

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LVWD SPECIFICATIONS AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", LATEST EDITION, SUMMERLIN IMPROVEMENT STANDARDS AS APPROVED BY C.L.V. ON 2/2/83, AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY AND COUNTY CODES AND ORDINANCES APPLICABLE.
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 PSI, MIN. 28 DAYS MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 150' IN EXTRUDED TYPE CURB, PER SUMMERLIN STDS.
- AC PAVEMENT TO BE 1/2 INCH ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- CURB & GUTTER WITH A GRADE LESS THAN FIVE TENTHS OF ONE PERCENT FOR "L" TYPE CURB AND SIX TENTHS OF ONE PERCENT FOR 30" ROLL TYPE CURB SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER SUMMERLIN STANDARD DRAWINGS No. S-75 & S-77. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAW CUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF THEIR LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION RELOCATION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH NRS STATUTE NO. 625.550.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOW LINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY CO AND THE CITY ENGINEER.
- WALL NOTES:
 - ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 - THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT.

ADDITIONAL GENERAL NOTES

- CONCRETE FLOOR SLABS SHALL BE 6" THICK CONCRETE REINFORCED WITH #4'S AT 12" O.C., U.N.O.
- BOTTOM OF FOOTINGS SHALL BEAR AGAINST STRUCTURAL FILL AS DIRECTED BY THE SOILS ENGINEER.
- ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR NO. 2, GRADE STAMPED BY A MEMBER OF THE WESTERN WOOD PRODUCT ASSOCIATION.
- PLYWOOD SHALL BE DOUGLAS FIR, AMERICAN PLYWOOD ASSOCIATION STRUCTURAL II, C-C, EXTERIOR TYPE OR ORIENTED STRAND BOARD (OSB) RATED SHEATHING.
- ALL CMU WALLS AT THIS LEVEL SHALL BE 8" CMU REINFORCED WITH #5'S AT 32" OC VERT (TYP., UNO). PLACE VERTICAL REINFORCING IN SAME CELLS AS FOOTING DOWELS. SOLID GROUT ALL CELLS.

BASIS OF BEARING

NORTH 51°53'13" EAST, BEING THE BEARING BETWEEN G. C. WALLACE CONTROL MONUMENT No. 194 AND G. C. WALLACE CONTROL MONUMENT No. 204 (BRUTUS) SITUATE IN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 85 OF SURVEYS, AT PAGE 17.

BENCHMARK

G. C. WALLACE CONTROL MONUMENT No. 204 (BRUTUS)
A 2" BRASS CAP IN CONCRETE STAMPED "BRUTUS" PER
FILE 85 OF SURVEYS, AT PAGE 17.

