

Name: ST1790 - Mews Road PM-10 Paving  
Id: GLB-23-PAVING-001  
Agency: Gilbert

This application was signed by David Fabiano on 9/14/2020  
50 E. Civic Center Drive  
Gilbert, AZ 85296  
(480) 503-6871

### Site Visit

*Site visit summary.*

Name of Person who Completed Site Visit	Casey Ambrose
Date of Visit	08/10/2020

### Project Description

*Summary of the project.*

Description of Project	Mews Road is an unimproved road in the southern limits of the Town of Gilbert. There are 24 existing residences/businesses whose only means of ingress and egress are Mews Road to Higley Road. There is 84 acres of land in 40 parcels of land, with several larger parcels.
Project is in Nonattainment Area	Yes

**COST ESTIMATE SUMMARY**

Program Phase	Location	Work	Year	CMAQ	Local	Total	Local Share
Design, excludes ADOT review fees	Mews Road beginning at Higley Road and continuing approximately 1/2 mile east. Mews Road is south of Riggs Road and north of Hunt Highway in the Town of Gilbert. Mews only means of ingress and egress is onto Higley Road. There are no alternate outlets.	develop plans, specifications and construction documents for improving approximately 2,000 feet east of the intersection Higley Road and East Mews Road. Improvements will include asphalt, ribbon curb, and minor drainage improvements. See attachment for further scope clarifications.	2023	113,740	6,875	120,615	5.7%
Right-of-Way	Mews Road beginning at Higley Road and continuing approximately 1/2 mile east. Mews Road is south of Riggs Road and north of Hunt Highway in the Town of Gilbert. Mews only means of ingress and egress is onto Higley Road. There are no alternate outlets.	All right of way acquisition is intended for temporary construction easements and drainage easements.	2024	108,445	6,555	115,000	5.7%
Utilities	Mews Road beginning at Higley Road and continuing approximately 1/2 mile east. Mews Road is south of Riggs Road and north of Hunt Highway in the Town of Gilbert. Mews only means of ingress and egress is onto Higley Road. There are no alternate outlets.	Underground conversion; removal of approx. 1,120 LF conductor, three (3) poles and three (3) transformers; install two (2) single-phase pad mounted devices, one (1) riser and 1625 feet of aluminum conductor.	2024	1,218,356	73,644	1,292,000	5.7%
Construction, may include utilities	Mews Road beginning at Higley Road and continuing approximately 1/2 mile east. Mews Road is south of Riggs Road and north of Hunt Highway in the Town of Gilbert. Mews only means of ingress and egress is onto Higley Road. There are no alternate outlets.	Beginning at the upstream east end of Mews Road from Sta 35+00 to 23+20, the street will have a full width 2% cross slope from north to south with a concrete ribbon curb on the north side and a concrete curb and gutter on the south side. 10-year design flows will cover approximately 14-feet of the south portion of the roadway at the east end of Mews Road and increase to the entire 24-foot pavement width at Sta 23+20. There will be no impact to the existing block wall or citrus trees. At Sta 23+20 the roadway will transition to a crowned 2% section with concrete ribbon curb on both sides. Street flows will be directed into a 22-foot wide shotcrete lined drainage channel on the south side of the road. Near the Higley Road intersection, flows in the 22-foot wide drainage channel will be conveyed to a sump catch basin and storm drain that will outfall at the existing Higley Road regional drainage channel north of the Mews Road. A culvert will be required for (1) driveway that crosses the new shotcrete lined drainage channel.	2024	1,029,165	62,208	1,091,374	5.7%

