

GENERAL AND SITE PLAN NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF TEMPE SUPPLEMENT TO THE MAG SPECIFICATIONS AND DETAILS, MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND DETAILS (MAG SPECIFICATIONS AND DETAILS), AND CITY OF TEMPE TRAFFIC BARRICADE MANUAL.
- A PERMIT ISSUED BY COMMUNITY DEVELOPMENT, OR THE ENGINEERING DIVISION SHALL BE REQUIRED FOR ALL WORK IN THE CITY OF TEMPE RIGHTS OF WAY, AN INVESTIGATION ASSESSMENT, IN THE AMOUNT DEFINED BY SECTION 29-19 ENGINEERING FEES, APPENDIX A OF TEMPE CITY CODE, WILL BE CHARGED FOR ANY WORK WITHIN THE CITY OF TEMPE RIGHTS-OF-WAY IN WHICH A PERMIT HAS NOT BEEN ISSUED PRIOR TO COMMENCEMENT OF WORK.
- THE CITY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION WORK. CALL THE ENGINEERING REQUEST LINE AT (480) 350-8072 AT LEAST ONE BUSINESS DAY BEFORE START OF CONSTRUCTION TO REQUEST INSPECTIONS. CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
- RIGHT OF WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL A CLEAN AND CLEAR APPROVED SET OF BOND BLACK LINE REPRODUCIBLE OR PDF OF "AS-BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY COMMUNITY DEVELOPMENT OR THE ENGINEERING DIVISION.
- LOCATION OF ALL WATER VALVES, MANHOLES, AND CLEANOUTS MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER UTILITY DIVISION.
- NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS AND ALL SURVEY MONUMENTS ARE INSTALLED ACCORDING TO THE PLANS.
- THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION, UTILITY RELOCATION, CONSTRUCTION STAKING, OR AS-BUILT PLANS.
- ALL EXISTING STREET MONUMENTS MUST BE PRESERVED. PRIOR TO CONSTRUCTION, MONUMENTS WILL BE REFERENCED HORIZONTALLY AND VERTICALLY. AFTER CONSTRUCTION, MONUMENTS SHALL BE RESET AND FIELD NOTES, INCLUDING NEW ELEVATION, SHALL BE FILED WITH THE CITY.
- FIRE RISER, DETAILS AND FDC ARE FOR REFERENCE ONLY AND ARE NOT APPROVED ON THESE DRAWINGS. FIRE SPRINKLER PLANS MUST BE SUBMITTED FOR SEPARATE FIRE DEPARTMENT REVIEW AND APPROVAL.
- ALL OVERHEAD UTILITY LINES (OTHER THAN TRANSMISSION LINES 12.5KV OR GREATER) THAT ON OR ADJACENT TO THE SITE, INCLUDING STREET OR ALLEY CROSSINGS, SHALL BE PLACED UNDERGROUND PER CITY CODE SECTION 25-120 THROUGH SECTION 25-126 AND ORDINANCE NO. 88.85
- ALL ONSITE PRIVATE UTILITIES AND DETAILS SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY AND ARE NOT APPROVED ON THESE DRAWINGS. SEE PLANS THAT ARE APPROVED BY BUILDING SAFETY FOR ONSITE PRIVATE UTILITIES
- THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE. IT IS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER SEALING AND SIGNING THESE PLANS TO BE CERTAIN THAT THEY ARE IN FULL COMPLIANCE WITH TEMPE STANDARDS, DETAILS, CRITERION, LAWS AND ORDINANCES.
- THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
- THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY, ON-SITE GRADING, DRAINAGE, WATER AND SEWER. THIS PLAN CHECK APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM APPLICATION DATE. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL. ONE 6-MONTH EXTENSION MAY BE GRANTED UPON REQUEST IF THE REQUEST IS MADE PRIOR TO THE EXPIRATION OF THE ONE-YEAR PERIOD AT A COST OF 25% OF THE TOTAL PLAN CHECK FEE. PERMITS MUST THEN BE ISSUED WITH 6-MONTHS AND THEY WILL BE VALID FOR ONE YEAR FROM ISSUE DATE, OTHERWISE, THE PROJECT EXPIRES AND PERMITS ARE VOIDED.
- AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- CONSTRUCTION ITEMS SHALL NOT BE ACCEPTED UNTIL A CLEAN AND CLEAR APPROVED SET OF BOND OR PDF REPRODUCIBLE "AS-BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY COMMUNITY DEVELOPMENT OR THE ENGINEERING DIVISION.
- THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF NEW CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO APPROVAL OF IMPROVEMENT PLANS
- THE CONTRACTOR SHALL CALL ARIZONA 811 TO CREATE A TICKET AT LEAST 2 WORKING DAYS PRIOR TO CONSTRUCTION, IN ACCORDANCE WITH A.R.S. § 40-360.21-31, ET SEQ.
- THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF TEMPE TRAFFIC BARRICADE MANUAL. WHEN REQUIRED BY THE CITY, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR MAY OBTAIN A FIRE HYDRANT METER FOR CONSTRUCTION WATER FROM CUSTOMER SERVICES. THIS METER SHOULD BE ORDERED TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT.
- ALL BROKEN OR DISPLACED EXISTING CONCRETE CURB, GUTTER, OR SIDEWALK ADJACENT TO PROJECT SITE SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY OF TEMPE ENGINEERING OR COMMUNITY DEVELOPMENT INSPECTOR.
- ALL CITY FACILITIES, ALLEYS AND ROADWAY SURFACES DAMAGED BY DEVELOPER/CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED/RESTORED TO THE SATISFACTION OF THE CITY OF TEMPE ENGINEERING OR COMMUNITY DEVELOPMENT INSPECTOR PER THE RESPECTIVE CITY AND/OR MAG STANDARD DETAIL.
- ALL TREES PLANTED BETWEEN 8' AND 16' FROM A PUBLIC UTILITY LINE (INCLUDING WATER, SANITARY SEWER, STORM DRAIN, OR IRRIGATION MAIN LINES) ARE REQUIRED TO CONFORM TO THE CITY OF TEMPE STANDARD ROOT BARRIER DETAIL T-460.
- FOR NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS ONE ACRE OR GREATER DISCHARGING TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4), WILL BE REQUIRED TO SIGN A DECLARATION FOR INSPECTION AND MAINTENANCE OF DRAINAGE STRUCTURES

