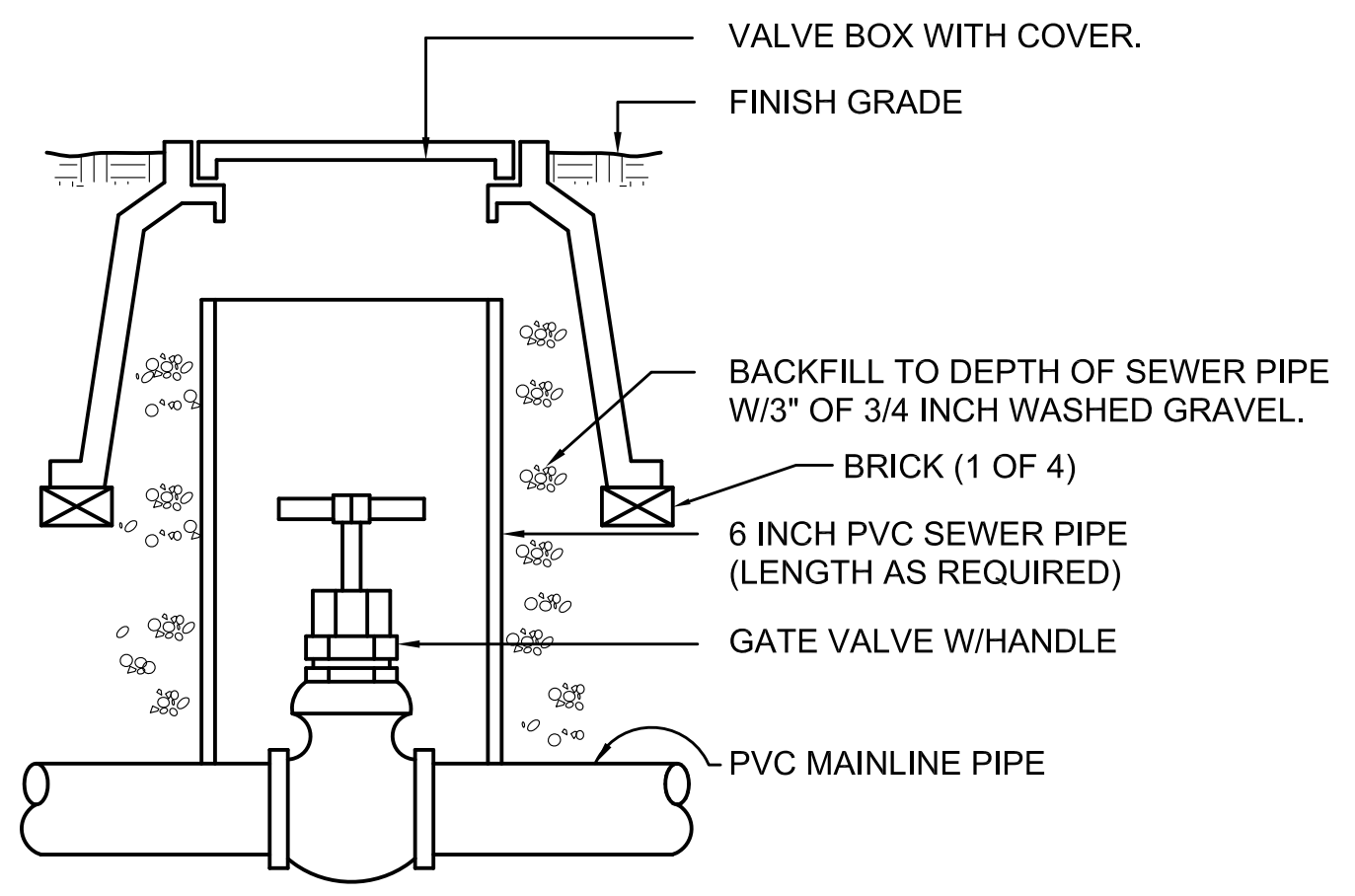
- 1 REDUCED PRESSURE BACKFLOW PREVENTION UNIT (BRASS)
- 2 NOT USED
- 3 METER BOX (SEE CIVIL)
- 4 PROVIDE CMB MODEL 3131 BRONZ "Y" STRAINER W/100 MESH SCREEN (WRAP BELOW FIN. GRADE PER M.A.G. SEC. 753.2)
- 5 COPPER RISERS (LENGTH AS REQ'D) (FOR CORROSION PROTECTION WRAP BELOW FINISH GRADE PER M.A.G. SEC. 753.2)
- 6 SCHED. 80 P.V.C. TOE NIPPLE
- 7 1/2 CUBIC FOOT (MIN.) CONC. THRUST BLOCK
- 8 BRASS 90 DEG. ELBOW
- 9 BRONZE UNION
- 10 TYPE "K" HARD COPPER
- 11 P.V.C. MAINLINE