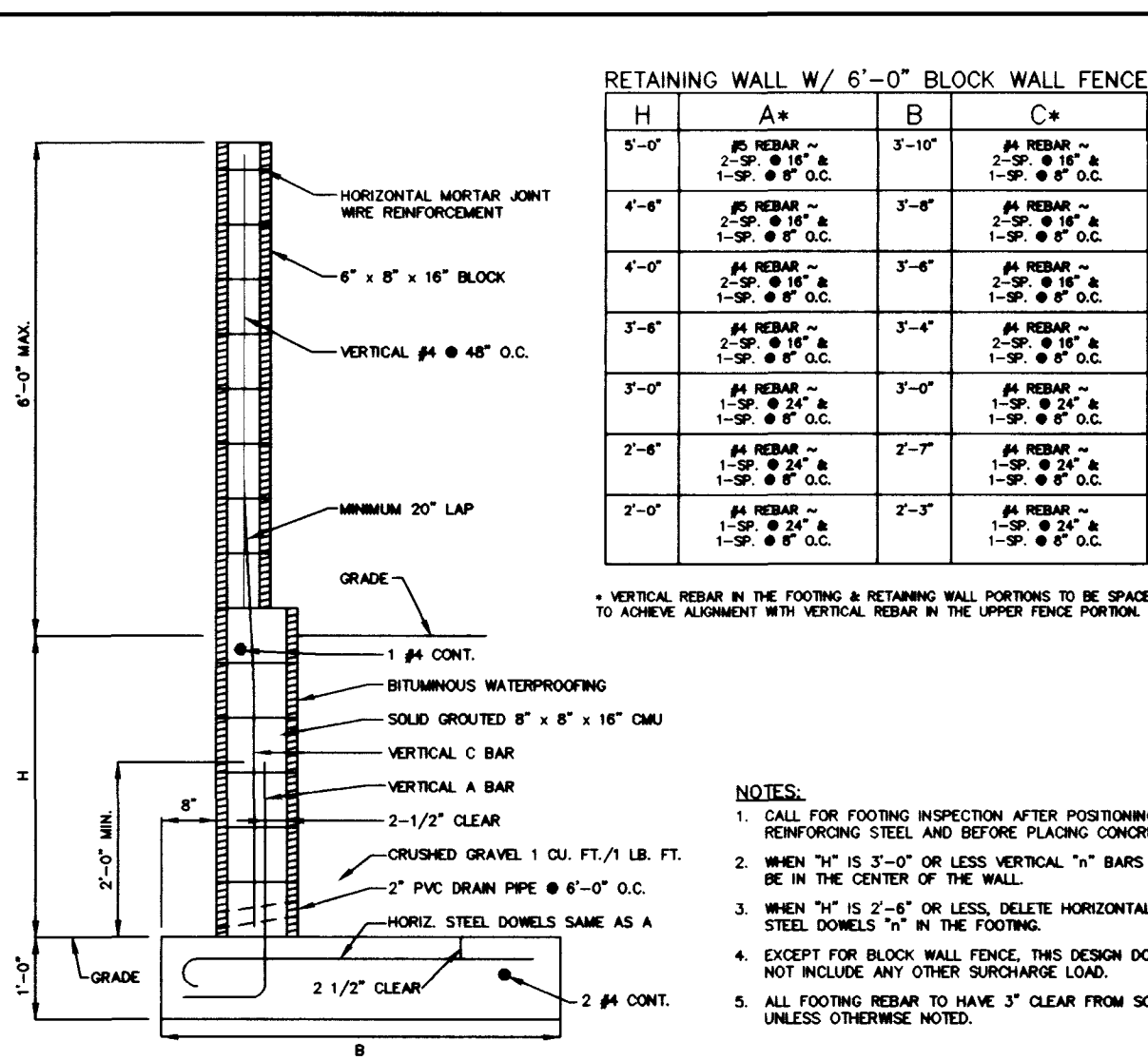
ELEVATION = 3000.64 (SUMMERLIN DATUM) * PROJECT DATUM

TO OBTAIN NAVD'88 DATUM FROM SUMMERLIN DATUM, ADD
2.2 FEET PER FILE 85, PAGE 17 OF SURVEYS.

ELEVATION = 915.267 METERS (COMPUTED NAVD'88)
ELEVATION = 3002.84 FEET (COMPUTED NAVD'88)

CLV SEWER NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA AS AMENDED. IN ALL CASES THESE STANDARDS SHALL SUPERSEDE THE UNIFORM STANDARD SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATION BOOKS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CONTROLLING AGENCY.
- CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
- POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATION, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II GRAVEL.
- ALL MANHOLES IN PAVED STREETS 80' R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.
- TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO 12" DIA. SIZE. CONNECTIONS TO 15" OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES.
- A SEWER MAIN CROSSING OVER A WATER MAIN OR LESS THAN 18" UNDER A WATER MAIN MUST BE REINFORCED CONCRETE ENCASED FOR A DISTANCE NOT LESS THAN TEN FEET (10') TO EACH SIDE OF THE CENTERLINE OF THE WATER MAIN.
- ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CONTROLLING AGENCY MUST BE CLASS "A" CONTRACTORS.
- THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.10) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO APPROVAL BY THE CITY.
- INSTALLATION OF CURVED SEWER REQUIRES SPECIAL CONSTRUCTION PROCEDURES AND INSPECTIONS. CONTACT CITY OF LAS VEGAS CONSTRUCTION SERVICES PRIOR TO INSTALLATION.



RETAINING WALL DETAIL

NO SCALE

OWNER / DEVELOPER

LEWIS HOMES OF NEVADA
3325 Ali Baba Lane, Suite 803
Las Vegas, Nevada 89132
(702) 736-8960

LEGAL DESCRIPTION

LOCATED WITHIN THE NORTH HALF (N 1/2) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 59 EAST, CLARK COUNTY, NEVADA, M.D.M.

