

PAVING - SIGNAGE & STRIPING PLANS

111th AVENUE NORTH OF BEARDSLEY ROAD

BROWN ENGINEERING CO., INC.
 3835 North 32nd Street, Suite #5, Phoenix, Arizona 85018
 Telephone 602-955-4660

CITY OF PEORIA

GENERAL NOTES FOR PAVING

1. All construction is to conform to the latest MAG Uniform Standard Details and Specifications for Public Works Construction and the City of Phoenix Standard Details and City of Peoria Details.
2. Approval by the City Engineer means for general layout in rights-of-way only.
3. Approval is for nine (9) months time only. If construction work is not started within nine (9) months, the plans shall be resubmitted for approval.
4. The City Engineer shall be notified twenty-four (24) hours prior to any construction work.
5. Acceptance of the completed right-of-way improvements will not be given until:
 - a. Reproducible "As-Built" plans have been submitted by a registered professional engineer and approved by the City Engineer. When the City Engineer provides inspection, the subdivider's or developer's registered engineer shall certify that staking was performed under the his supervision and that the "As-Built" elevations and dimensions shown on the plans are correct.
 - b. The subdivider's or the developer's registered engineer shall have certified in writing as to the location and accuracy of all survey monuments.
6. Any obstruction in right-of-way shall be removed before any construction is permitted.
7. Exact point of matching termination and overlay, if necessary, shall be determined in the field by the City Engineer.
8. All frames, covers, valve boxes and manholes shall be adjusted to finished grade upon completion of paving or related construction. Adjustment of existing "Type A" or "Type B" water valve boxes in parkway shall be considered incidental to parkway grading. Existing "Type B" water valve boxes in pavement shall be replaced with "Type A" water valve boxes.
9. Any quantities shown on the plans are not verified by the City Engineer.
10. No construction shall start until conflicting underground utility construction is completed and until service stubs to all platted lots have been extended.
11. Approval by the City Engineer is subject to minimum right-of-way widths.
12. Grading and Drainage plans approval includes:
 - a. Construction of all surface improvements shown on the approved grading and drainage plan, including but not limited to, retention areas and/or other drainage facilities, drainage patterns, walls, curbing, asphalt pavement, and building floor elevations.
13. It shall be the responsibility of the permittee to arrange for the relocation and relocation costs of all utilities, and submit a utility relocation schedule prior to the issuance of a construction permit.
14. All underground tanks require a permit from the City Engineer prior to removal.
15. Trees and shrubbery in the right-of-way, which conflict with the improvements proposed herein, are not to be removed or relocated without prior approval of the City of Peoria. The permittee shall be responsible for obtaining the necessary authorization to remove and/or relocate said trees or shrubbery.
16. Either dry hydrated lime or portland cement shall be added to the mineral aggregate as a mineral filler. The amount to be used shall be approximately 1.5 percent, by weight of the mineral aggregate.
17. In all areas where new construction of curb, gutter, sidewalk and driveways is required, and the engineer 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, by the addition of blending of dry suitable materials or by drying of existing material. The material shall, then be compacted to a relative density of seventy-five (75%) percent minimum to eighty-five (85%) percent maximum with eighty (80%) percent as ideal.
18. A paving permit is required.
19. Excavating contractor must give location for wasting excess excavation and a letter from the owner giving permission for dumping prior to starting on-site construction.
20. City Engineer's office shall be notified before any on-site construction begins, telephone 412-7210.
21. Staking pad and/or finished floor elevations is the responsibility of the developer and his engineer. In non-critical areas:
 - a. Developer's engineer shall submit certification of construction building pad elevations prior to City acceptance of project.
 In critical drainage area:
 - a. Substitute building flood elevation in above note. "As-Built" finished floor elevations will be submitted by developer's engineer.
22. A separate permit is necessary for any off-site construction.
23. A grading and drainage plan shall be on the job site at all times. Deviation from the plan must be preceded by an approved plan revision.
24. Contractor shall provide level bottom in all retention basins at elevations as shown on the plans. Retention basin side slopes shall not exceed 2:1 on private property and 4:1 in public right-of-way unless noted otherwise on the plans.
25. All drainage protective devices such as swales, interception ditches, pipes, protective berms, concrete channels or other measures designed to protect homes from storm runoff must be constructed prior to the construction of any houses.