PAVING AND SURVEY MONUMENT NOTES

- NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY PRISM ARE COMPLETED.
- THE MAXIMUM STAKE INTERVAL FOR GRADES OF 0.2% OR LESS SHALL BE 25 FEET FOR CONCRETE WORK AND 50 FEET FOR ASPHALT ROADWAY SECTION, EXCEPT ON HORIZONTAL OR VERTICAL CURVES WHERE A MAXIMUM STAKE INTERVAL OF 20 FEET FOR CONCRETE WORK SHALL BE REQUIRED. ALL CURB RETURNS SHALL BE STAKED AT THE P.C., P.T. AND THE MIDPOINT OF THE RETURN. NO GRADE STAKE INTERVAL SHALL EXCEED 50 FEET.
- GUTTERS WILL BE WATER TESTED IN THE PRESENCE OF THE CITY'S ENGINEER INSPECTOR, OR DESIGNEE, TO INSURE PROPER DRAINAGE, PRIOR TO FINAL APPROVAL BY THE ENGINEERING DIVISION.
- EXACT POINT OF MATCHING, TERMINATION AND OVERLAY, IF NECESSARY, MAY BE DETERMINED IN THE FIELD BY THE ENGINEERING DIVISION.
- UNDERGROUND STREETLIGHT AND TRAFFIC SIGNAL CIRCUITS SHALL BE INSTALLED AS PART OF THE OFFSITE IMPROVEMENTS. NEW FOUNDATIONS FOR TRAFFIC SIGNAL POLES SHALL BE POURED FAR ENOUGH IN ADVANCE TO ALLOW SUFFICIENT TIME FOR CONCRETE CURING AND FOR SCHEDULING THE RELOCATION OF THE EXISTING TRAFFIC SIGNALS.
- ADDRESS OVERLAY REQUIREMENTS WHERE OPEN CUTTING IS PERMITTED. FINISHED PAVEMENT SURFACE MATERIALS SUCH AS RUBBERIZED ASPHALT SHALL BE MATCHED IN FIELD.
- PAVING IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL A CLEAR AND CLEAN APPROVED SET OF BOND COPY OR PDF OF "AS-BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING INSPECTOR.

