

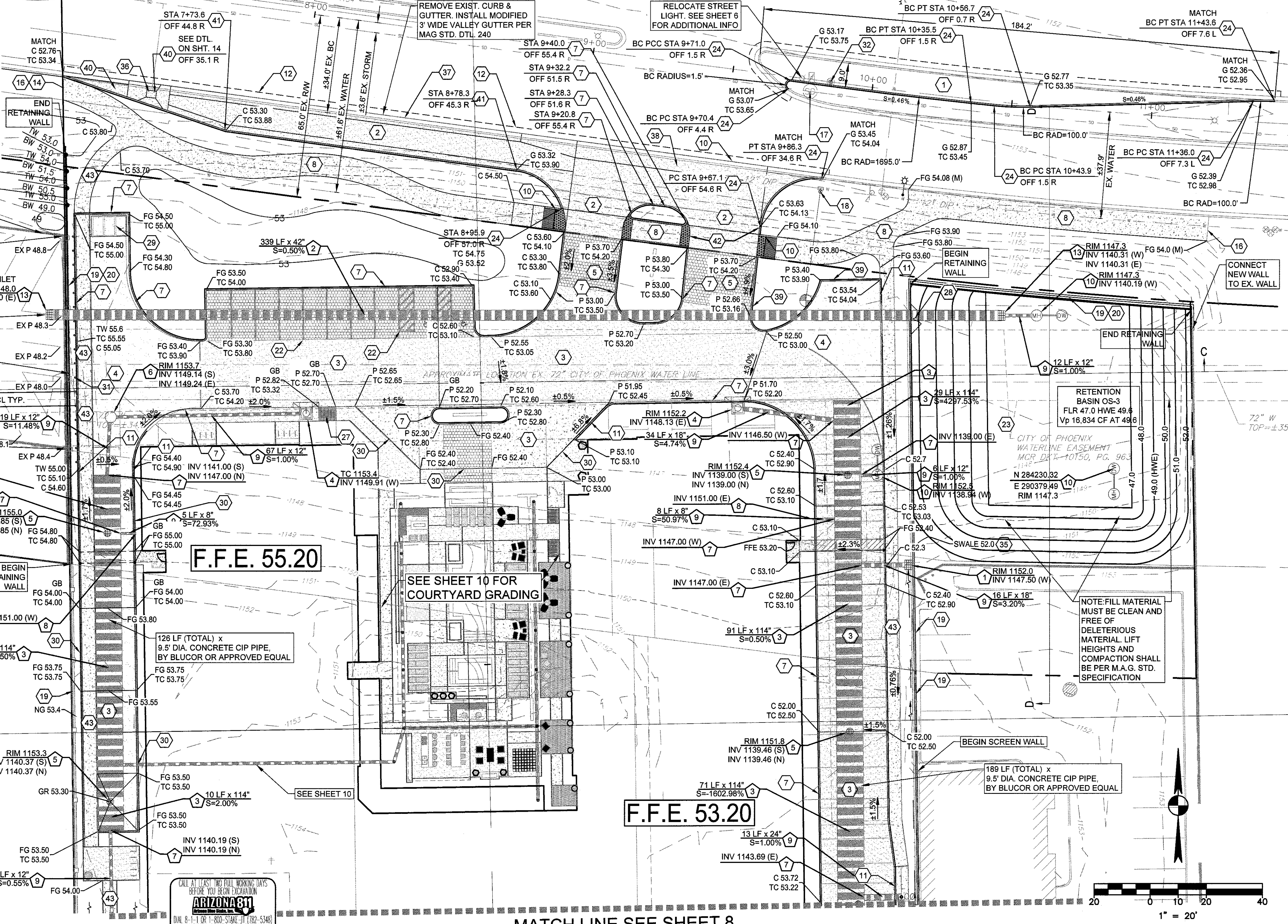
- PAVING AND GRADING CONSTRUCTION NOTES**
- INSTALL HEAVY DUTY PAVING (3" AC OVER 8" ABC) PER GEOTECHNICAL REPORT PREPARED BY SPEEDIE AND ASSOCIATES DATED MARCH 14, 2017 WITH PROJECT NUMBER 1508985A, UNLESS OTHERWISE SPECIFIED BY HARDSCAPE PLANS. FINISH, COLOR AND SCORING PER HARDSCAPE PLANS. ANY ALTERNATES ARE TO BE APPROVED BY GEOTECHNICAL ENGINEER.
 - INSTALL CONCRETE PAVING (9" THICK, STANDARD GREY) OVER SUBGRADE PREPARED PER GEOTECHNICAL REPORT REQUIREMENTS.
 - INSTALL CONCRETE PAVING (7" THICK) OVER SUBGRADE PREPARED PER GEOTECHNICAL REPORT REQUIREMENTS. FINISH, COLOR AND SCORING PER HARDSCAPE PLANS.
 - INSTALL STABILIZED DECOMPOSED GRANITE SURFACE OVER 8" ABC OVER 12" COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. THICKNESS, FINISH, COLOR AND GRADATION PER HARDSCAPE PLANS.
 - INSTALL PRECAST CONCRETE PAVERS PER HARDSCAPE PLANS.
 - INSTALL 6" SINGLE CURB PER M.A.G. STD. DTL. 222, TYPE A.
 - INSTALL (8" MIN WIDTH IN R/W) SIDEWALK PER C.O.T. STD. DTL. T-345. FINISH, COLOR AND SCORING PER HARDSCAPE PLANS.
 - INSTALL SIDEWALK SCOPING RAMP PER C.O.T. STD. DTL. T-348, TYPE D.
 - TRANSITION CURB FROM 6" TO FLUSH AS NOTED.
 - SAWCUT AND REMOVE 2" MIN. EXISTING ASPHALT PAVING AS NECESSARY TO FACILITATE NEW CONSTRUCTION. REPLACE PER C.O.T. STD. DTL. T-313.
 - REMOVE EXISTING SIDEWALK, CURB AND GUTTER TO NEAREST CONSTRUCTION JOINT AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
 - MATCH FINISH GRADE TO EXIST. GRADE

