

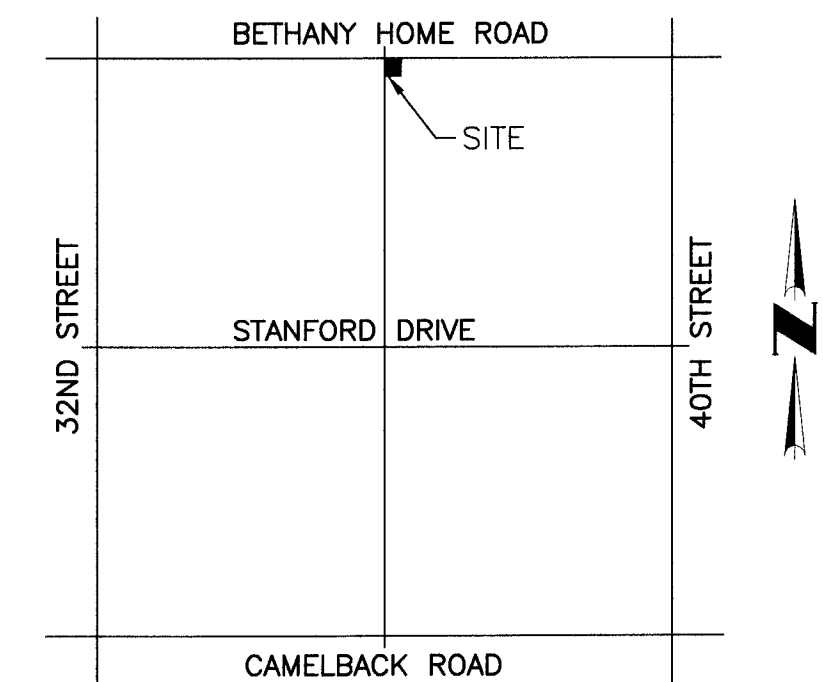
LEGEND

TC	TOP OF CURB	INV.	ELEVATION AT PIPE
G	GUTTER	M.H.	MANHOLE
P	PAVEMENT	M	MONUMENT LINE
EP	EDGE OF PAVEMENT	P.C.	POINT OF CURVE
SW	SIDEWALK	P.T.	POINT OF TANGENCY
C	CONCRETE	P.R.C.	POINT OF REVERSE CURVE
NG	NATURAL GROUND	▲	GRADE BREAK
B/C	BACK OF CURB	⊙	SURVEY MONUMENT
R/W	RIGHT OF WAY	⊗	PROP. FIRE HYDRANT
SW ESMT	SIDEWALK EASEMENT	⊗	PROP. WATERLINE AND VALVE
ESMT	EASEMENT	⊗	EX. FIRE HYDRANT
P.U.E.	PUBLIC UTILITY EASEMENT	⊗	EX. WATERLINE AND VALVE
R.W.	RETAINING WALL	○	PROP. SEWERLINE AND MANHOLE
L.F.	LINEAL FEET	○	EX. SEWERLINE AND MANHOLE
G.B.	GRADE BREAK	⑩	SHEET NUMBER
T.W.	TOP OF WALL	S/L	SEWER LINE
☐	EXISTING STREET LIGHT	WL	WATER LINE
●	STREET LIGHT	—	CONDUIT
p	STREET SIGN		