ESTIMATE OF QUANTITIES (PUBLIC)

STREET IMPROVEMENTS

- | | |
|--|-------------|
| 1. 2" A.C. PVMT W/4" TYPE II & 5" TYPE I BASE | 10,142 S.Y. |
| 2. 30" ROLL CURB AND GUTTER | 4,823 L.F. |
| 4. 4' WIDE SIDEWALK W/4" TYPE II BASE | 6,906 S.F. |
| 5. 4' WIDE CONCRETE DRIVEWAY W/6" TYPE II BASE * | 3,040 S.F. |
| 6. 8' CONCRETE VALLEY GUTTER W/10" TYPE I BASE | 4,704 S.F. |

* THESE QUANTITIES ARE ONLY APPROXIMATE AND ARE BASED ON AN AVERAGE SIZE OF 16'+4" X 4' SW (APPROX. 80 SF) & 16'+4" X 5' SW (APPROX. 100 SF). FINAL DRIVE QUANTITIES WILL BE DETERMINED SUBSEQUENT TO THE PREPARATION OF PLOT PLANS.

SEWER

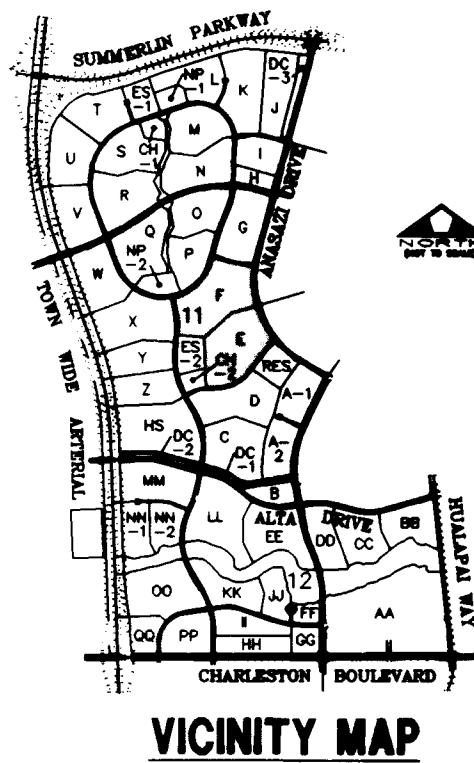
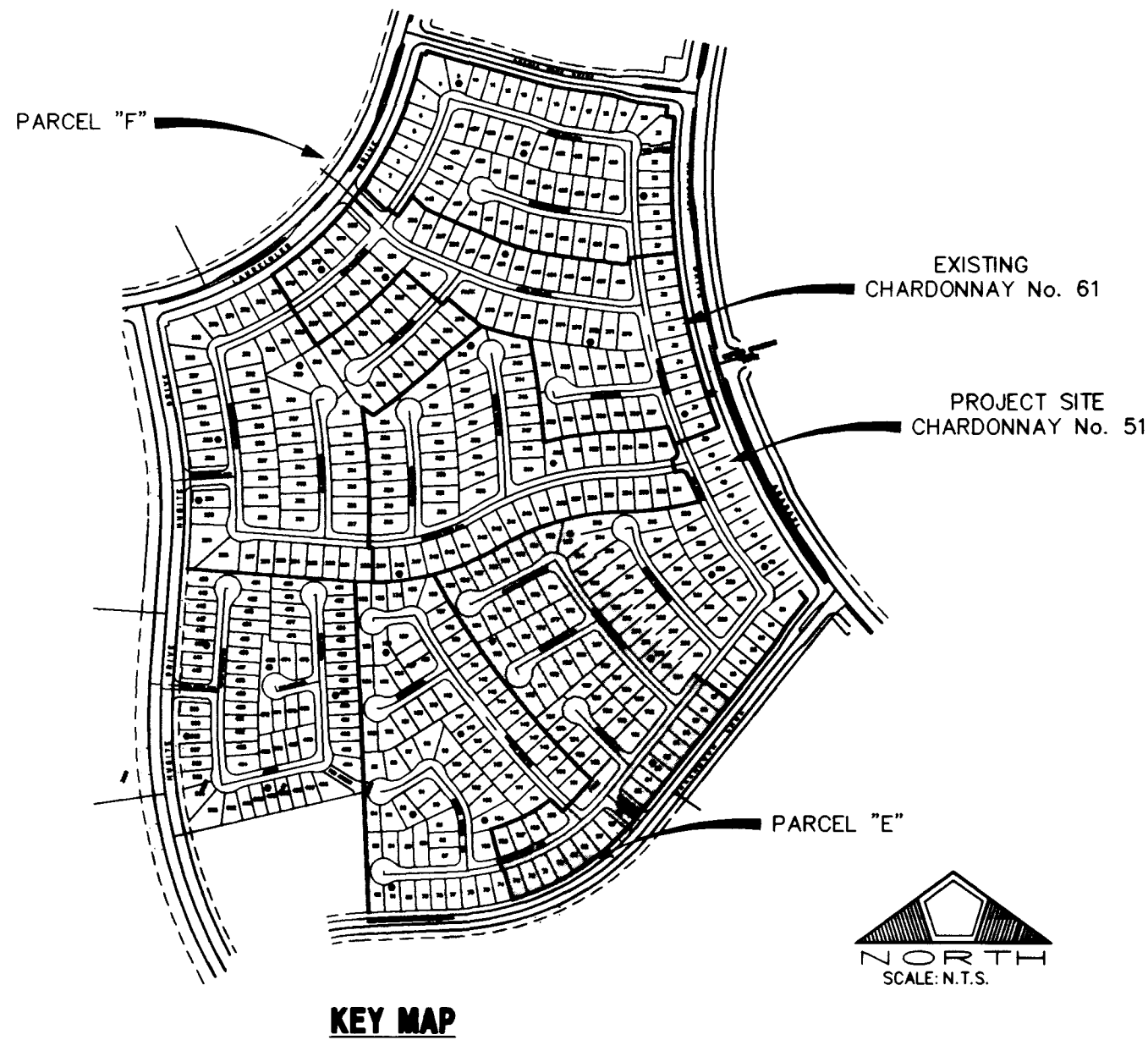
- | | |
|---|------------|
| 1. 48" DIAMETER STANDARD MANHOLE (PUBLIC) | 8 EA. |
| 2. 8" PVC SEWER MAIN (PUBLIC) | 2,235 L.F. |
| 3. 4" PVC SERVICE LATERAL (PUBLIC) | 2,881 L.F. |