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**Segment 1**

Proposed Improvements

*Summary of the improvements proposed for the segment*

Type of Paving Project	Rural Road
Work to be Performed	<p>Beginning at the upstream east end of Mews Road from Sta 35+00 to 23+20, the street will have a full width 2% cross slope from north to south with a concrete ribbon curb on the north side and a concrete curb and gutter on the south side. 10-year design flows will cover approximately 14-feet of the south portion of the roadway at the east end of Mews Road and increase to the entire 24-foot pavement width at Sta 23+20. There will be no impact to the existing block wall or citrus trees.</p> <p>At Sta 23+20 the roadway will transition to a crowned 2% section with concrete ribbon curb on both sides. Street flows will be directed into a 22-foot wide shotcrete lined drainage channel on the south side of the road.</p> <p>Near the Higley Road intersection, flows in the 22-foot wide drainage channel will be conveyed to a sump catch basin and storm drain that will outfall at the existing Higley Road regional drainage channel north of the Mews Road. A culvert will be required for (1) driveway that crosses the new shotcrete lined drainage channel.</p>
Vertical Alignment Changes	The vertical alignment is to remain as close to the existing alignment as possible. The project will be eliminating the small deviations in this alignment to make it a smoother surface to travel on.
Horizontal Alignment Changes	The horizontal alignment will remain even about the centerline of the original roadway. There is no deviation from the existing centerline alignment.
Design Speed After Construction	25
Describe the type of Paving	PCCP and ACP. The pavement section from Station 23+20 to 36+00 with 6" PCCP on 4" ABC on 8" of ABC or select material. The pavement section from 10+75 to 23+20 will be 3" of AC, 4" ABC on 8" of ABC or select material.
Other Improvements to Include	Fencing Curb and Gutter drainage structures and channels.
Describe the Non-paving Improvements	There will be improvements to relocate existing mailboxes, replacement of existing fences and gates in kind, size and color. There will be the removal and replacement of a few existing citrus trees. Drainage will have an 18-inch elliptical pipe to assist with conveyance of water under an existing driveway. 18" diameter RCP with sump basins, 8" thick Rip Rap and then a sump catch basin outlets and storm drain pipes at Higley and Mews Road intersection. From Station 10+75 to 23+20 ribbon curb will be placed on both the north and south side of Mews Road. From Station 23+20 to 36+00 the north side of Mews Road will have ribbon curb and the south side will have curb and gutter per MAG DTL 220 Type A.
Number of Unpaved Access Points to be Paved	14

