

CLV GENERAL NOTES

2.1 City of Las Vegas General Notes

1. All construction and materials shall be in accordance with the "Uniform Standard Specifications for Public Works Construction Off-Site Improvements, Clark County Area Nevada", latest issue, the "Uniform Standard Drawings for Public Works Construction, Clark County Area Nevada", latest edition, and Summerlin Improvement Standards, latest edition; and other applicable approved standards issued by the controlling agency, the Uniform Building Code; and all local city codes and ordinances applicable, except as noted on this sheet as "Deviations from Standards".
 2. 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 as shown from CLV Plans Library are approximate and for record purposes. 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 interference's which may affect his operation during construction and shall take all necessary precautions to avoid damage to same. The Contractor shall use extreme caution when working near overhead utilities so as to safely protect all personnel and equipment, and shall be responsible for all cost and liability in connection therewith.
 3. 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 and owning utility company at the expense of the Contractor.
 4. All construction shall be as shown on these plans, any revisions shall have the prior written approval of the City Engineer.
 5. Type V cement shall be used in all off-site concrete work. Concrete to be 3000 P.S.I. minimum @ 28 days. Mix design to be approved by the City Engineer, prior to the use on the project.
 6. Permits are required for all work in the public Right-of-way. The Contractor shall secure all permits and inspections required for this construction.
 7. Expansion joints required, maximum every 150' in extruded-type curb.
 8. AC pavement to be on-half inch (1/2") above lip of all gutters after compaction, except at sidewalk ramps and cross gutters.
 9. Curb and gutter found to unacceptable to the City of Las Vegas shall be removed and replaced per Summerlin standard drawing S-47.
 10. Sidewalk ramps shall be constructed in each quadrant of an intersection per Summerlin standard drawing S-77. Exact location of ramps may be adjusted in the field by a City Inspector.
 11. 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.
 12. All grading work shall conform to the soils report as prepared by the Soils Engineer approved by the City Engineer, and as shown on these plans.
 13. Exact location of all sawcut lines may be adjusted or determined in the field by a City of Las Vegas Engineer if location on plans is not clearly shown, or existing pavement condition requires relocations.
 14. 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 N.R.S. Statute No. 625.550.
 15. Utility company meter boxes, manhole lids, valve covers, etc., shall be located out of driveways, driveway aprons, flowlines, and cross gutters unless written approval is granted by the utility company and the City Engineer.
 16. All walls, new or existing, are only shown on civil plans for the purpose of reviewing grading relationships; flood control and sight distance at intersections. New walls require Building Permit & Building Inspection.
 17. Asphalt mix design must be submitted and approved by the City Engineer prior to the placement of Asphalt within city Right of Way.
 18. Contractor shall adjust all new and existing inlets, valve boxes, manhole rims, and sewer clean outs, etc. to finish grade as applicable whether or not they are shown on the plans.
 19. Materials, handling and placement of Portland Cement Concrete shall be in accordance with applicable sections of NDOT or the Clark County Area Specifications (as applicable) and the plans and details shown hereon.
- ## CLV STREETLIGHT NOTES
1. All street lighting installations, poles, luminaires and appurtenances shall be in accordance with Summerlin Improvement Standards, latest edition.
 2. No deviation of street light, pull box, conduits (etc.) locations shall be permitted without written approval of the Traffic/Electrical Field Operations Division and the City Engineer. Any deviation from the plan location will require compliance with section 623.L0.03 (e) of the specifications.
 3. All existing street lighting shall remain operational during construction.
 4. All empty conduit shall have pull strings installed prior to final inspection.
 5. Any structure such as block walls, chain link fences, retaining walls, etc., shall leave a minimum clearance of eighteen inches (18") to the face of street lighting pole on all sides when streetlight is installed behind sidewalk, and shall at no time completely enclose the street lighting pole.
 6. As-built drawings shall be supplied to the Electrical Services Section prior to any prefinal inspection. The as-built drawing needs to be stamped as-built and signed by the preparer.
 7. Service point shall be coordinated with Nevada Power Company, and wherever possible, be located near the center of the circuit. This shall be the Contractors responsibility.
 8. It shall be assumed that in the absence of an existing, workable circuit to attach to, all installations shall require a new service for operation of the circuit.
 9. Wherever there is an overhead utility that may conflict with the installation of street lightning circuits and/or poles, these conflicts must be resolved between the developer and the utilities involved before streetlight bases are installed at no expense to the City of Las Vegas.
 10. The Contractor shall furnish complete service to transformers and control systems if required on plans.