1 AMBIENT LIGHT CONTROLLER
 SCALE: NTS

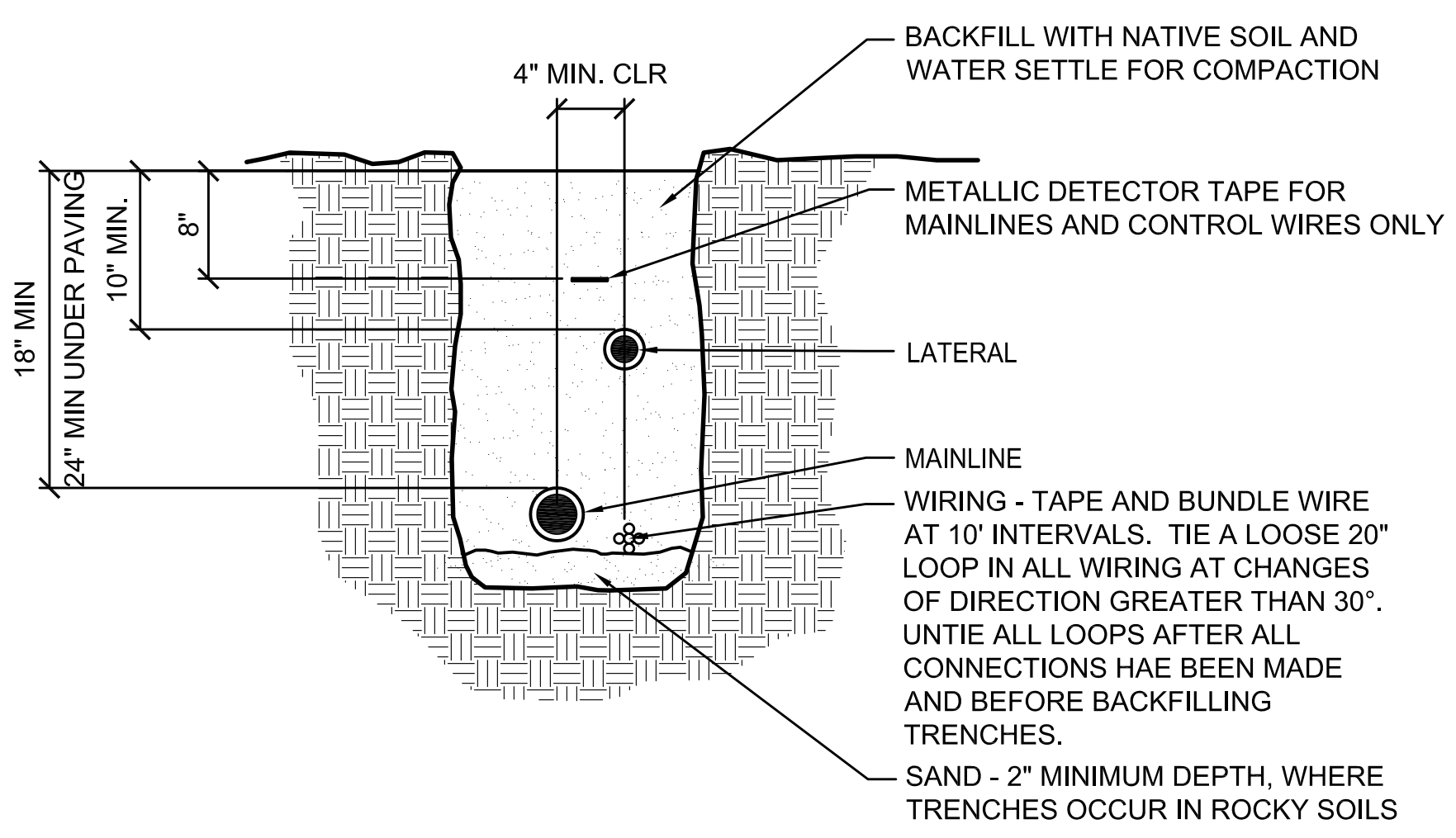
2 REDUCED PRESSURE BACKFLOW ASSEMBLY
 SCALE: NTS

3 NOT USED
 SCALE: NTS

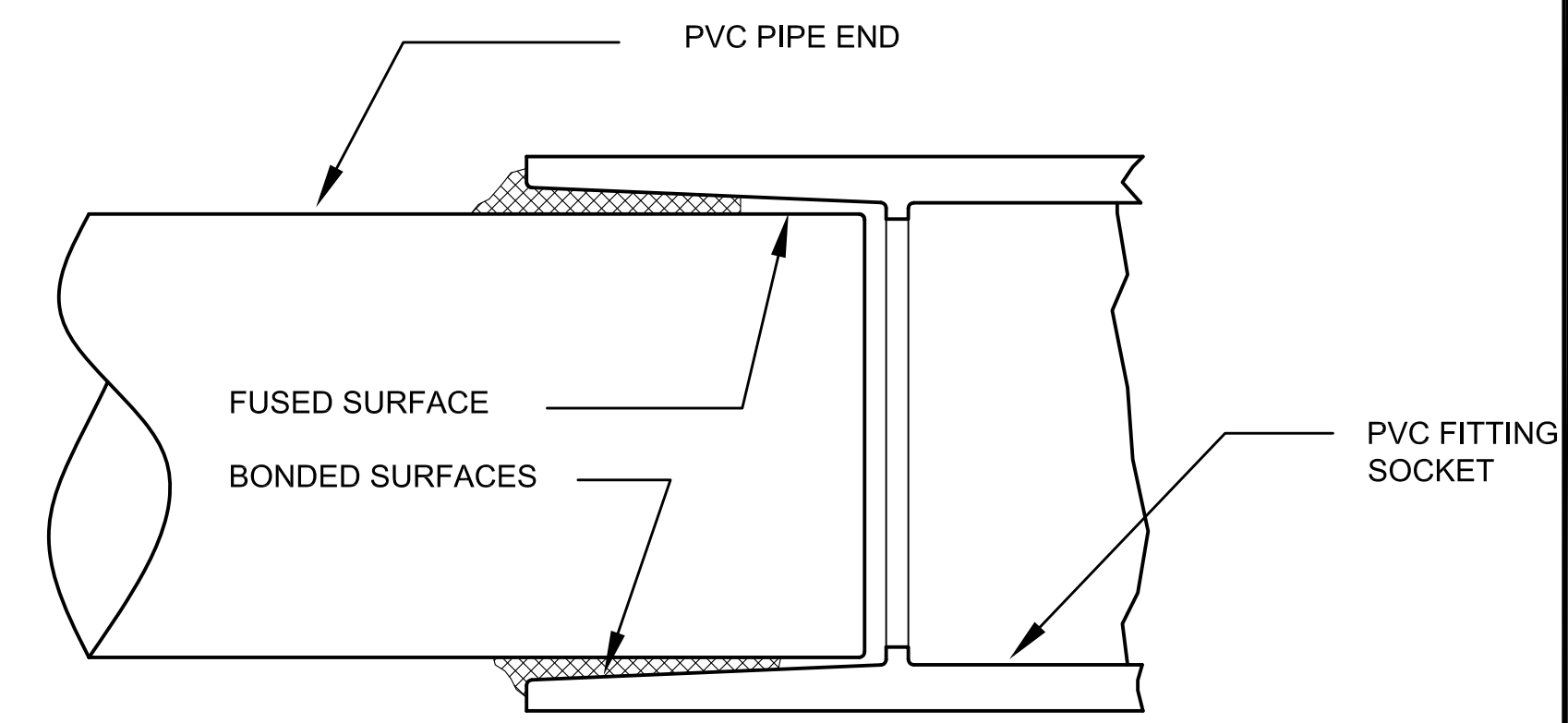


NOTE:
 1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL SIZE OF MAINLINE PIPE.

