5506 E MORRISON LANE - DRIVEWAY GRADING PLAN ENGINEERS NOTES- (CONDENSED FOR NARROW SCOPE OF WORK) 1. MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC E ROADRUNNER LN AS DESCRIBED ON SUBDIVISION EL DORADO ESTATES, LOT 7, MARICOPA COUNTY RECORDER BOOK 174, WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THESE PLANS IN THEIR ENTIRETY. PAGE 261, (AKA MC APN 169-06-058), A SUBDIVISION OF LOT 1, SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 2 ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THESE PLANS SHALL BE IN ACCORDANCE EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE 로 DESERT FAIRWAYS 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. 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY USED DURING CONSTRUCTION SEC. 4, T2N, R4E UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. **VICINITY & ACCESS MAP** DESIGN NOTES (UNIQUE SITE CONDITIONS-EX. RDWY. NOT TO CODE); 1. ISSUE: OWNER SUV VEHICLE IS REGULARLY STRIKING EXISTING √ THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE **OWNER ENGINEER** TOP OF ROLLED CURB (EXCESSIVE D/W BREAKOVER ISSUE) TO THE CONSTRUCTION COVERED BY THESE PLANS. 2. SOLUTION: INSTALL WARPED DRIVEWAY ENTRANCE TO EXTEND McDOUGALL DEVCON JAMI AND FRED PRYOR TRANSITION, MATCH DRIVEWAY & MITIGATE THE BREAKOVER 4624 E MARILYN RD 5506 E MORRISON LN 5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE CONDITION WHILE ALLOWING DRAINAGE. PHOENIX, ARIZONA 85032 PARADISE VALLEY, AZ 85253 ALL WORK COVERED BY THESE PLANS. 3. ROADWAY LONGITUDINAL SLOPE IS ~14%; ~4.6' VERTICAL FALL CONTACT: KEVIN McDOUGALL, PE, RLS ACROSS 28' TOTAL LENGTH OF D/W, DRAINAGE FLOW IS NOT AN 6. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY PH: (602) 619-9900 DRIVEWAY CENTERLINE@ ISSUE. EXISTING CROSS SLOPE IS ~6.3%. EMAIL: KÉVIN@MCDOUGALLDEVCON.COM AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL 5506 E MORRISON LANE 4. NEW DRIVEWAY GRADES ARE FLAT AS POSSIBLE FOR BOTH QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THESE PROJECT DESCRIPTION/NARRATIVE STA 0+5b.00 DRAINAGE AND MATCHING EXISTING ROADWAY CONDITIONS. PLANS. CDougall (T) eveou EL=1436.87 5. NEW DRIVEWAY WAS REPAIRED/RE-BUILT WITH PAVERS AS 1. SCOPE OF WORK FOR R/W PERMIT IS LIMITED TO NEW RETAINING WALLS AND NEW MAINTENANCE/REPAIRS, LOWERED IN 12/2016 EXCEPT FOR THE 7 A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND DRIVEWAY ENTRANCE. CONCRETE DRIVEWAY AND WINGS. UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES 2. RETAINING WALL SHALL BE BUILT PER LS. ARCH. AND STRUCTURAL DESIGN PLANS AND EXISTING RDWY. 6. OWNER IS REQUESTING RIGHT OF WAY PERMIT FROM TOWN FOR AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 CALCULATIONS (BY OTHERS). CROSS SLOPE -THE NEW 18' CONCRETE DRIVEWAY AND 5' WINGS (28' TOTAL). HOURS IN ADVANCE FOR BLUE STAKE (602-263-1100) PRIOR TO ANY EXCAVATION. SLOPE VARIES PV ISSUED RIGHT OF WAY PERMIT IS REQUIRED FOR WORK WITHIN THE TOWN RIGHT OF WAY. -(WARPED ENTRANCE) 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE BENCHMARK COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK. MATCH EX. PVMT. STA 0+28.91 STA 0+21.94 FOUND BRASS CAP FLUSH - E. MORRISON LN., POINT OF COMPOUND CURVE, JUST OUTSIDE OF DRIVEWAY, EL=1|436.579. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF EL=1436.32 ELEV=1440.31 (SITE DATUM) ∽NEW 18' DRIVEWAY TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM WITH 5' WINGS SURVEYORS NOTES THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT. 1435 0+000 + 501. PURPOSE OF THIS SURVEY IS LIMITED SCOPE; TOPOGRAPHY FOR GRADING/DRAINAGE MODIFICATIONS TO 10. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE DRIVEWAY AND SOUTH SIDE RETENTING WALLS ONLY. PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT. PROFILE OF DW Scale: H 1"=10'. V 1"=1 11. 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, FF 1438.94 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. SCALE: 1"=10' . RETAINING WALL TOWN OF P.V. CIVIL ENG. NOTES 1. 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 GARAGE DR NEW PAVER WALKWAY 、(CST. 12/な016) 3. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES. 4. 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 PLAN 058) 5. CONSTRUCTION STAKING AND /OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA. -EX. RETAINING WALL GRADING No. 169-06-(-EX. EDGE OF D/W NEW PAVER DRIVEWAY (CST. 12/2016) DRIVEWAY (3253 (MC AP) O_C 1437.42 LANE Y, AZ 8! E. MORRISON LA RADISE VALLEY, D= 1291'38" T= 102.00' . 1437.47 L=203/23' R=954.93' ¥FND B¢F 1440.32 506 PAR 7

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