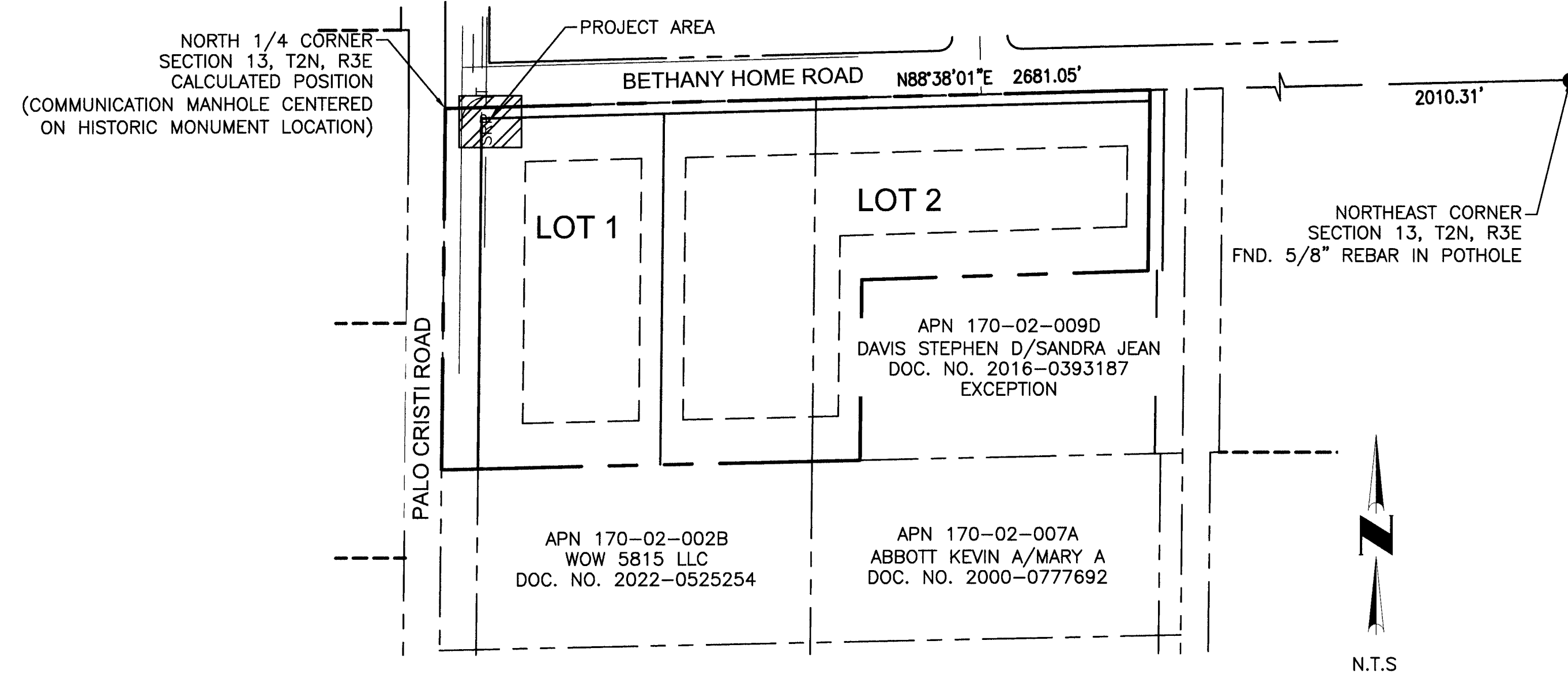
ESTIMATED QUANTITIES		
DESCRIPTION	UNITS	QUANTITY
REMOVE CURB AND GUTTER	LF	47
REMOVE SIDEWALK	SF	236
INSTALL 6' SIDEWALK PER M.A.G. 230	SF	62
INSTALL SIDEWALK RAMP PER M.A.G. 237-3	EA	1
5' CURB TRANS PER MAG STD. DET. 221	EA	2

PALO CRISTI AND BETHANY HOME PAVING PLANS

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
(NOT-TO-SCALE)



SHEET INDEX

SHEET 1	COVER SHEET & NOTES
SHEETS 2	PLAN SHEET

ENGINEER'S GENERAL NOTES (3/9/2018)

- THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS THE APPROVAL BLOCK HAS BEEN SIGNED BY THE APPROPRIATE AGENCIES. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE CURRENT MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS TOGETHER WITH ANY SUPPLEMENTS OF THE REVIEWING AGENCY AND WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
- PRIOR TO CONSTRUCTION, THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS AT HIS OWN EXPENSE.
- ANY INSPECTION BY THE CITY, COUNTY, ENGINEER, OR OTHER JURISDICTIONAL AGENCY SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE SURVEYOR REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE SURVEYOR UNLESS ALL SURVEY STAKES SET BY THE SURVEYOR ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE SURVEYOR, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
- THE CONTRACTOR SHALL NOTIFY THE DEVELOPER AT LEAST 48 HOURS IN ADVANCE FOR ANY STAKING OR RESTAKING REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTIONS AND/OR TESTING FOR ENGINEER OF RECORD SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL STAKES AND CONTROL SET BY THE DEVELOPERS SURVEYOR, AND SHALL TAKE STEPS NECESSARY TO INSURE THAT THE STAKES AND CONTROL ARE NOT DISTURBED OR TAMPERED WITH. IF STAKES SET BY THE DEVELOPERS SURVEYOR ARE DISTURBED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST INCURRED TO RESTAKE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- CONTRACTOR MUST CONTACT THE DESIGN ENGINEER FOR ANY NOTED DISCREPANCIES IN THE DESIGN PRIOR TO THE ITEM BEING CONSTRUCTED. FAILURE OF CONTRACTOR TO NOTIFY THE ENGINEER

ENGINEER'S GENERAL NOTES (CONT.)