4 ISOLATION GATE VALVE ASSEMBLY
 SCALE: NTS



5 TRENCH
 SCALE: NTS



NOTES:

- SOLVENT WELDED JOINTS SHALL BE MADE IN ACCORDANCE TO ASTM D-2855, AND TYPE OF SOLVENT AND PRIMER RECOMMENDED BY PIPE MANUFACTURER SHALL BE USED.
- APPLICATOR DAUBER SHALL BE 1/2 THE DIAMETER OF THE PIPE BEING JOINED. 2" PIPE = 1" DAUBER..
- FOLLOW THE FOLLOWING SEQUENCE OF APPLYING PRIMER AND CEMENT.
 - PRIME BOTH PIPE AND FITTING SOCKET TO BE JOINED.
 - IMMEDIATELY APPLY A COAT OF CEMENT TO THE PIPE END.
 - APPLY A LIGHT COAT OF CEMENT TO THE FITTING SOCKET.
 - ADD A SECOND COAT OF CEMENT TO THE PIPE.
 - PUSH THE PARTS TOGETHER, ROTATING ONE-EIGHTH TO ONE-QUARTER TURN, AND HOLD FOR 15 TO 30 SECONDS. THE SECOND COAT OF CEMENT ON THE PIPE IS THE KEY TO SUCCESS BECAUSE IT PUTS THE MOST ADHESIVE WHERE IT WILL BE MOST BENEFICIAL. ANY EXCESS CEMENT WILL BE PUSHED BACK OUT ALONG THE PIPE, FILLING THE GAP BETWEEN THE PIPE AND FITTING AT THE SOCKET OPENING. ABNORMAL AMOUNTS OF CEMENT WILL NOT BE TRAPPED WITHIN THE JOINT, AND CAN BE WIPED OFF AT THIS POINT.
- THE CONTRACTOR SUPERINTENDENT SHALL CONDUCT A FIELD CLASS INSTRUCTING HIS EMPLOYEES ON THE PROPER METHOD SOLVENT WELDING PIPE. THE SEMINAR SHALL BE HELD ON SITE. THE TOWN'S REPRESENTATIVE SHALL BE INVITED TO ATTEND.

6 SOLVENT WELDED PVC JOINTS
 SCALE: NTS

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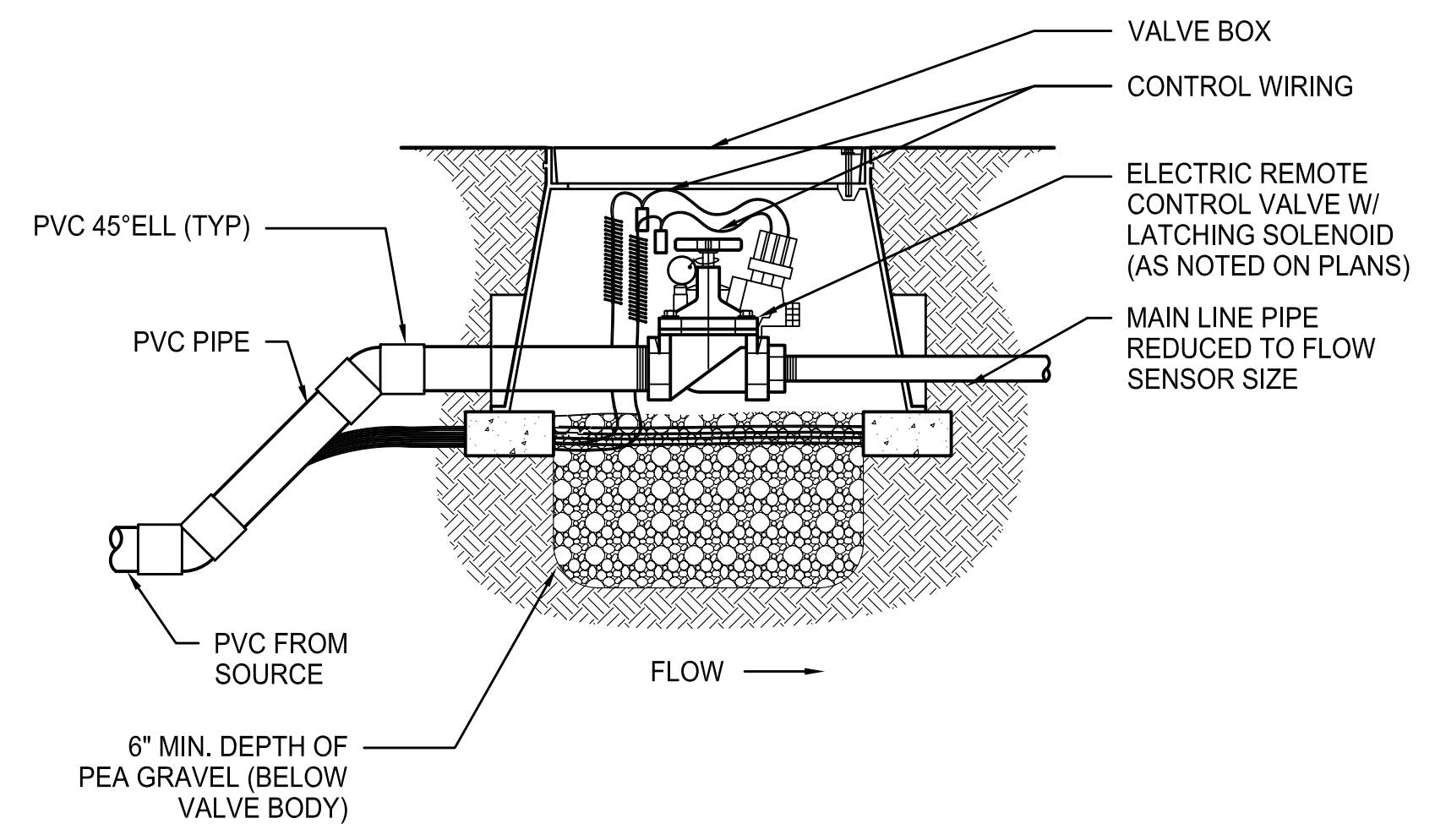
RITZ CARLTON STREET IMPROVEMENTS
 TATUM BLVD & LINCOLN DRIVE
 PROJECT NO. 2016-14