SEWER, WATER AND UTILITY PLAN NOTES

- THE CONTRACTOR SHALL UNCOVER ALL EXISTING LINES BEING TIED INTO TO VERIFY THEIR LOCATION, SIZE, MATERIAL TYPE, ETC. PRIOR TO CONSTRUCTION OF NEW LINES. THE CONTRACTOR WILL LOCATE OR HAVE LOCATED ALL EXISTING UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS, AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO SAME. CONTACT ARIZONA 811 TO CREATE A TICKET.
- SUMMITS IN WATER LINES SHALL BE LOCATED AT FIRE HYDRANTS.
- BACKFILLING SHALL NOT BE STARTED UNTIL LINES ARE APPROVED BY THE ENGINEERING DIVISION.
- IF A BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE INSTALLED, THE CONTRACTOR WILL CALL THE CITY OF COMMUNITY DEVELOPMENT DEPARTMENT AT 480-350-8311 FOR AN INSPECTION BEFORE BACKFILLING THE ASSEMBLY.
- ALL PUBLIC WATER LINES SHALL BE PRESSURE CLASS 350 DIP, PROTECTED WITH HIGH DENSITY POLYETHYLENE CORROSION PROTECTION PER MAG SPECIFICATION 610.
- ALL NEW WATER AND SEWER CONNECTIONS TO EXISTING LINES SHALL BE DONE ONLY BY OPEN-CUT ON MAJOR ARTERIAL STREETS, MAJOR INTERSECTIONS OR THE PRESENCE OF A MAJOR WATER OR SEWER LINE. BORED INSTALLATIONS MUST BE CLEARLY IDENTIFIED AND SPECIFICALLY APPROVED BY THE CITY ENGINEER, OR DESIGNEE.
- ALL ON-SITE SEWER SYSTEMS ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED ON PLANS AND MUST BE APPROVED AND PERMITTED BY THE CITY OF TEMPE BUILDING SAFETY DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.
- IN ACCORDANCE WITH AAC R18-4-219, ALL MATERIALS WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.
- ALL MANHOLE INSTALLATIONS SHALL BE COMPLETE IN PLACE INCLUDING ALL EXCAVATION, BACKFILL, SWEEPS, AND CONDUITS NECESSARY TO COMPLETE THE INSTALLATION OF THE MANHOLE AND CONNECTIONS TO THE MAINLINE CONDUITS.
- FOR THE EXISTING SEWER STUB CONNECTIONS ONLY. (TO BE SIGNED ON "AS-BUILT") "THIS IS TO CERTIFY THAT AN ACTUAL FIELD FLOW TEST ON THE EXISTING SEWER STUB WAS PERFORMED AND WAS FOUND TO BE ACCEPTABLE AND FREE OF ANY OBSTRUCTIONS PRIOR TO FINAL BUILDING CONNECTION"