- AND APPROVING AGENCY IN ADVANCE FOR ALTERNATIVE DESIGN SHALL RESULT IN CONTRACTOR ACCEPTANCE OF ALL COSTS RELATED TO POTENTIAL REMOVAL AND REWORK OF SAID ITEMS.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
 - THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS NOR ANY COSTS INCURRED, WHETHER INITIAL OR ADDITIONAL TO CORRECT, MODIFY, OR ALTER ANY CONSTRUCTION COMPLETED CONTRARY TO THE CONTRACT DOCUMENTS.
 - A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL OVERHEAD AND UNDERGROUND UTILITY LINES IN THE WORK AREA ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH FACILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL AZ811 AT 811 OR 602-263-1100 TO HAVE LOCATIONS MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING NOT SCHEDULED FOR DEMOLITION OR REMOVAL SHALL BE REPLACED IN KIND.
 - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ANY AND 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. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS (POTHOLING) AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO PERMIT THE OWNER TO DIRECT THE ENGINEER TO MAKE REVISIONS OF THESE PLANS, IF NECESSARY, DUE TO CONFLICT BETWEEN PROPOSED FACILITIES AND EXISTING FACILITIES.
 - OWNER/CONTRACTOR IS RESPONSIBLE FOR SURVEY VERIFICATION OF EXISTING HORIZONTAL AND VERTICAL CONDITIONS PRIOR TO START OF CONSTRUCTION. A DEVIATION IN EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION STARTS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR REMOVAL, REPLACEMENT, OR OTHER MODIFICATIONS THAT MAY BE REQUIRED AS A RESULT OF EXISTING CONDITIONS NOT PROPERLY VERIFIED AND CONFIRMED. SHOULD AN ERROR BE FOUND IN THE HORIZONTAL AND VERTICAL CONDITIONS, THE ENGINEER SHALL BE NOTIFIED AND CONSTRUCTION WILL NOT PROCEED UNTIL REVISIONS/MODIFICATIONS HAVE BEEN PREPARED AND SUBMITTED BY THE ENGINEER.

ENGINEER'S GENERAL NOTES (CONT.)

- THE CONTRACTOR SHALL 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, CONDITIONS, OR PAVEMENT CROSS-SLOPES DIFFER FROM THAT WHICH IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER ACCORDINGLY. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- APPROVAL OF THESE PLANS SHALL NOT PREVENT THE REVIEWING AGENCY FROM REQUIRING THE CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, OR OTHER HEALTH/SAFETY ISSUE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL STORM DRAIN PIPES, STORM WATER RETENTION PIPES AND DRAINAGE FACILITIES DURING ALL STAGES OF CONSTRUCTION. THE DEPTH OF COVER ON THE STORM DRAIN PIPE IS DESIGNED FOR FINAL GRADE. THEREFORE, EXTRA CARE SUCH AS BERMING OVER PIPES, FLAGGING, OR SIGNAGE SHOULD BE USED DURING CONSTRUCTION IN ORDER TO MAINTAIN COVER OR PROTECT THE PIPES.
- ALL CONDUITS (BOX CULVERT, REINFORCED CONCRETE PIPE, CAST-IN-PLACE PIPE, AND/OR CORRUGATED METAL PIPE) SHOWN ON THESE PLANS ARE DESIGNED FOR STANDARD HIGHWAY LOADINGS. THE STANDARD SATISFACTORY MINIMUM COVER REQUIREMENTS AS ESTABLISHED BY THE CONDUIT MANUFACTURER MAY NOT ALWAYS BE ADEQUATE DURING CONSTRUCTION. WHEN CONSTRUCTION EQUIPMENT, FREQUENTLY HEAVIER THAN TRAFFIC LOADS FOR WHICH THE CONDUIT HAS BEEN DESIGNED, IS TO BE DRIVEN OVER OR CLOSE TO THE BURIED CONDUIT, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE CONDUIT. THE ADEQUACY OF THE COVER REQUIREMENTS FOR CONDUITS SHALL BE ANALYZED AND CHECKED BY THE CONTRACTOR TO ADDRESS LOADING CONDITIONS IMPOSED BY THE CONSTRUCTION ACTIVITY. ANY CONDUIT DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.