DR: CD/JJG	DES: JJG	CK: JJG	DWG SERIES NO.
DATE: 2/21/17	DATE: 2/22/17	DATE: 2/22/17	IRRIGATION DETAILS
			IR5.01

PROJECT NO. 2016-14, RITZ CARLTON STREET IMPROVEMENTS

SHEET NO:	TOTAL SHEETS
20	21

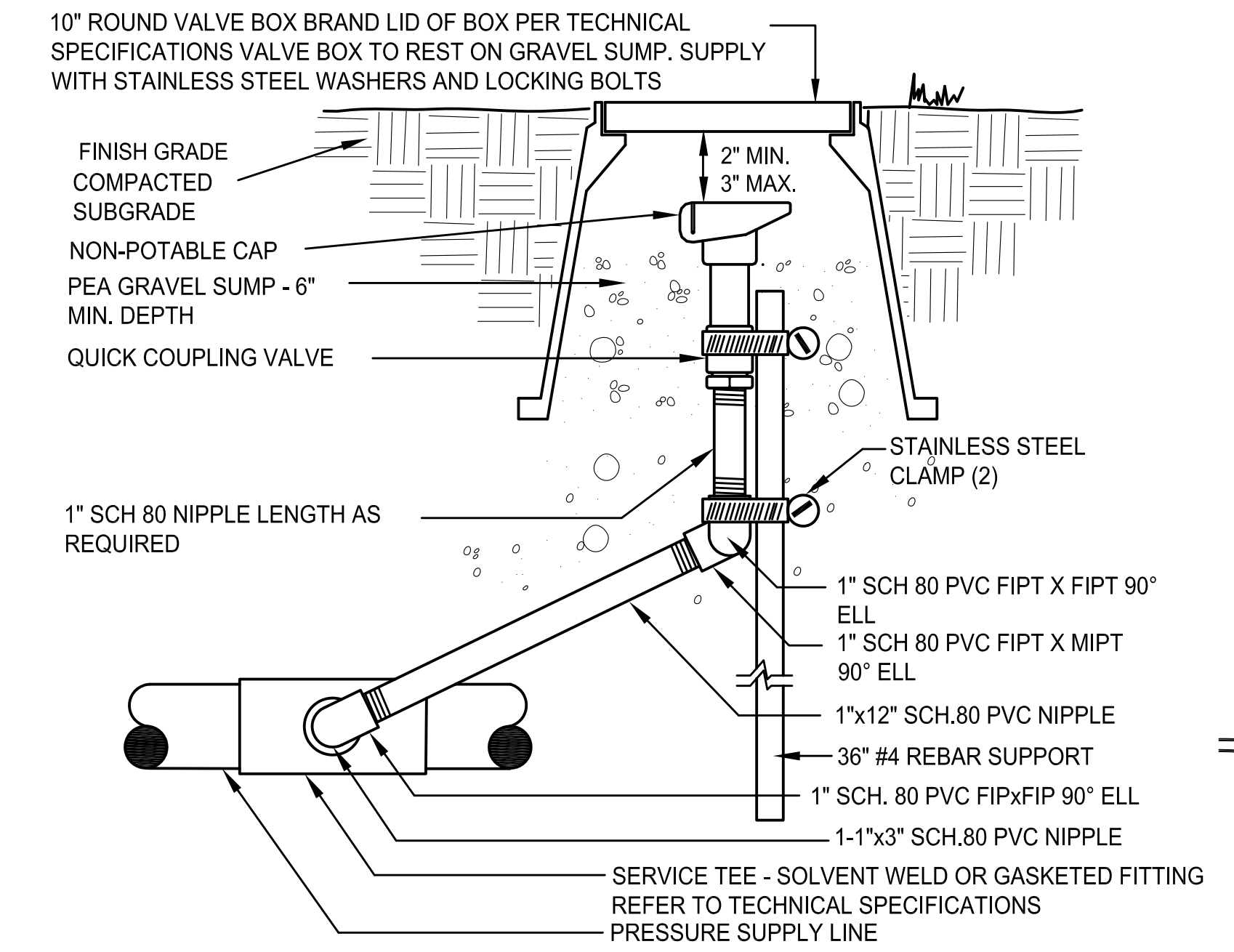
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 NOT FOR CONSTRUCTION OR RECORDING



- NOTES:
 1. PROVIDE 30" SLACK WIRE IN 3/4" COILS FOR EACH WIRE ENTERING VALVE BOX.
 2. MAINTAIN 2" MIN.-4" MAX. DISTANCE BETWEEN TOP OF CONTROL VALVE AND BOTTOM OF BOX LID.
 3. CONTROL AND SIGNAL WIRE FROM MASTER VALVE TO CONTROLLER TO BE SEPARATE COLOR FROM OTHER VALVE WIRE. (CONTROL AND SIGNAL COMMONS TO BE SEPARATE FROM ANY OTHERS COMMONS IN THE SYSTEM.)