- ADJUST GRATE/MANHOLE RIM PER M.A.G. STD. DTL. 422.
- ADJUST VALVE BOX PER M.A.G. STD. DTL. 391-1, TYPE 'C' ONLY.
- INSTALL SCREEN WALL, SEE LANDSCAPE PLANS FOR DETAILS.
- INSTALL RETAINING WALL, SEE STRUCTURAL PLANS FOR DETAILS.
- INSTALL PAVEMENT STRIPING. SEE NOTES SHEET 2 OF THIS PLAN SET.
- INSTALL RETENTION BASIN AS SHOWN. FILL MATERIAL MUST BE CLEAN AND FREE OF DELETERIOUS MATERIAL. LIFT HEIGHTS AND COMPACTION SHALL BE PER M.A.G. STD. SPECIFICATIONS.
- INSTALL 7" CURB AND GUTTER PER M.A.G. STD. DTL. 220-1, TYPE A, H=7".
- INSTALL DETECTABLE WARNING PER C.O.T. STD. DTL. T-329.
- INSTALL ADA COMPLIANT RAMP AS SHOWN. INSTALL DETECTABLE WARNING PER C.O.T. STD. DTL. T-329.
- INSTALL 12-FOOT WIDE GATE. SEE LANDSCAPE PLANS FOR DETAILS.
- INSTALL TRASH ENCLOSURE. SEE ARCHITECT'S PLANS FOR DETAILS.

- INSTALL RIBBON CURB PER M.A.G. STD. DTL. 220-1, TYPE B, MODIFIED FOR 6" WIDTH.
- INSTALL BOLLARD PER M.A.G. STD. DTL. 140, TYPE 1. SEE LS PLANS FOR DETAILS.
- REPLACE SURVEY MONUMENT PER M.A.G. STD. DTL. 120, TYPE A.
- INSTALL CONCRETE LINED SWALE. SEE DETAIL SHEET 10.
- REMOVE EXIST. CURB, CATCH BASIN AND INSTALL CATCH BASIN, PER MAG STD. DTL. 535 TYPE F & VERIFY EXIST. S.D. PIPE INVERT. EXTEND & CONNECT EXIST. STORM DRAIN PIPE TO NEW CONC. CATCH BASIN BOX.
- REMOVE EXIST. C&G AND INSTALL VALLEY GUTTER PER MAG STD. DTL. 240 MODIFIED TO 3" WIDE.
- INSTALL 6" WIDE VALLEY GUTTER PER MAG STD. DTL. 240
- FROM FLOWLINE TO CATCH BASIN GRATE AS SHOWN ON CATCH BASIN DETAIL ON SHT. 14
- INSTALL DRIVEWAY PER C.O.T. STD. DTL. 319 MODIFIED TO INCLUDE ISLAND WITH SIDE CROSSING MODIFIED PER C.O.T. DTL. T-348.