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### Segment Description

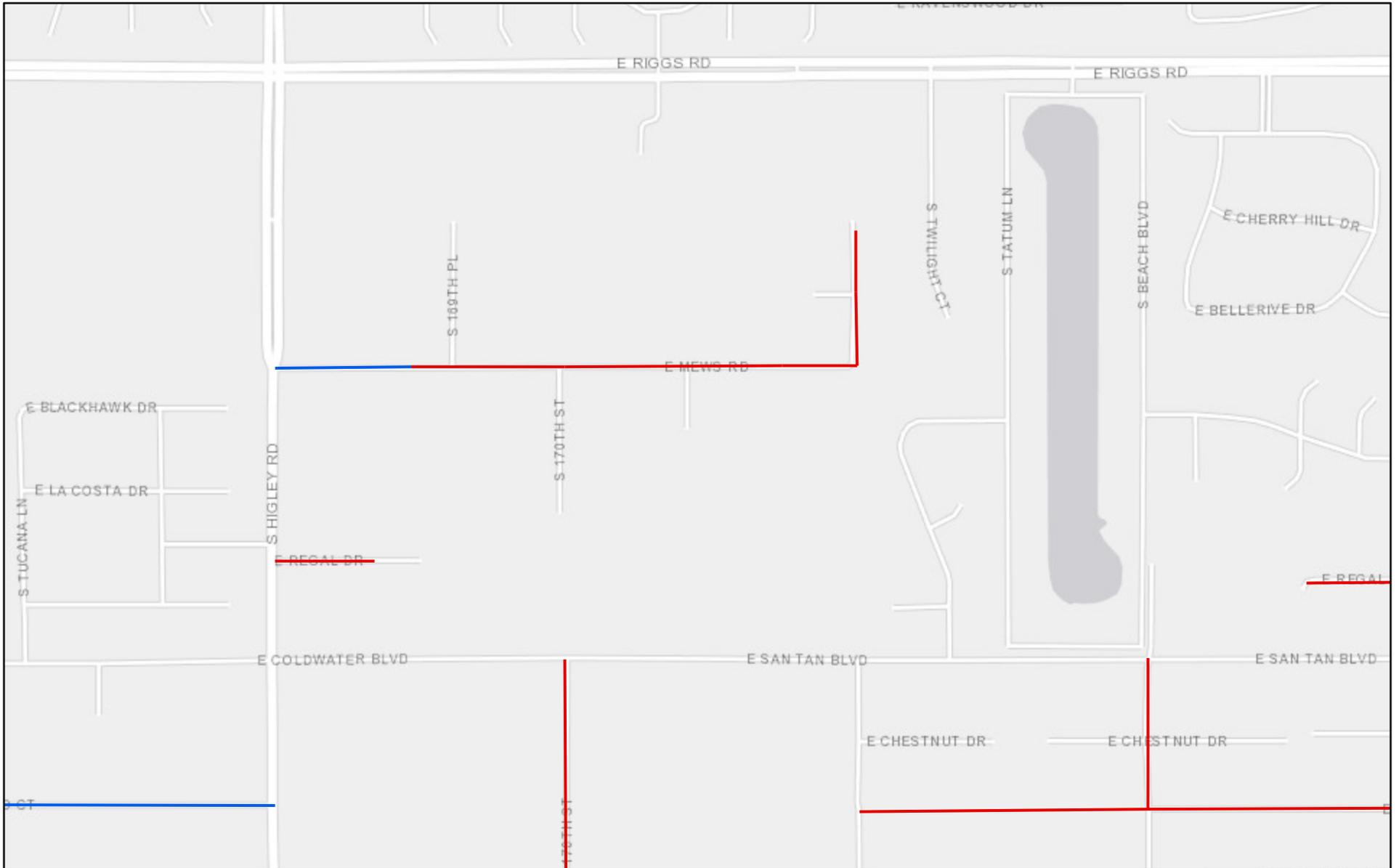
#### Summary of Segment

Segment Location	Mews Road beginning at Higley Road and continuing approximately 1/2 mile east. Mews Road is south of Riggs Road and north of Hunt Highway in the Town of Gilbert. Mews only means of ingress and egress is onto Higley Road. There are no alternate outlets.
Segment Length	0.49
Curb Miles	0.98
Within 4 Miles of PM10 Monitor	No
List of Nearby Monitors	
Current Surface Condition	The current surface has a variety of materials including some gravel, some millings and some dirt.
Description of Traffic	The land use for this section of roadway is utilized by single family homes. In addition to the single family homes, there is a small plant nursery that utilizes this section of Mews Road. Based on the land use of the surrounding area that would use Mews Road, it is expected that the majority of the vehicles would be passenger vehicles. It is expected to have less than 1% of the total vehicles to be trucks.
Average Daily Traffic	500
Average Daily Traffic Methodology	The ITE Trip Generation Manual 10th Edition was used to estimate the average daily traffic. This information is based on studies made to determine how many vehicles enter and exit a site devoted to a particular land use. There are approximately 30+/- single family homes and a small plant nursery that use this section of Mews Road. For single family detached housing it is estimated based on The ITE Trip Generation Manual 10th Edition approximately 350 vehicles would utilize this road on a typical weekday. The ITE Trip Generation Manual 10th Edition does not have a good comparison to the existing Nursery to estimate daily trips. It was estimated around 150 vehicles would utilize this nursery on a typical weekday.
Environmental Clearance	There are no known cultural, historical or biological resources that will be impacted by this project. There are no know hazardous materials or other environmental issues on this segment of roadway. Improvements will be made within the existing right-of-way.
Current Right of Way	Agency owns all ROW needed
Right of Way Issues	At this time the Town is not anticipating any right of way issues.
Current Utilities	Canals and Drainage Power Lines and Cables Pipelines, Sewer, and Water Private Structures

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Other Utility Conflicts	<p>The Town began this project as a PM-10 project. The Town's design consultant discovered drainage issues during the design development. There are off-site flows that cross over Mews Road now to the north and west. This existing drainage pattern impacted the cross section opportunities for Mews Road. The right-of-way is insufficient to have a normal crown section and a drainage swale along the south side of the pavement section. Obtaining drainage easements or additional right-of-way is not desirable. A modified cross section with a one way crown will allow for a durable pavement surface and stormwater conveyance. A large culvert(s) is required at Higley Road to convey runoff north underneath Mews Road to drain into a stormwater channel on the east side of Higley Road.</p> <p>Other utility conflicts have been reviewed. Overhead electric will be converted to underground.</p>
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# Unpaved Roads