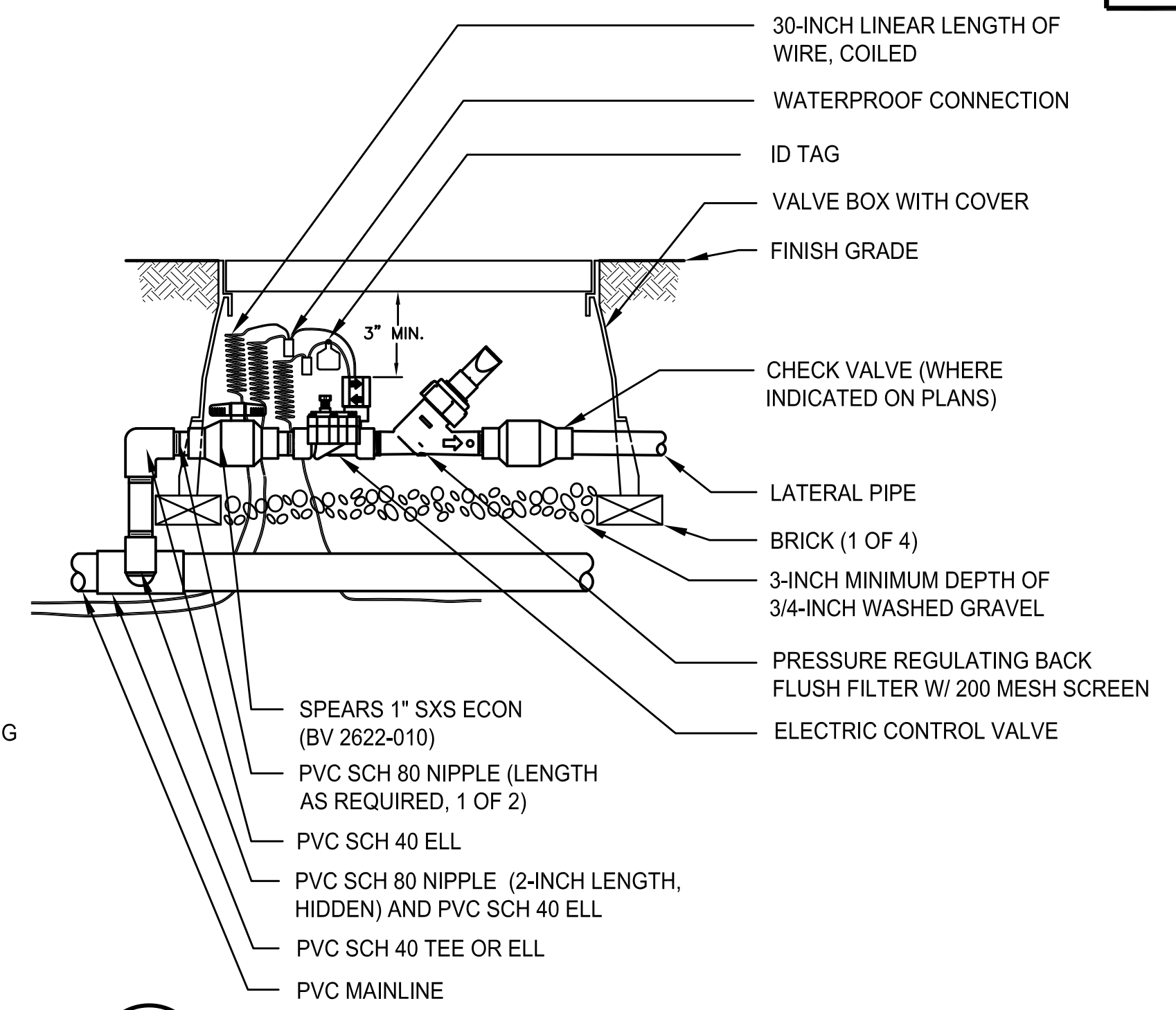
1 MASTER VALVE ASSEMBLY

SCALE: NTS



2 QUICK COUPLER ASSEMBLY

SCALE: NTS



3 DRIP CONTROL VALVE ASSEMBLY

SCALE: NTS

INSTALL IRRIGATION PIPING PER THE FOLLOWING SCHEDULE:

PIPE SIZE	FLOW (GPM)
1/2"	0-5
3/4"	6-10
1"	11-15
1 1/4"	16-25
1 1/2"	26-35

- NOTE:
 1. VELOCITY OF FLOW SHALL NOT EXCEED FIVE FEET PER SECOND.

4 PIPE SIZE SCHEDULE

SCALE: -

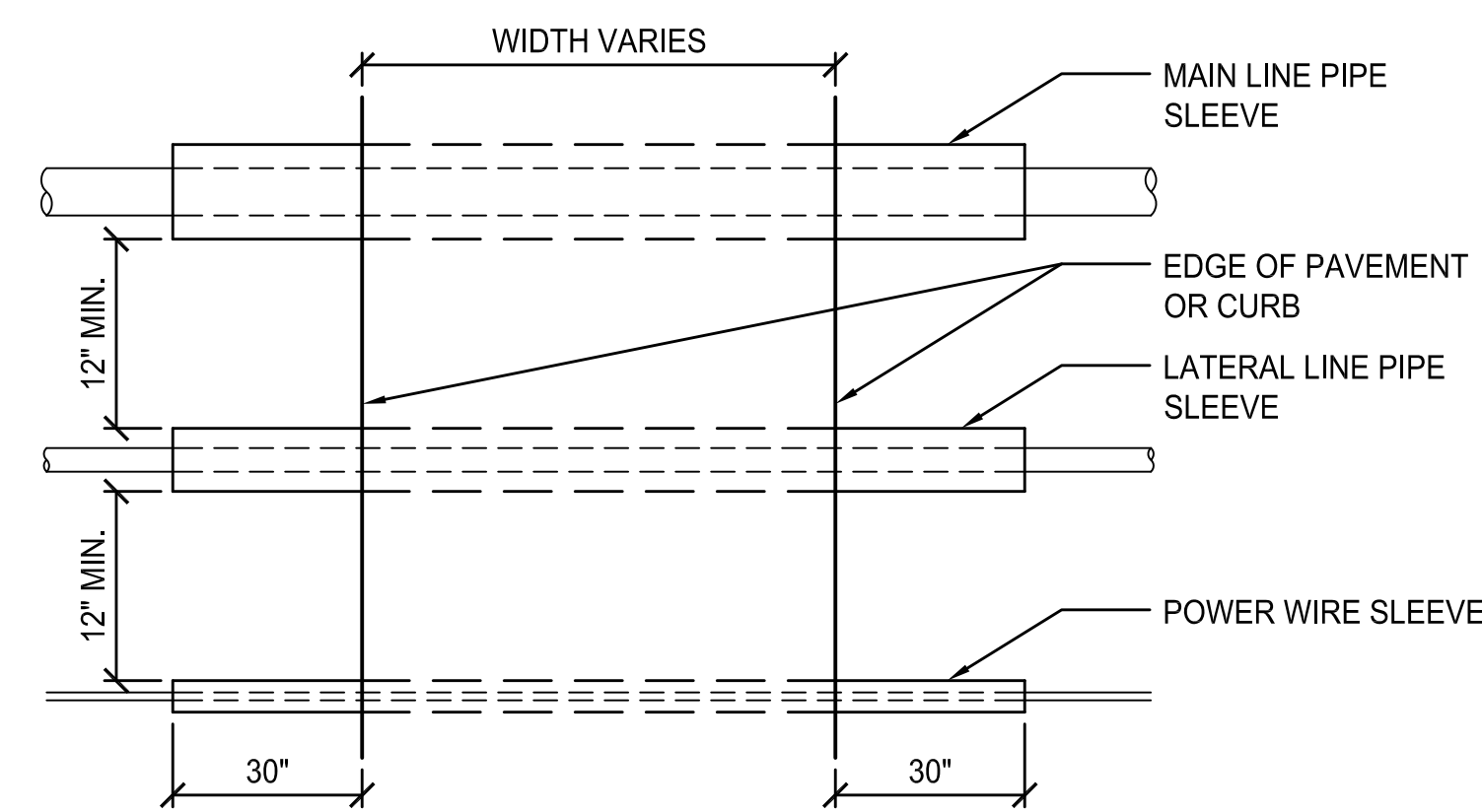
INSTALL IRRIGATION SLEEVES UNDER ALL PAVED SURFACES PER THE FOLLOWING SCHEDULE:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE(S)
3/4" LATERAL	(1) 2" SCH 40 PVC
1" LATERAL	(1) 2" SCH 40 PVC
1 1/4" LATERAL	(1) 2" SCH 40 PVC
1 1/2" LATERAL	(1) 4" SCH 40 PVC
2" LATERAL	(1) 4" SCH 40 PVC
2 1/2" LATERAL	(1) 6" SDR 35 PVC
1" PRESSURE SUPPLY LINE	(1) 2" SCH 40 PVC
2" PRESSURE SUPPLY LINE	(1) 4" SDR 35 PVC
3" PRESSURE SUPPLY LINE	(1) 6" SDR 35 PVC
4" PRESSURE SUPPLY LINE	(1) 6" SDR 35 PVC
1-20 CONTROL WIRES	(1) 2" SCH 40 PVC
21-40 CONTROL WIRES	(2) 2" SCH 40 PVC