ENGINEER

Brown Engineering Company, Inc.
 3835 N. 32nd Street Suite # 5
 Phoenix, Arizona 85018
 Telephone: (602) 955-4660
 FAX: (602) 381-8464

BENCH MARK

Top of Maricopa County Brass Cap in Handhole -
 Marked Water - 1.50' below the surface at the
 Intersection of 107th Avenue and Beardsley Road
 3.10' North of SE/W Curb.
 Elevation = 1238.526 (City of Peoria Datum).

TEMPORARY BENCH MARK

Top of Existing Curb on the East Tangent of the
 Return at 107th Avenue and Burnett Road.
 Elevation = 1246.73 (City of Peoria Datum).

CITY OF PEORIA

SPECIAL NOTES

1. The contractor shall notify the developer at least forty-eight (48) hours in advance for any staking or restaking required.
2. It is the sole responsibility of the contractor to obtain any permits required at his own expense.
3. The contractor will make exploratory excavations and locate existing underground facilities sufficiently ahead of construction to permit the revision of these plans if necessary due to conflict between a facility proposed herein and an existing facility.
4. 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 and to adequately protect and maintain any such utilities.
5. The Engineer does not assume any liability for errors of line and/or of grade on any staking which has been disturbed in any way, nor does the engineer assume any liability for errors of line and/or grade on any staking that has been in place for a period of twenty-four (24) hours or more without the commencement of the construction for which it was set.
6. Construction loads:
 During construction operations, heavy equipment may cross existing or proposed pipe. If this is the case, an earth fill should be constructed to at least three (3) feet above pipe. The fill should be sufficient to prevent the lateral displacement of the pipe.

STAKING SPECIFICATIONS

Pregrade Staking:

Streets: A stake will be placed at two (2) foot off-set to the back of sidewalk (back of curb where there is no sidewalk) with a cut or fill to stopwalk grade (curb grade where there is no sidewalk). These stakes will be set at all points of curvature and P.C./P.T. of all returns.

Pads: In the case of adjacent pads being greater than 0.50 feet difference in elevation, both grades will be provided. If adjacent pads are 0.50 feet or less difference in elevation, the mean grade will be provided.

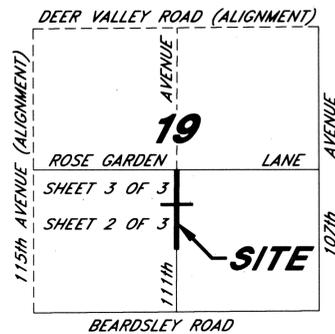
Pad Blueprints: A stake will be provided near the center of the pad at the finished pad grade ("Blueprint"). If the compacted pad is a 0.40 foot or higher than grade, a cut stake to the nearest one-half (1/2) foot will be set.

AS-BUILT CERTIFICATION

This paving project has been constructed in accordance with the approved plans. The "AS-BUILT" alignment and grade elevations are in essential conformity with approved plans. I certify that the survey monuments on the plans have been checked for accuracy.

James A. Brown
 Registered Professional Engineer

4/4/98
 Date



VICINITY MAP

No Scale

OWNER/DEVELOPER

Lennar Communities Development, Inc.
 9201 N. 25th Avenue, Suite #170
 Phoenix, Arizona 85021
 Telephone: (602) 331-9300
 FAX: (602) 331-9500

SPECIFICATIONS

- 100 General Conditions
- 102 General Requirements
- 125 Cement Concrete
- 301 Grading under Pavement
- 340 Concrete Curbs and Gutter
- 345 Adjusting Frames, Covers and Valve Boxes
- 424 Parkway Grading
- 430 Landscaping and Planting
- 702 Aggregate Base Course
- 710 Asphaltic Concrete
- 745 PVC Sewer Pipe and Fittings
- 795 Landscape Material