ENGINEER'S PAVING NOTES (3/9/2018)

- THE SURVEYOR WILL MAKE FIELD RECORD DRAWING MEASUREMENTS OF THE WORK UPON NOTIFICATION BY THE PAVING CONTRACTOR THAT THE WORK IS COMPLETE AND READY FOR RECORD DRAWING SURVEY.
- NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY PRISM ARE COMPLETED.
- BASE COURSE WILL NOT BE PLACED ON SUBGRADE UNTIL COMPACTION REQUIREMENTS HAVE BEEN COMPLETED AND ACCEPTED BY THE OWNERS GEOTECHNICAL ENGINEER AND APPROVING AGENCY.
- GUTTERS, CONCRETE, AND ASPHALT WILL BE WATER TESTED IN THE PRESENCE OF THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE TO INSURE PROPER DRAINAGE. ALL WORK WHICH FAILS THE REQUIRED FLOW TEST SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEEP CLEAN OF ALL DIRT AND DEBRIS, AND ALL SURVEY MONUMENTS ARE INSTALLED ACCORDING TO THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL VALVES, MANHOLES, AND BLOW OFFS IN ADVANCE OF PAVING OPERATIONS AND ADJUSTING ALL TO FINAL FINISHED GRADE PRIOR TO COMPLETION OF PAVING AND RELATED CONSTRUCTION.
- THE OWNER IS NOT RESPONSIBLE FOR LIABILITY ACCRUED DUE TO DELAYS AND/OR DAMAGE TO UTILITIES IN CONJUNCTION WITH THIS CONSTRUCTION.

PARADISE VALLEY ENGINEER'S PAVING NOTES

- PAVING NOTES: APPLICABLE FOR HALF STREET IMPROVEMENTS, SANITARY SEWER, WATER, ETC.
- CONSTRUCTION WITHIN THE TOWN'S RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
 - COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601.
 - OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
 - PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER M.A.G. SECTION 336. CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION, PER M.A.G. STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL PER M.A.G. STANDARD DETAIL 230.
 - CONCRETE SIDEWALKS SHALL BE DAVIS SAN DIEGO BUFF COLOR OR APPROVED EQUAL. VERIFY WITH TOWN INSPECTOR FOR REQUIRED COLOR OF CONCRETE PRIOR TO COMMENCEMENT OF THE WORK.
 - WATER VALVES AND SEWER MANHOLS SHALL HAVE A BLCK CONCRETE COLLAR.
 - TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE TOWN.

The Town approves these plans for concept only and accepts no liability for errors or omissions.

"AS-BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AFTER DUE REVIEW.

REGISTERED ENGINEER/LAND SURVEYOR DATE

REGISTRATION NO:

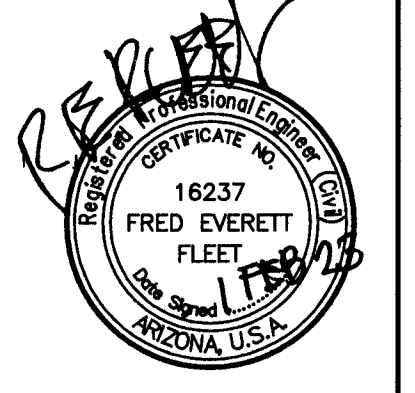
APPROVED FOR:
TOWN OF PARADISE VALLEY

TOWN ENGINEER DATE

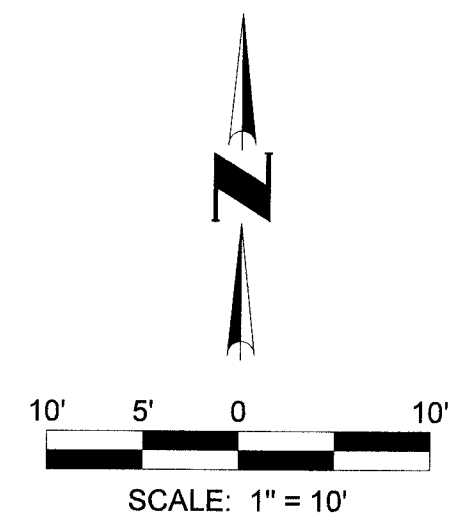
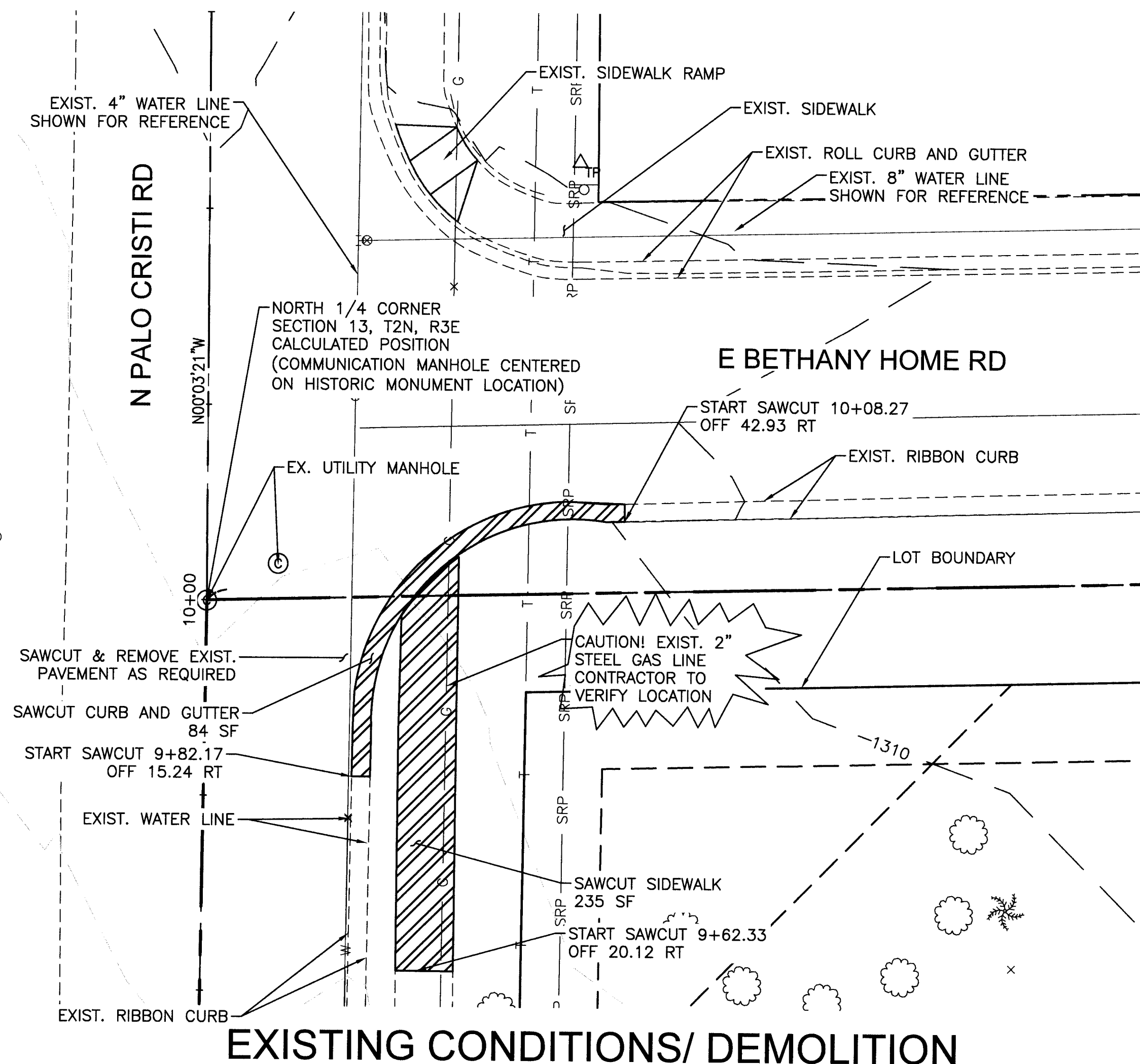
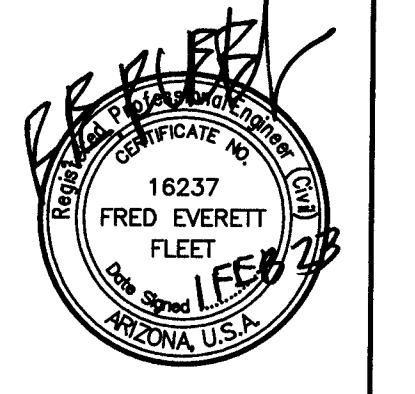