ENGINEER _____ DATE _____ ARIZONA P.E. NUMBER _____

- ALL VALVES SHALL BE FLANGED TO FITTINGS, PREFERABLY TEES.
- THRUST & ANCHOR BLOCKS PER MAG STANDARD DETAIL 301, 380 & 381.
- ONLY THE CITY OF TEMPE WATER UTILITY DIVISION PERSONNEL SHALL OPERATE ANY EXISTING VALVES OR ANY VALVE CONNECTING NEW WORK TO THE EXISTING CITY WATER SYSTEM.
- SEWER, WATER, AND UTILITY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL A CLEAR AND CLEAN COPY OF "AS-BUILT" PLANS IN PDF FORMAT HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY.
- WATER, STORM DRAIN & SANITARY SEWER SEPARATION/PROTECTION SHALL BE PER MAG STANDARD DETAIL 404-1 WITH CITY APPROVAL. THE CITY CONSIDERS STORM DRAINS TO BE "SEWER" WHEN CROSSING WATER LINES. THE CITY CONSIDERS STORM DRAINS TO BE "POTABLE WATER" WHEN CROSSING SANITARY SEWER LINES.
- THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT FOREIGN MATERIAL FROM ENTERING THE PIPE WHILE IT IS BEING STORED.
- DURING INSTALLATION AND AT ALL TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE IN THE TRENCH SHALL BE CLOSED BY A WATER-TIGHT PLUG OR OTHER MEANS APPROVED BY THE CITY OF TEMPE ENGINEERING INSPECTOR. IF IN THE OPINION OF THE CITY OF TEMPE ENGINEERING INSPECTOR THE PIPE CONTAINS DIRT THAT WILL NOT BE REMOVED DURING THE FLUSHING OPERATION, THE INTERIOR OF THE PIPE SHALL BE CLEANED AND SWABBED, AS NECESSARY, WITH A .005 TO .010 PERCENT CHLORINE SOLUTION.
- AFTER PRESSURE TESTING AND BEFORE PLACING IN SERVICE, ALL WATER LINES SHALL BE DISINFECTED AND TESTED FOR WATER QUALITY IN ACCORDANCE WITH MAG STANDARD SPECIFICATIONS SECTION 611. IF THE WATERLINE FAILS THE CHLORINE RESIDUAL TEST OR FAILS TO MEET THE WATER QUALITY TEST MORE THAN THREE (3) TIMES, THE CITY OF TEMPE ENGINEERING INSPECTOR RESERVES THE RIGHT TO REQUIRE THE INSTALLED WATERLINE TO BE CLEANED BY PIGGING THE LINE, IN ACCORDANCE WITH STANDARD PROCEDURES, AT NO COST TO THE CITY.

ON SITE DRAINAGE PLAN NOTES


- A CONTRACTOR / PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR THE ONSITE DRAINAGE OF THE PROJECT.
- DRYWELLS MUST BE REGISTERED WITH THE ARIZONA STATE DEPARTMENT OF ENVIRONMENTAL QUALITY. AN AQUIFER PROTECTION PERMIT (APP) MAY ALSO BE REQUIRED.
- PRIOR TO ACCEPTANCE THE OWNER/DEVELOPER SHALL FURNISH THE FOLLOWING:
 - DRILLING LOG AND CERTIFICATION OF COMPLIANCE FOR ALL DRY WELLS.
 - A 3 MIL MINIMUM DOUBLE MATTE, BLACK AND WHITE REPRODUCIBLE MYLAR COPY OF THE APPROVED PLANS WITH THIS CERTIFICATION SIGNED BY A REGISTERED PROFESSIONAL ENGINEER:
- "THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY WAS MADE UNDER MY SUPERVISION OF THE SUBJECT SITE AND THAT FINISH FLOOR AND RETENTION ELEVATIONS ARE THE TRUE "AS BUILT CONDITIONS, AND THEY MEET OR EXCEED THE ORIGINAL RETENTION REQUIREMENTS AS SHOWN ON THIS APPROVED PLAN."