SIGNAGE & STRIPING NOTES

1. All pavement markings, signing and construction shall conform to Arizona Department of Transportation Standard Drawings and Specifications unless otherwise specified in the "Manual On Uniform Traffic Control Devices", latest edition.
2. Traffic control shall conform to the City of Phoenix "Traffic Barricade Manual" and/or as directed by the City Public Works Inspector.
3. Signs shall be installed on telescopic posts per City of Scottsdale Standard Detail No. 2131.
4. All signs that are removed and not reinstalled shall be salvaged and delivered to the City of Peoria Salvage Facility.
5. All lane striping, crosswalks and chevrons shall be 0.080" (60 mil) hot sprayed thermoplastic, unless noted otherwise on the plans.
6. All pavement symbols, arrows and legends shall be Type I preformed pavement markings.
7. Raised pavement markers shall be installed per ADOT Standard Drawing 4-M-202.2, with a City of Peoria approved bituminous adhesive.
8. All existing pavement markings which conflict with proposed markings shall be removed by sandblasting prior to the installation of new pavement markings. Removals will be to the satisfaction of the City Inspector.
9. Utilize street light poles for sign mounting whenever possible.

UTILITIES

- Water Supply City of Peoria
- Sanitary Sewer City of Peoria
- Electricity Arizona Public Service Co.
- Telephone U.S. West Communications
- Gas Southwest Gas Company
- Cable Television Cox Communications

APPROXIMATE QUANTITIES

(For Estimating Purposes Only, Engineer Makes No Guarantees of Accuracy.)

5,177	sq.yds.	4" A.C. on 9" ABC
1,551	lin. ft.	Thickened Edge (MAG Std. Det. 201-B)
1,417	lin. ft.	6" high Vertical Curb & Gutter.
0	each	6" high Curb Return.
0	each	4" high Curb Return.
0	lin. ft.	Roll Curb, Gutter & Sidewalk.
10	lin. ft.	Ribbon Curb.
0	sq. ft.	Sidewalk.
0	sq. yds.	Concrete Valley Gutter & Apron.
20	lin. ft.	Curb Transition.
0	each	Survey Monument.
0	each	Street Sign.
0	each	Sidewalk Ramp (MAG Std. Det. 232-B)
0	each	Sidewalk Ramp (MAG Std. Det. 234-D)
0	each	Non-commercial Driveway Entrance.
0	each	Manhole Adjustment.
0	each	Valve Adjustment.
0	each	Fire Hydrant Marker.
0	lin.ft.	Barricade (MAG Std. Det. 130-B)
0	each	Scupper (MAG Std. Det. 206.1-206.2)
0	lin.ft.	4" P.V.C. Landscaping Sleeve.
14	sq.yds.	Sawcut & Removal of Pavement.
1,427	lin. ft.	4" Wide White Edge Delineation Stripe.
30	lin. ft.	8" Wide White Stop Bar.
1	each	Speed Limit Sign (25 MPH).
1	each	No Parking Sign.
1	each	30" x 30" Stop Sign.

