

GENERAL PAVING + GRADING NOTES

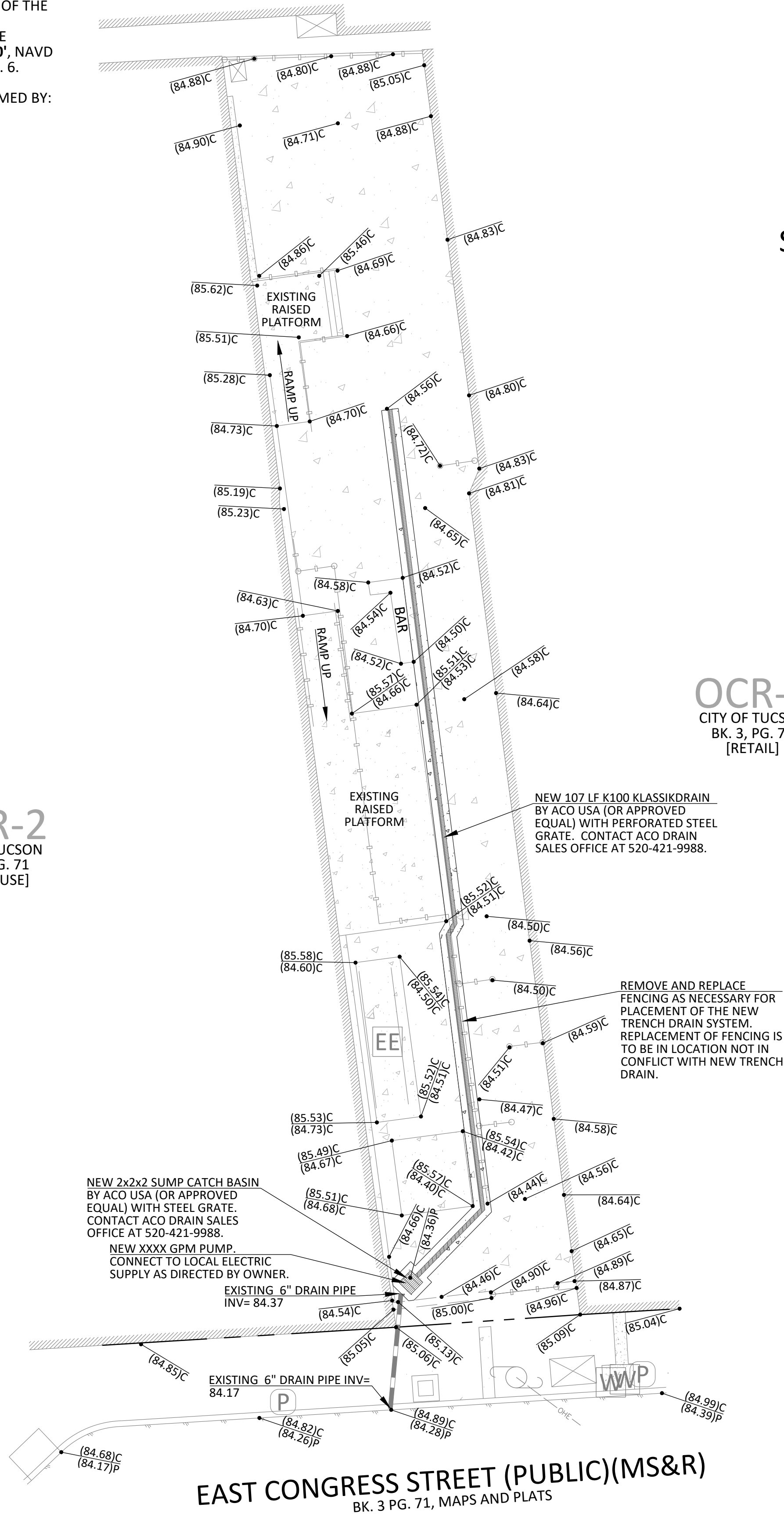
- ALL CONSTRUCTION AND TEST METHODS SHALL CONFORM TO THE PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, VOLUMES 1 AND 2, 2015 EDITION, EXCEPT AS MODIFIED HEREIN. (MEASUREMENT AND PAYMENT TERMS DO NOT APPLY).
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENT AGENCIES.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN AN ACCESSIBLE LOCATION ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT, CURBS, AND ANY OTHER OBSTRUCTION DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
- IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR TO EXHIBIT EXTREME CAUTION WHEN EXCAVATING TO AVOID DAMAGING EXISTING UTILITY LINES IN AND AROUND THE AREA OF WORK. UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT COMPLETE BUT ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME THIS PLAN WAS DESIGNED.
- CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METER BOXES, SANITARY SEWER MANHOLE AND CLEAN-OUT RING AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVERS TO THE NEW FINISHED GRADE.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES, INCLUDING EXCAVATION, BORROW EMBANKMENT, SHRINK OR SWELL, GROUND COMPACTION, HAUL AND ANY OTHER ITEMS AFFECTING THE BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THESE PLANS AND TO BASE THE BID SOLELY UPON HIS OWN CALCULATED QUANTITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER PRIOR TO CONSTRUCTION OF ANY MAJOR DISCREPANCIES ON THE PLANS. ALL GRADE ADJUSTMENTS SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO MAKING ANY CHANGES.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND CYPRESS CIVIL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CYPRESS CIVIL.
- IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING CYPRESS CIVIL AT 520-499-2456.
- CYPRESS CIVIL HEREBY CERTIFIES THAT ALL FINISHED GRADED AND PAVED AREAS CONTAINED WITHIN THIS DEVELOPMENT ARE DESIGNED WITH SLOPES OF AT LEAST 0.5%. CYPRESS CIVIL FURTHER CERTIFIES THAT THE PROPOSED DESIGN PROVIDES POSITIVE DRAINAGE THROUGHOUT THE DEVELOPMENT EXCEPT WITHIN DETENTION/RETENTION AREAS OR WATER HARVESTING AREAS SPECIFIED WITHIN THE APPROVED DRAINAGE ANALYSIS FOR THIS PROJECT.
- ALL CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 1006, CLASS B, 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, OR CLASS S, 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL DETERMINE IN ADVANCE OF CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTACT PERMITS AND CODES AT 791-5100 FOR ANY QUESTIONS REGARDING ANY RIGHT-OF-WAY PERMIT REQUIREMENTS.