- NOTE:
 1. IRRIGATION CONTRACTOR TO COORDINATE THE PLACEMENT OF SLEEVES WITH OTHER TRADES TO ENSURE SLEEVES ARE PLACED PRIOR TO THE INSTALLATION OF HARDSCAPE ELEMENTS.
 2. IRRIGATION CONTRACTOR TO COORDINATE WITH OTHER TRADES TO ENSURE BACKFILL MEETS ENGINEERING REQUIREMENTS. SLEEVES UNDER ROADWAYS SHALL HAVE A MINIMUM DEPTH OF TWENTY-FOUR INCHES (24") TO TOP OF SLEEVE.
 3. EXTEND ENDS OF SLEEVES A MINIMUM OF 30 INCHES BEYOND THE EDGE OF HARDSCAPE.
 4. PROVIDE DETECTOR TAPE MARKER FROM BOTH ENDS OF SLEEVE TO FINISH GRADE FOR FUTURE IDENTIFICATION OF SLEEVE LOCATIONS.

5 SLEEVING SIZE SCHEDULE

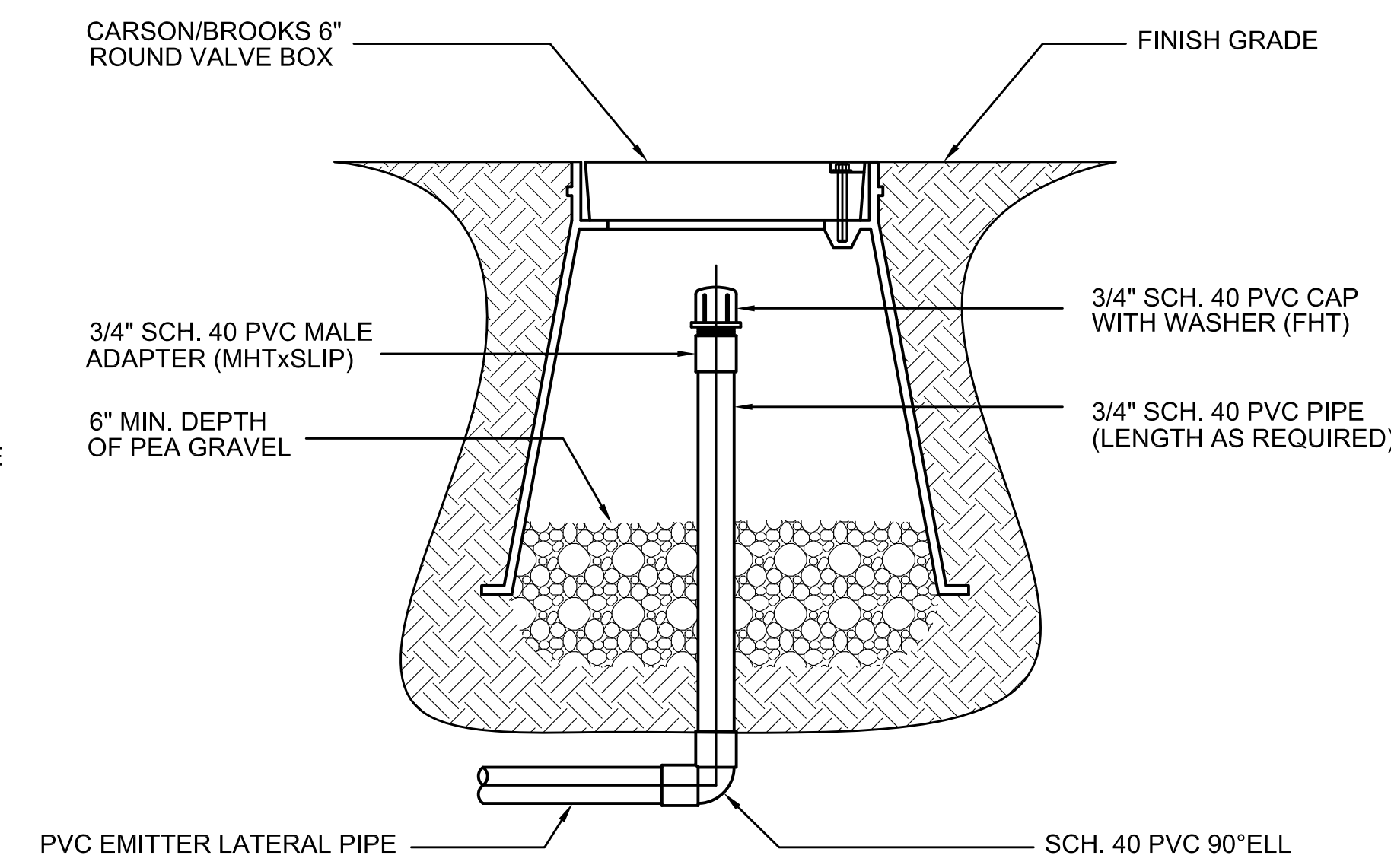
SCALE: NTS



- NOTES:
 1. INSTALL IRRIGATION SLEEVES UNDER ALL PAVED SURFACES. SLEEVE SIZE AND TYPE PER SLEEVE SCHEDULE.
 2. INSTALL SLEEVES UNDER ROADWAYS A MINIMUM DEPTH OF 24" TO TOP OF SLEEVE, INSTALL OTHER SLEEVES A MINIMUM OF 18" BELOW GRADE TO TOP OF SLEEVE.
 3. EXTEND ENDS OF SLEEVES A MINIMUM OF 30" BEYOND THE EDGE OF HARDSCAPE. ONCE HARDSCAPE IS INSTALLED, SLEEVES MAY BE SHORTENED IF NEEDED IN NARROW LANDSCAPE AREAS.
 4. PROVIDE DETECTOR TAPE MARKER FROM BOTH ENDS OF SLEEVE TO FINISH GRADE FOR FUTURE IDENTIFICATION OF SLEEVE LOCATIONS.
 5. ENSURE BACKFILL MEETS ENGINEERING REQUIREMENTS.
 6. DO NOT INSTALL LATERAL PIPE WITH MAIN LINE PIPE IN THE SAME SLEEVE.
 7. DO NOT INSTALL WIRE WITH LATERAL OR MAIN LINE PIPE IN THE SAME SLEEVE.