ENGINEER _____ DATE _____ ARIZONA P.E. NUMBER _____

- UNDERGROUND STORM WATER STORAGE SYSTEMS WHEN USED AND SPECIFICALLY APPROVED BY THE CITY ENGINEER, OR DESIGNEE, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, INCLUDING THE DESIGN, CONSTRUCTION, INSPECTION, MONITORING AND MAINTENANCE. THE OWNER SHALL BE LIABLE FOR ANY AND ALL CLAIMS RESULTING THERE FROM. THE CITY OF TEMPE, BY ALLOWING THIS SYSTEM ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, INSPECTION, MONITORING, AND/OR MAINTENANCE OF THE SYSTEM. A DEED RESTRICTION DESCRIBING THE SYSTEM SHALL BE RECORDED. THIS DOCUMENT SHALL STATE THAT THE DEED RESTRICTION CANNOT BE RELINQUISHED OR ABANDONED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF TEMPE.
- ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OF VOLUME III, EROSION CONTROL, OF THE DRAINAGE DESIGN MANUAL ISSUED BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY (2012). THE PERIMETER OF THE PROJECT SITE SHALL HAVE BMPs IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), DESIGNATED WASHDOWN AREAS SHALL BE ONSITE AND FOLLOW THE SPECIFICATIONS OF THE GENERAL HOUSEKEEPING BEST MANAGEMENT PRACTICE GH-4. ONSITE STOCK PILES SHALL HAVE PERIMETER CONTROL BMPs INSTALLED AROUND THE STOCK PILE. OFFSITE STORM DRAIN INLETS SHALL BE PROTECTED BY BMP SPC-7 IF UPSTREAM CONSTRUCTION ACTIVITIES MAY RESULT IN STORMWATER DISCHARGES.

STREET LIGHTING PLAN NOTES

- STREET LIGHTS TO BE STREAMLINE STEEL POLES AND INSTALLED ON FOUNDATIONS PER CITY OF TEMPE STANDARD DETAIL T-651.
- STREET LIGHTS TO BE ARCHITECTURAL STREET LIGHTS AND INSTALLED ON FOUNDATIONS PER CITY OF TEMPE STANDARD DETAIL T-652.
- STREET LIGHTS TO BE ARCHITECTURAL TEMPE SPECIAL DISTRICT LIGHTING AND INSTALLED ON FOUNDATIONS PER CITY OF TEMPE STANDARD DETAIL T-645.
- STREET LIGHTS TO BE DECORATIVE SPECIAL DISTRICT STREET LIGHTS AND INSTALLED ON FOUNDATIONS PER CITY OF TEMPE STANDARD DETAIL T-653.
- ALL STREET LIGHTS TO HAVE INDIVIDUAL PULL BOX (J-BOX), (PROVIDED BY THE UTILITY COMPANY), INSTALLED WITHIN 2' TO 4' FROM THE BASE OF THE POLE AND PER CITY OF TEMPE STANDARD DETAIL T-650.
- ALL STREET LIGHTS TO BE 2' FROM BACK OF CURB WHERE RECESSED OR NO SIDEWALK EXISTS, OR 2' BACK OF WALK TO THE FACE OF POLE UNLESS OTHERWISE APPROVED BY CITY.
- ALL STREET LIGHT CONDUITS TO BE 2-1/2" PVC SCHEDULE 40.
- UNDERGROUND STREET LIGHT AND TRAFFIC SIGNAL CIRCUITS SHALL BE INSTALLED AS PART OF THE ROW IMPROVEMENTS. NEW FOUNDATIONS FOR TRAFFIC SIGNAL POLES SHALL BE POURED FOR ENOUGH IN ADVANCE TO ALLOW SUFFICIENT TIME FOR CONCRETE CURING AND FOR SCHEDULING THE RELOCATION OF THE EXISTING TRAFFIC SIGNAL.

		Contact Arizona 811 at least two full working days before you begin excavation  Call 811 or click Arizona811.com	
		MARK	DATE
PUBLIC WORKS DEPARTMENT CITY OF TEMPE ENGINEERING DIVISION P.O. BOX 5002, TEMPE, AZ 85280			
SURVEYED:	DESCRIPTION		DATE
DESIGNED:	Tempe, Arizona		PROJECT NO.
DRAWN:			
CHECKED:	GENERAL NOTES		SHT OF
SCALE:			