Coe & Van Loo Consultants, Inc.
PARADISE VALLEY, ARIZONA

PALO CRISTI AND BETHANY HOME
PARADISE VALLEY, ARIZONA



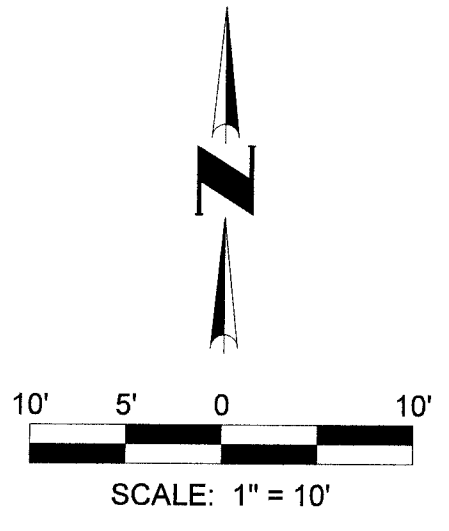
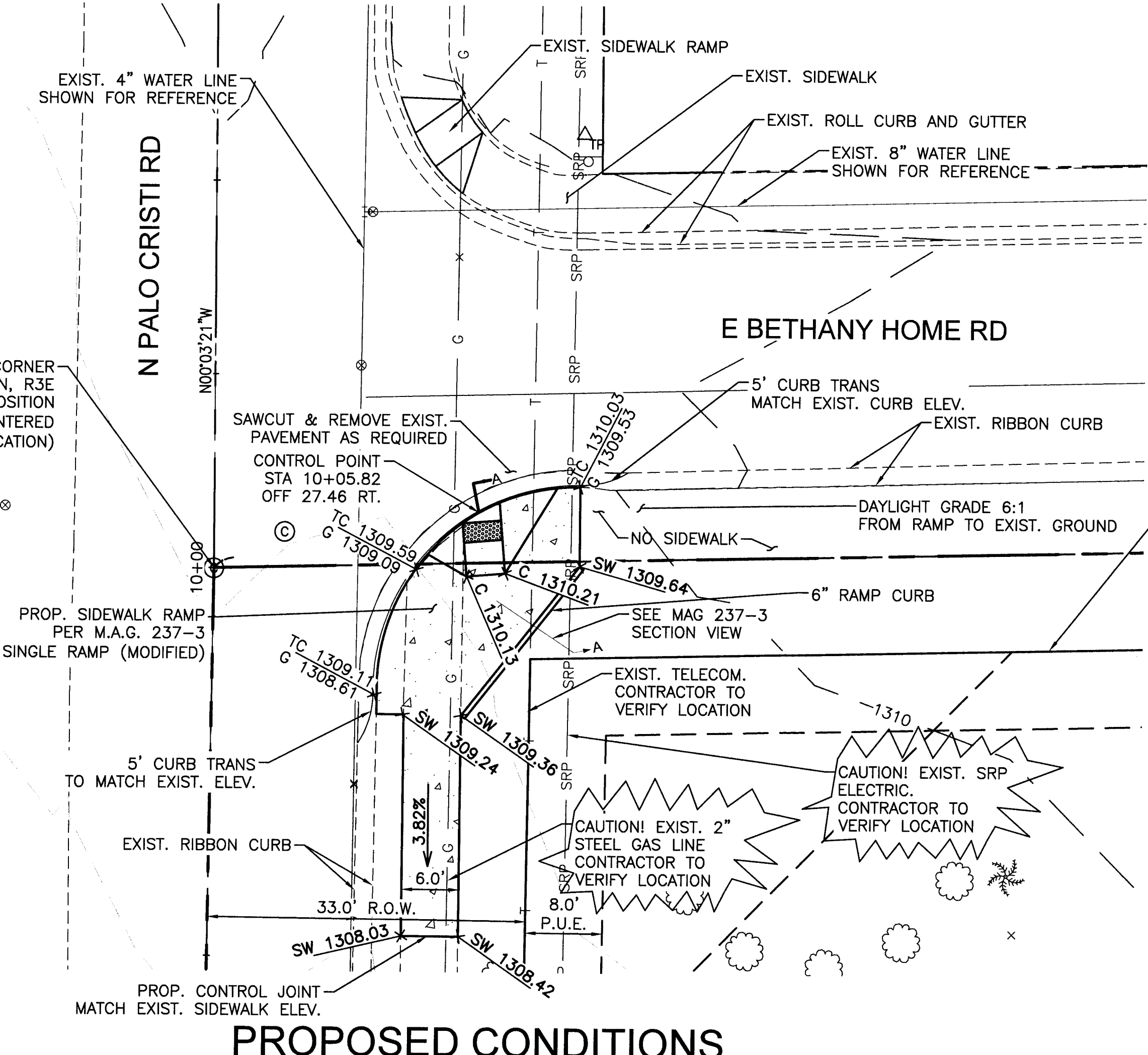
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CVL Contact: FRED FLEET
CVL Project #: 01-0357801
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LEGEND