6 SLEEVING

SCALE: NTS



7 FLUSH CAP

SCALE: NTS

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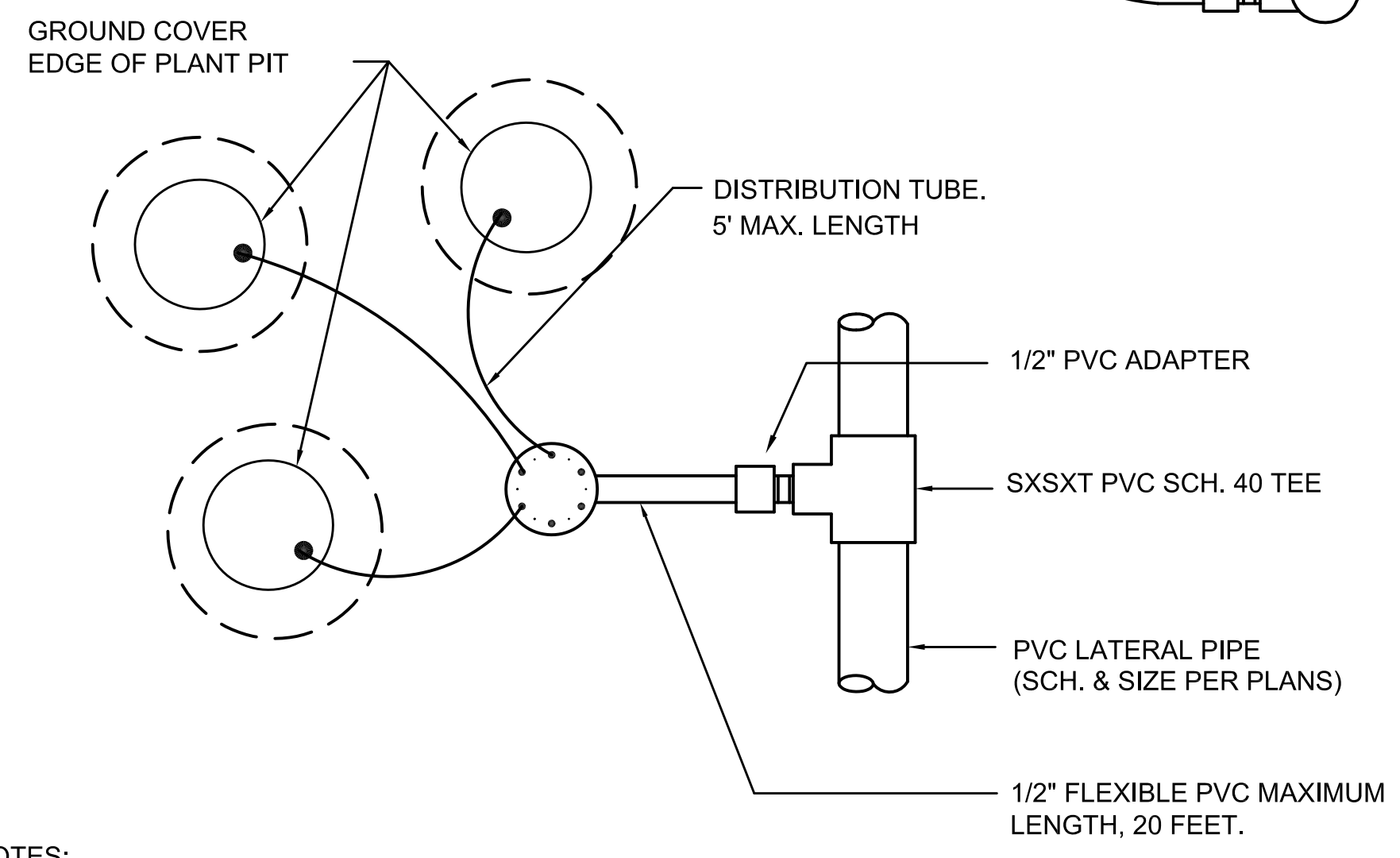
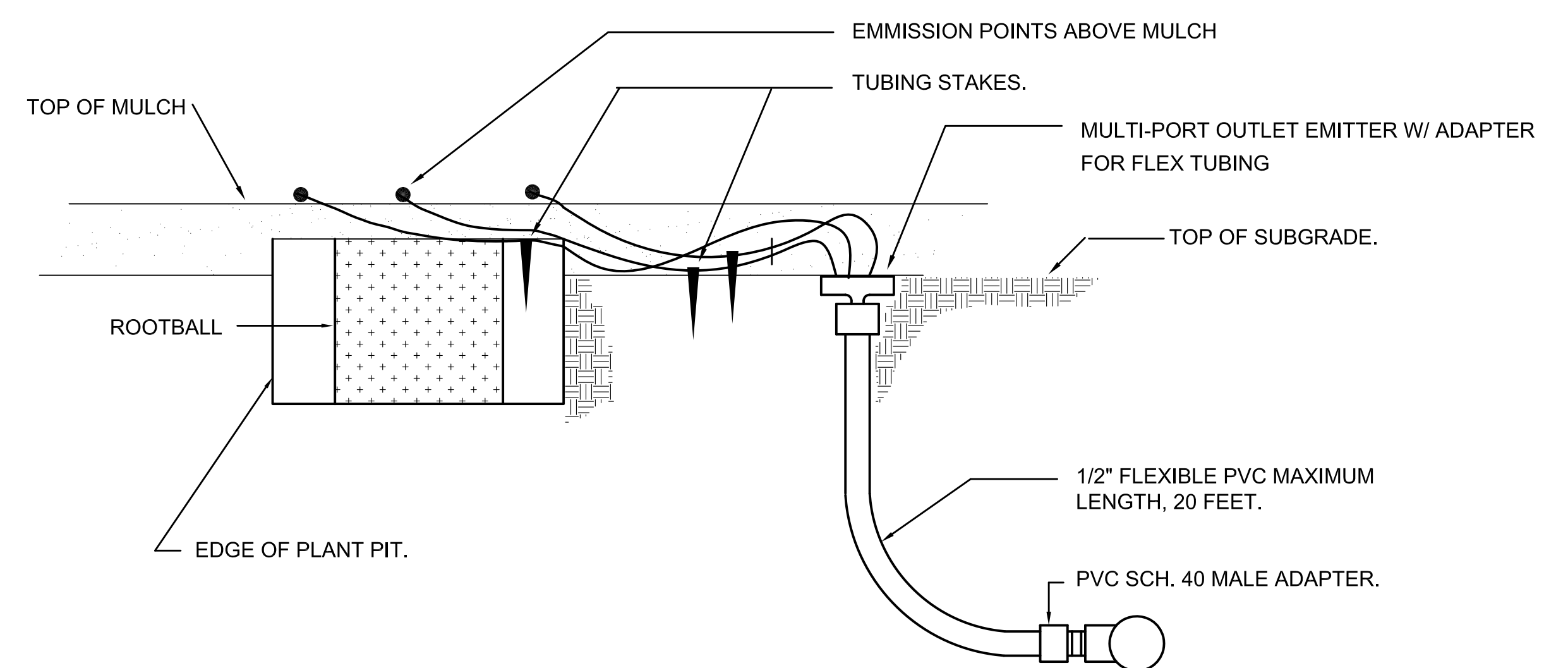
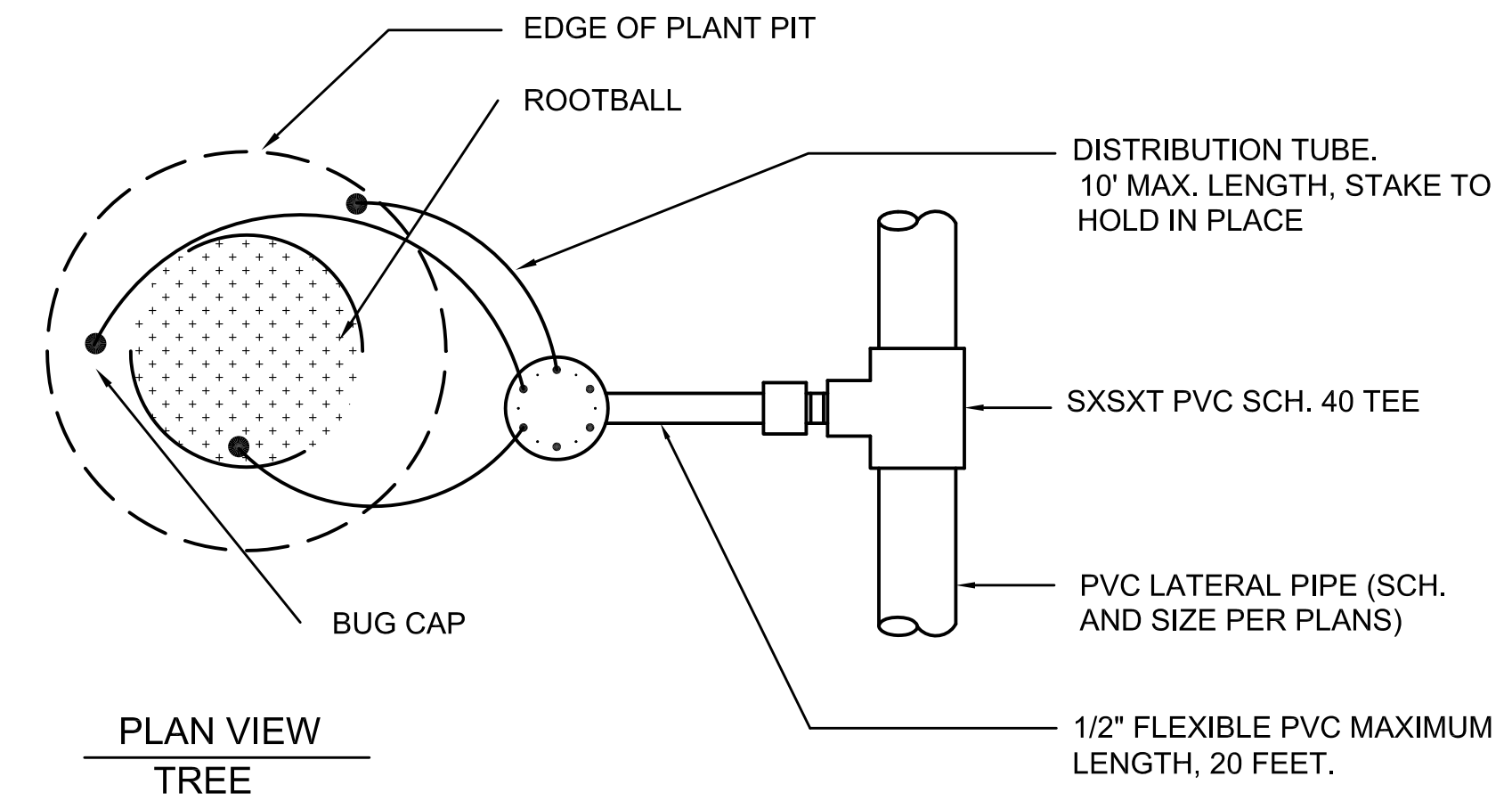
TOWN OF PARADISE VALLEY ARIZONA
 RITZ CARLTON STREET IMPROVEMENTS
 TATUM BLVD & LINCOLN DRIVE
 PROJECT NO. 2016-14
 DR: CD/JJG DES: JJG CK: JJG DWG SERIES NO.
 DATE: 2/21/17 DATE: 2/22/17 DATE: 2/22/17
 IRRIGATION DETAILS IR5.02



TY LIN INTERNATIONAL
engineers | planners | scientists
60 East Rio Salado Parkway
Tempe, AZ 85281

SHEET NO:	TOTAL SHEETS
21	21

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NOTES:

1. PLACE EMITTER OUTSIDE OF ROOTBALL ON UPHILL SIDE OF PLANT.
2. REFER TO PLANTING PLAN, SPECIFICATIONS, AND PLANT EMITTER SCHEDULE FOR PLANTING REQUIREMENTS.

1 MULTI-PORT EMITTER ASSEMBLY
SCALE: NTS

REVISION BY TOWN OF PARADISE VALLEY			
NO.	DESCRIPTION	REV BY	CKD BY

TOWN OF PARADISE VALLEY ARIZONA

**RITZ CARLTON STREET IMPROVEMENTS
TATUM BLVD & LINCOLN DRIVE
PROJECT NO. 2016-14**

DR: CD/JJG	DES: JJG	CK: JJG	DWG SERIES NO.
DATE: 2/21/17	DATE: 2/22/17	DATE: 2/22/17	
IRRIGATION DETAILS			IR5.03

PROJECT NO. 2016-14, RITZ CARLTON STREET IMPROVEMENTS