APPROVALS

By: *James A. Brown*
 City Engineer - City of Peoria

2/24/98
 DB1e



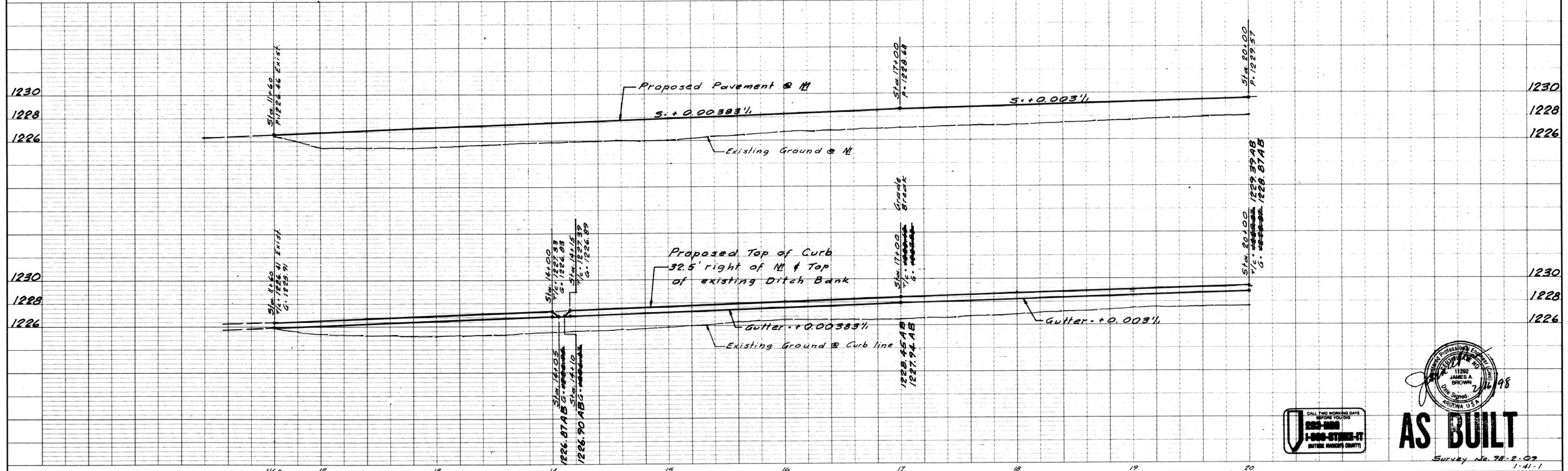
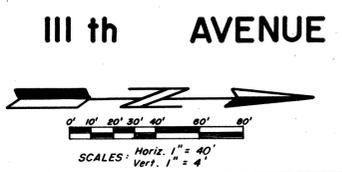
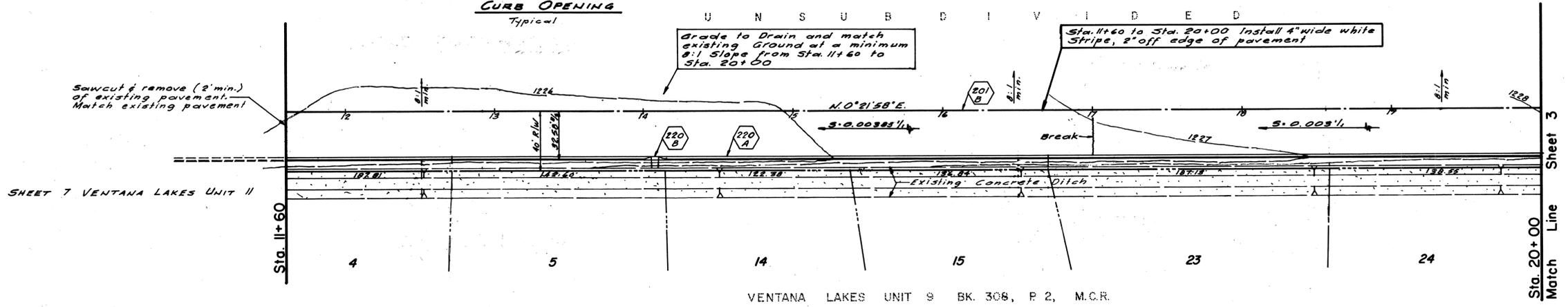
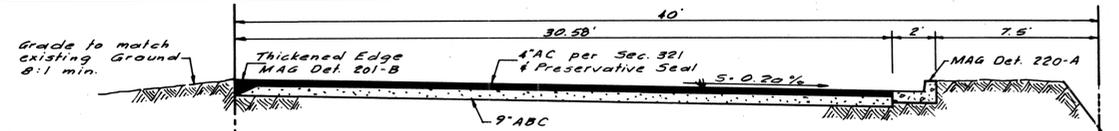
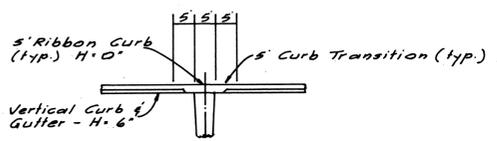
REVISION	DATE

AS BUILT

Survey No. 98-2-09
 1-41-1

DATE	
BY	
SURVEYED	
NOTED	
DESIGNED	
CHECKED	
IN CHARGE	
NO.	

DATE	
BY	
SURVEYED	
NOTED	
DESIGNED	
CHECKED	
IN CHARGE	
NO.	



Professional Engineer
 11202 JAMES A. BROWN
 License No. 216198
 State of ARIZONA U.S.A.

CALL TWO WORKING DAYS BEFORE YOU DIG
 1-800-552-1111
 1-800-STRIKE-IT
 (EXCEPT MONSIEUR MARTIN)

AS BUILT

Survey No. 98-2-07
 1-41-1