8/20/2020 8:10:20 AM

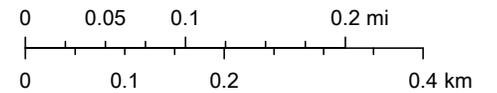
Unpaved Roads

— Public unpaved road

— Private unpaved road

□ PM10 Nonattainment Area

1:9,028



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

Maricopa Association of Governments  
Esri, HERE | Esri, HERE |













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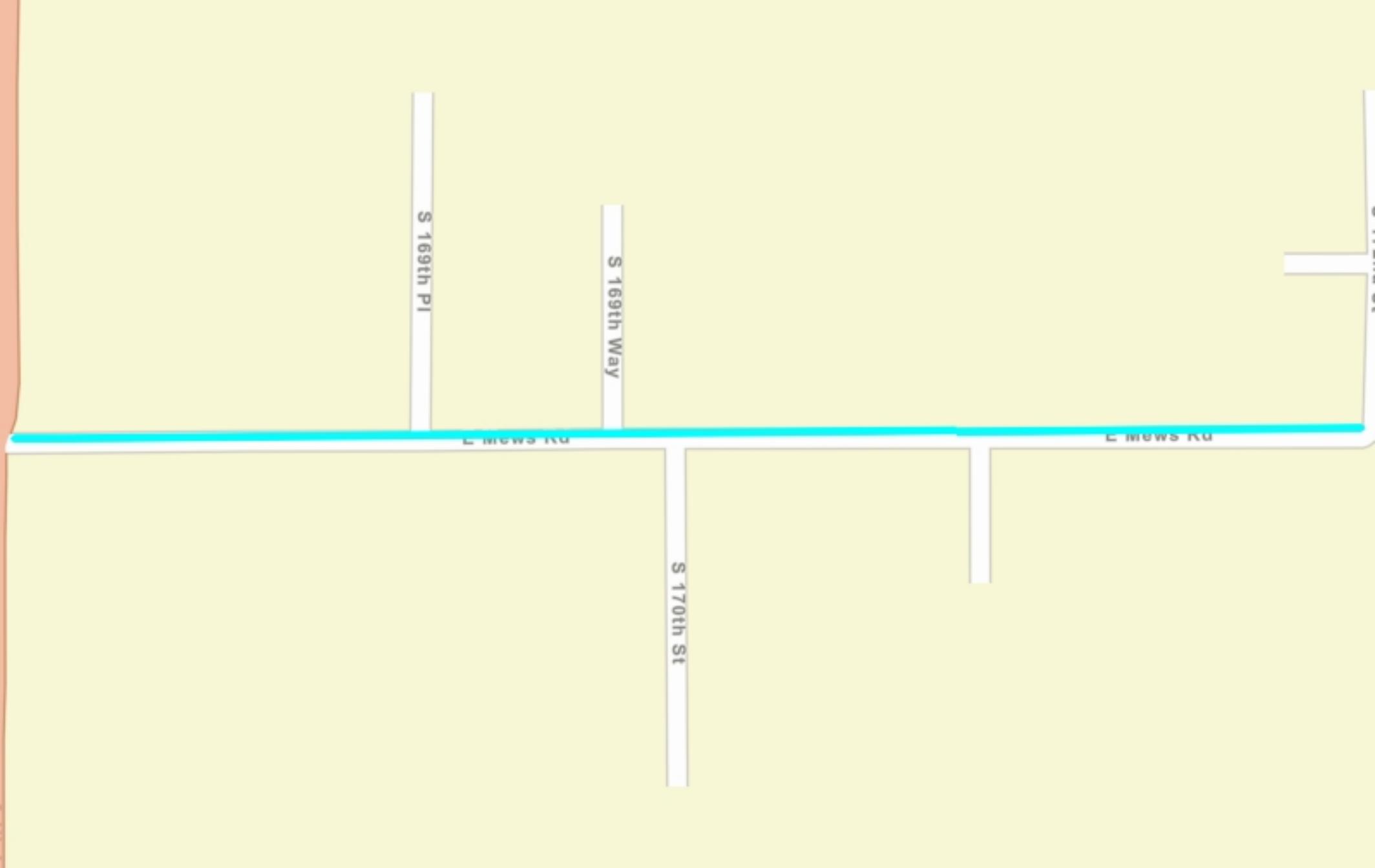