STREET LIGHTS

- | | |
|---|------------|
| 1. 100 WATT HPS LUMINAIRE W/SUMMERLIN TYPE 3 CONCRETE POLE | 19 EA. |
| 2. 150 WATT HPS LUMINAIRE W/SUMMERLIN TYPE 2B CONCRETE POLE | 1 EA. |
| 3. 1 1/4" PVC CONDUIT | 2,450 L.F. |
| 4. NO. 3-1/2 PULLBOX | 5 EA. |

WATER & TRAFFIC SIGNS

REFER TO SHEET 3, 4 & 8



INDEX OF DRAWINGS

- | SHT. NO. | DESCRIPTION |
|----------|--|
| 1. | COVER SHEET |
| 2. | GENERAL NOTES, INDEX OF DRAWINGS, VICINITY MAP, ESTIMATE OF QUANTITIES |
| 3. | UTILITY PLAN I, TRAFFIC PLAN I AND NOTES |
| 4. | UTILITY PLAN II AND TRAFFIC PLAN II |
| 5. | TURQUOISE VALLEY AVENUE - EMERALD VISTA WAY |
| 6. | DePAUL COURT - SUMMER PALACE WAY |
| 7. | PEARL VISTA AVENUE - SUMMER PALACE WAY |
| 7. | HIGHLAND PARK COURT |
| 8. | GRADING PLAN I, NOTES AND DETAILS |
| 9. | GRADING PLAN II, NOTES AND DETAILS |

DEVIATIONS FROM SUMMERLIN/C.L.V. STANDARDS

- TYPICAL 39' OFFSET CROWN STREET SECTION FOR TURQUOISE VALLEY AVENUE, EMERALD VISTA STREET, SUMMER PALACE STREET, SCHAUMBURG COURT AND HIGHLAND PARK COURT. DEVIATION FROM S.I.S. DWG No. S-15.
- OFFSET CUL-DE-SAC ON HIGHLAND PARK COURT.
- SLOPE EXCEEDS 1.50% INTO VALLEY GUTTER AT EMERALD VISTA WAY AND TURQUOISE VALLEY AVENUE, SUMMER PALACE WAY AND TURQUOISE VALLEY AVENUE, DePAUL COURT AND TURQUOISE VALLEY AVENUE, HIGHLAND PARK COURT AND SUMMER PALACE WAY.