SURVEY NOTES

- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF STONE AVENUE, BETWEEN PENNINGTON STREET AND CONGRESS STREET. THE BEARING OF SAID LINE IS **N 09°12'33" W**, PER SEQUENCE #2012-0120179, RECORDS OF SURVEY.
- THE BASIS OF ELEVATIONS FOR THIS PROJECT IS THE CITY OF TUCSON BENCHMARK #78, BEING A FOUND CHISELED "X" AT THE NORTHWEST CORNER OF THE CATCH BASIN ON THE WEST SIDE OF STONE AVENUE, SOUTH OF CONGRESS STREET. THE ELEVATION OF SAID BENCHMARK IS **2384.40'**, NAVD 88 DATUM, PER COT FIELD BOOK 1989X, PG. 6.
- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY: PUTT LAND SURVEYING, INC  
4817 EAST FIFTH STREET,  
TUCSON, ARIZONA 85711  
ATTN: PAUL COTE, AZ RLS #50761  
PH: (520) 790-8373

PRIVATE GRADING & DRAINAGE PLAN for 15 EAST CONGRESS

OCR-2  
CITY OF TUCSON  
BK. 3, PG. 71  
[MIXED USE]



SCALE: 1"=10'

OCR-2  
CITY OF TUCSON  
BK. 3, PG. 71  
[RETAIL]



IN THE SE ¼ OF THE SW ¼ OF SECTION 12, T. 14 S., R. 13 E., G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

LOCATION MAP  
NORTH  
3" = 1 MILE

LEGEND

- PROJECT BOUNDARY
- RIGHT-OF-WAY
- SPOT ELEV. (NEW GRADE)
- SPOT ELEV. (EXIST. GRADE)
- EXISTING PAVEMENT EDGE
- EXISTING CURB
- EXISTING CONCRETE
- EXISTING FENCE
- EXISTING RAILING
- NEW CONCRETE
- EXISTING PARKING METER
- EXISTING STORM DRAIN PIPE
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRICAL EQUIPMENT
- EXISTING POWER POLE
- EXISTING WATER METER
- ZONING DIVISION
- PAVEMENT (ASPHALT)
- CONCRETE

| NO.  | DATE | REVISION DESCRIPTION | BY | OWNER/DEVELOPER  |
|--|------|----------------------|----|--|
|  |      |                      |    | HOLUALOA CONGRESS, LLC<br>3573 EAST SUNRISE DRIVE, SUITE 225<br>TUCSON, ARIZONA 85718<br>ATTN: PERRY WHITTHORNE<br>PH: (520) 615-1094<br>E: perry@holualoa.com |
| CYPRESS PROJECT NO: 18.030   |      |                      |    | SITE ADDRESS   |
| 2030 east speedway boulevard suite #110<br>tucson, arizona 85719<br>ph: 520.499.2456<br>e: kmhall@cypresscivil.com |      |                      |    | 15 EAST CONGRESS STREET<br>TUCSON, ARIZONA 85701   |
| TUCSON EAST PORTION LOT 18 BLOCK 195   |      |                      |    | PRIVATE GRADING & DRAINAGE PLAN for 15 EAST CONGRESS STREET  |
|  |      |                      |    | 1 OF 1   |