- GENERAL GRADING NOTES:**
- ALL EXISTING DRIVEWAYS WILL BE REMOVED AND REPLACED WITH NEW CURB AND SIDEWALK AS SHOWN HEREON.
 - LOCATION OF FIRE DEPARTMENT CONNECTION(S) (FDCS) SHALL BE SHOWN ON THE CIVIL CONSTRUCTION DOCUMENTS TO BE SUBMITTED FOR PERMITTING.
 - A SUBDIVISION PLAT WILL BE PROCESSED TO CREATE A SINGLE LOT FOR THIS PROJECT SITE.
 - THE UNDERGROUND RETENTION SYSTEM AND DRYWELLS AS SHOWN ON THE GRADING & DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT (AT LEAST ANNUALLY), AND (2) MAINTAIN IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE TOTAL VOLUME OF STORM WATER WITHIN 36 HOURS AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE.
 - LOCATION AND DEPTH OF 72-INCH CITY OF PHOENIX (COP) WATER MAIN IS SHOWN ON THESE PLAN FOR REFERENCE ONLY BASED ON RECORD INFORMATION PROVIDED BY THE COP. EXACT DEPTH AND LOCATION OF THE EXISTING WATER MAIN IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY GRADING OR TRENCHING WORK BEING DONE ON SITE. NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCY IN THE LOCATION AND DEPTH OF THE COP MAIN AS REPRESENTED ON THESE PLANS.
- NOTE TO CONTRACTOR:**
 "ALL UNDERGROUND CABLE, PIPE, AND CONDUITS SHALL BE DETECTABLE (METALLIC) OR HAVE A DETECTABLE UNDERGROUND LOCATION DEVICE INSTALLED WITH IT. THE RECOMMENDED DETECTABLE UNDERGROUND LOCATION DEVICE IS A #18 OR LARGER AT 8" O.C. IT SHALL HAVE 12" OF TRACER WIRE ACCESSIBLE ABOVE GRADE AT ANY ABOVE GRADE TERMINATION".

- STORM DRAIN CONSTRUCTION NOTES**
- INSTALL CATCH BASIN TYPE 'F' PER M.A.G. STD. DTL. 535.
 - INSTALL H.D.P.E. DRAINAGE PIPE OR APPROVED EQUAL TO INVERT ELEVATIONS SHOWN PER M.A.G. SPEC. 621. EXCAVATION, BEDDING AND BACKFILL PER M.A.G. SPEC. 601 AND MATERIALS PER M.A.G. SPEC. 760. SEE PLAN FOR PIPE SIZE AND LENGTHS.
 - INSTALL 9.5" Ø C.I.P.P. STORM DRAIN PIPE PER M.A.G. SPEC 620. TRENCH AND BACKFILL PER M.A.G. SPEC. 601.
 - INSTALL INLET PER M.A.G. STD. DTL. 530, TYPE 'A'. INVERTS PER PLAN.
 - INSTALL 48" Ø MANHOLE SHAFT WITH 30" FRAME AND GRATE COVER PER M.A.G. STD. DTL. 424-2 AND 522 SECTION B-B. INSTALL CONCRETE COLLAR PER C.O.T. STD. DTL. T-448.
 - INSTALL STORM DRAIN MANHOLE PER M.A.G. STD. DTL. 520 (BASE), 522 (SHAFT), AND M.A.G. STD. DTL. 423-1 TYPE 'B' FRAME AND COVER.
 - CONNECT TO STORAGE PIPE. SEE DETAIL SHEET.
 - CONNECT TO ROOF LEADER DISCHARGE PIPING. SEE MEP PLANS FOR CONTINUATION.
 - INSTALL PVC (SDR 35) PIPE. LENGTH, SLOPE AND SIZE PER PLAN.
 - INSTALL MAXWELL PLUS DRYWELL AS DISTRIBUTED BY TORRENT RESOURCES (OR APPROVED EQUAL). SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
 - INSTALL CLEANOUT PER M.A.G. STD. DTL. 441. MODIFY FOR PVC PIPE. SIZE TO MATCH PIPE. MODIFY COVER TO NYOPLAST 12" PEDESTRIAN GRATE PER MANUFACTURER SPECIFICATIONS. INSTALL GRATES SQUARE TO FLAT WORK IF APPLICABLE.
 - INSTALL NEW PRECAST 60"x60" CONCRETE JUNCTION BOX WITH GRATE TOP PER M.A.G. STD. DTL. 535 (OLDCASTE OR APPROVED EQUAL).



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NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
 THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS WITHIN 28 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR. FOR RELEASE OF RETENTION WITHIN 45 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR AND FOR FINAL PAYMENT WITHIN 45 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

NOTICE OF EXTENDED PAYMENT PROVISION
 THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 20 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS. WITHIN 45 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR RELEASE OF RETENTION AND WITHIN 45 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR FINAL PAYMENT.

Client/Project: CRESCENT COMMUNITIES
 CRESCENT RIO
 801 WEST 1ST STREET, TEMPE, AZ
 Title: GRADING AND DRAINAGE PLAN
 EN170054
 DS160372

Permit Seal: KEAY J. BELL, P.E., 6716
 EXPIRES 03-31-2021
 Project Number: 2220-10676
 File Name: 100956028p07.dwg
 Drawing No. 7 of 14