APPROVAL

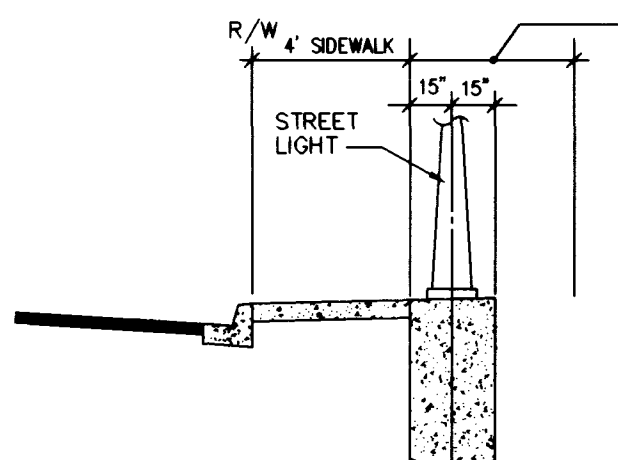
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

CITY OF LAS VEGAS
DENNIS ANDERSON, P.E.,
CITY ENGINEER

SUMMERLIN APPROVAL

Gerald M. Robbins
GERALD M. ROBBINS

3/7/97
DATE



TYPICAL STREET LIGHT & LOCATION DETAIL

PER SUMMERLIN STD. DWG. # E-2

ABBREVIATIONS

- | | | | |
|-------|--------------------------|-----|--------------------------------|
| BC | BACK OF CURB | E | EAST |
| BCR | BACK OF CURB RETURN | EVC | END VERTICAL CURVE |
| BFE | BASE FLOOD ELEVATION | FF | FINISH FLOOR |
| BVC | BEGIN VERTICAL CURVE | FG | FINISH GRADE |
| C | CENTERLINE | FL | FLOW LINE |
| Q INT | CENTERLINE INTERSECTION | GB | GRADE BREAK |
| HP | HIGH POINT | PC | POINT OF CURVATURE |
| INV | INVERT | PI | POINT OF INTERSECTION |
| LP | LOW POINT | PVI | POINT OF VERTICAL INTERSECTION |
| MVC | MIDDLE OF VERTICAL CURVE | PT | POINT OF TANGENCY |
| N | NORTH | S | SOUTH OR SEWER |
| OC | ON CURVE | TC | TOP OF CURB |
| VC | VERTICAL CURVE | W | WEST OR WATER |
| | | VG | VALLEY GUTTER |

LEGEND

- | | |
|------------------------|---------------------------|
| SUBDIVISION LIMITS | EXISTING CONTOUR |
| STREET CENTERLINE | PROPOSED CONTOUR |
| EXISTING IMPROVEMENTS | EXISTING EDGE OF PAVEMENT |
| FUTURE IMPROVEMENTS | SWALE |
| BLOCK NUMBER | GRADE BREAK |
| LOT NUMBER | 2:1 SCARP |
| EXISTING PAD ELEVATION | EXISTING WATER LINE |
| PROPOSED PAD ELEVATION | PROPOSED WATER LINE |
| FUTURE PAD ELEVATION | EXISTING SEWER LINE |
| EXISTING ELEVATION | PROPOSED SEWER LINE |
| PROPOSED ELEVATION | EXISTING SEWER MANHOLE |
| FUTURE ELEVATION | PROPOSED SEWER MANHOLE |

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UNDERGROUND SERVICE ALERT (USA)

PROJECTED SEWER FLOWS

PEAK = 0.055 MGD
AVERAGE DAILY = 0.019 MGD

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT

LEWIS HOMES OF NEVADA

CHARDONNAY No. 52

GENERAL NOTES, INDEX OF DRAWINGS,
VICINITY MAP & ESTIMATE OF QUANTITIES

SHEET

2

OF 9

107Y-4512-52