SAWCUT AREA

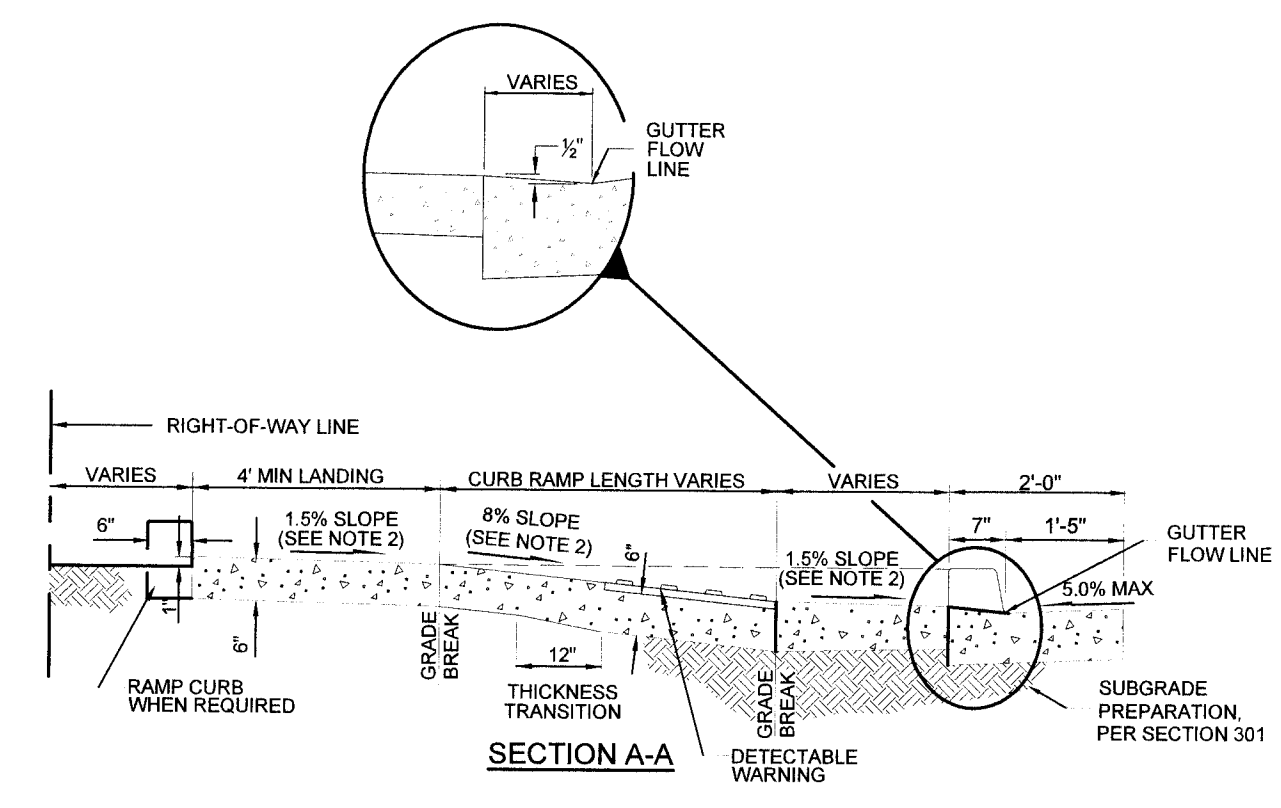
CONCRETE



LEGEND

SAWCUT AREA

CONCRETE



MAG DETAIL 237-3 SECTION VIEW
N.T.S.

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