S 169th Pl

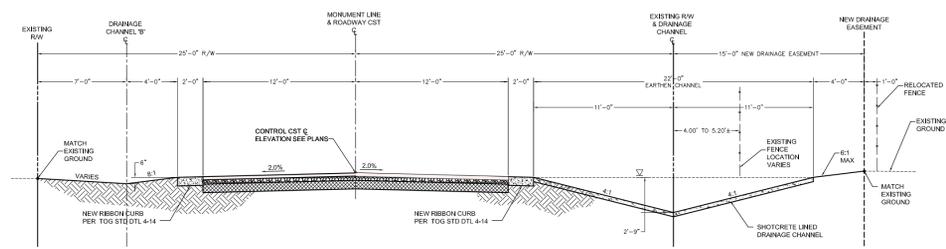
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S 170th St

E Mews Rd

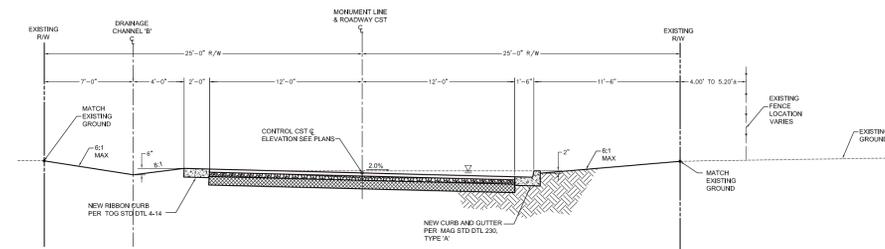
E Mews Rd





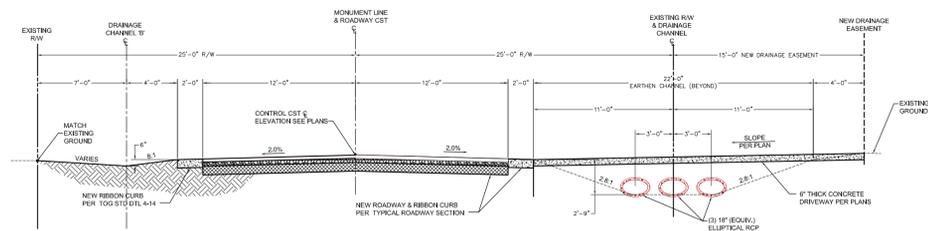
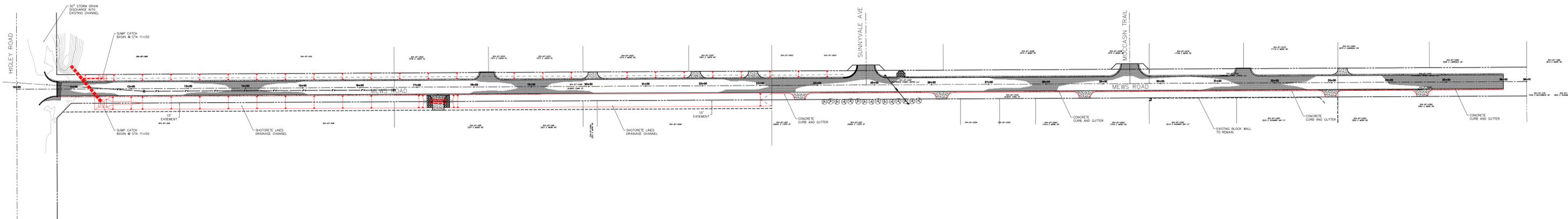
TYPICAL ROADWAY CROSS SECTION

Sta 11+50 to Sta 23+20



TYPICAL ROADWAY CROSS SECTION

Sta 23+20 to Sta 36+00



DRIVEWAY CROSS SECTION

Sta 17+37