CLV SEWER NOTES

1. 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 Off-Site Improvements, Clark County Area, Nevada, as amended. It will be the responsibility of the Contractor to be aware of the contents of the above specifications.
2. 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 City Engineer.
3. Chisel "S" or "G" in curbs where sewer or gas laterals pass under the curb.
4. Polyvinyl (PVC) sewer pipe shall meet ASTM D-3034 SDR 35 specifications, installed with sand bedding and backfill of Type II aggregate base.
5. All manholes paved in streets eighty (80') foot R/W and larger shall have concrete collars. Streets less than eighty (80') foot R/W will require retrofit if paving does not conform to City standards of the manhole.
6. Tee saddles shall be used to connect sewer laterals to existing main lines up to twelve inch (12") diameter. Connections to fifteen inch (15") or larger mains shall require special procedures. In line "Y" 's shall be used on lines twelve inches (12") or above.
7. A water main crossing over a water main or less than eighteen inch (18") under a sewer 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.
8. All Contractors installing sewer mains that will be under the jurisdiction of the City of Las Vegas must be State of Nevada Class "A" Contractors.
9. The City of Las Vegas will not accept any sewer mains which have a vertical deflection of more than one tenth (0.1) of a foot from the approved construction plans at any location. Sewer mains found to exceed this tolerance will have to be repaired or removed and replaced to the satisfaction of the City Engineer prior to acceptance by the City of Las Vegas.
10. Installation of curved sewer requires special construction procedures and inspections. Contact City of Las Vegas Construction Services 24 hours prior to installation.

LAS VEGAS VALLEY WATER DISTRICT NOTES

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE LVVWC COMMUNICATION SUPPORT CENTER (258-7171) PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO A LVVWD INSPECTION.
2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWING, AND SPECIFICATIONS AND UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEM (UDACS), LATEST EDITION.
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT, UNLESS OTHERWISE APPROVED BY THE LVVWD.
5. ALL SERVICE LATERALS TWO INCHES (2") IN DIAMETER AND SMALLER SHALL BE COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, GUTTERS, CURBS AND ALLEY GUTTERS
8. THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND A SANITARY SEWER OR STORM SEWER LINE CROSS:

A MINIMUM EIGHTEEN INCH (18") VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY OR STORM SEWER LINE. IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED OR THE WATER LINE MUST BE PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SANITARY OR STORM SEWER LINE MUST BE CONSTRUCTED WITH ONE OF THE FOLLOWING OR, AS SHOWN ON THESE PLANS:
 - A. POTABLE WATER SUPPLY QUALITY MATERIAL
 - B. ENCASEMENT, WITH FOUR INCH (4") CONCRETE (MINIMUM)
 - C. SLEEVING WITH POTABLE WATER SUPPLY QUALITY PIPE
9. EACH PROVISION MUST EXTEND ALONG THE SANITARY OR STORM SEWER, ON EITHER SIDE OF THE WATER MAIN, A MINIMUM TEN FOOT (10') DISTANCE PERPENDICULAR TO THE EXTERIOR OF MAIN.
10. WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX INCH (6") DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN IN ACCORDANCE WITH STANDARD PLATE No. 27.
11. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO CONNECTION TO THE LVVWD'S DISTRIBUTION SYSTEM.
12. THE CONTRACTOR MUST OBTAIN ALL METERS TWO INCHES (2") AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICK-UP.
13. CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M. SUNDAY THROUGH THURSDAY. CIRCUMSTANCES THAT MAY REQUIRE TEMPORARY SERVICE FEED MUST HAVE PRIOR LVVWD APPROVAL.
14. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE LISTED ON THE LVVWD'S PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION OR SPECIFICALLY APPROVED ON THESE PLANS.

APPROVED FOR CONSTRUCTION
ARBOR VIEW
Brunner CDT
LAS VEGAS VALLEY WATER DISTRICT
ESN.018
12-01-97
DATE

CLV FIRE NOTES

1. All work shall be done in strict accordance with the City of Las Vegas Fire Department "Hydrant Specifications"; "Hydrant Installation Specifications"; and Ordinance No.3994.
2. Authorized hydrants for this project are:
 - A. Kennedy Guardian
 - B. Mueller a-423 Centurion
 - C. Clow Model 2546 Medallion
3. On any new home or building installation, accessible fire hydrants shall be installed before combustible construction commences and said fire hydrants shall be in good working order with an adequate water supply.
4. Contractor shall place a blue reflective marker at centerline of street adjacent to fire hydrant as required in Ordinance No. 3944 to identify fire hydrant locations.
5. Contractor shall call the Las Vegas Building Department at 229-2071 for underground inspection, pressure and flush verification of all fire hydrants and fire lines before back filling.
6. Painting of the curbs and hydrant and any work necessary for protection of hydrants from physical damage, per Ordinance No. 3944, shall be completed before approval by the City of Las Vegas Fire Department.
7. A permit is required from the Fire Department for on-site water lines and fire hydrants. The permit and Contractor's material and test certificate for underground piping form shall be obtained from the Fire Protection Engineer prior to any work beginning.
8. Private fire hydrants shall be painted red.
9. A flow test must be witnessed by the Fire Department prior to occupancy for verification of required on-site water supply.
10. All on-site fire main materials must be U.L. listed and A.W.W.A. approved.
11. Fire Hydrant Spacing:

Residential - 500 feet unsprinklered; 1000 feet sprinklered.
Commercial, including multi-family - 300 feet unsprinklered; 600 feet sprinklered.
12. Where new water mains are extended along streets, where hydrants shall be spaced at maximum one-thousand (1,000') foot spacing to provide for transportation hazards.
13. No fire hydrant shall be located within the required radius of a cul-de-sac or within twenty (20') feet of the perimeter of the radius of the cul-de-sac.
14. No fire hydrant shall be located within six feet (6') of any curb return, driveway, power pole, street light or any other obstruction.
15. Two sources of supply are required whenever there are four (4) or more fire hydrants installed on a single system.
16. Not more than two (2) hydrants can be out of service due to a single main break.

CLV TRAFFIC NOTES

3. All construction signing, barricading, and traffic delineation shall conform to the "Nevada Work Zone Traffic Control Handbook", Latest Edition, and to the "Manual on Uniform Traffic Control Devices", Latest Edition.
2. The Street Sign Contractor shall obtain street names and block numbering from the Planning Department prior to construction.
3. Before any work is started in the right-of-way, the Contractor shall install all advance warning signs for the construction zone. The Contractor shall install temporary stop signs at all new street encroachments into existing City streets where warranted immediately after first grading work is accomplished, and shall maintain said signs until permanent signs are installed.
4. When a designated "Safe Route To School" is encroached upon by a construction work zone and Public Works Staff identifies a need for students to be assisted in the safe crossing through that work zone, the Contractor shall be required to provide a qualified "crossing guard". The guard shall be present for the full duration of time that children are likely to be present.
5. If the improvements necessitate the obliteration, temporary obstruction, temporary removal or relocation of any existing traffic pavement marking, such pavement marking shall be restored or replaced with like materials to the satisfaction of the City Traffic Engineer.
6. The Contractor shall be responsible for providing and installing all permanent signs shown on the plans. Street name signs shall conform in their entirety to current City Standards. All other signs shall be standard size unless otherwise specified on the plans. All sign posts shall be installed in accordance with the current City Standards.
7. When a proposed Street Light Standard is located within five (5') feet of any proposed sign shown on the plans to be mounted on a signpost, the sign shall be mounted on the Street Light Standard and the signpost shall be eliminated.
8. All permanent traffic control devices called for hereon shall be in place and in final position prior to allowing any public traffic onto the portions of the road(s) being improved hereunder, regardless of the status of completion of paving or other off-site improvements called for by these plans.
9. Street signs and stop signs shall be installed per City Standard Specifications for placement of street name signs.
10. The Contractor shall provide barricades, signs, flashers, other equipment and flag persons necessary to insure the safety of workers and visitors.
11. Work in public streets, once begun, shall be expedited to completion so as to provide minimum inconvenience to adjacent property owners and to the traveling public.
12. The Contractor shall be responsible for notifying Citizens Area Transit (C.A.T.) if the construction interrupts or relocates a bus stop or has an adverse effect on bus service on that street to arrange for temporary relocation of stop.
13. Guards shall be obtained by contacting the Metropolitan Police Department Special Events Unit (Phone No. is 229-3442) who will provide officers properly trained in traffic control. Fees for the use of these officers shall be set up by Metro and will be paid by the Contractor. The Contractor is responsible for all arrangements with Metro.

CLV GRADING NOTES

1. In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Owner/Engineer shall be immediately notified for direction.
2. It shall be the responsibility of the Contractor to perform all necessary cuts and fills within the limits of this project and the related off-site work, so as to generate the desired subgrade, finish grades and slopes shown.
3. Contractor shall take full responsibility for all excavation. Adequate shoring shall be designed and provided by the Contractor to prevent undermining of any adjacent features or facilities and/or caving of the excavation.
4. The Contractor is warned that an earthwork balance was not necessarily the intent of this project. Any additional material required or leftover material following earthwork operations becomes the responsibility of the Contractor.
5. The Grading Contractor is responsible to coordinate with the owner to provide for the requirements of the project Storm Water Pollution Prevention Plan (SWPPP) and associated permit.
6. Contractor shall grade to the lines and elevations shown on the plans within the following horizontal and vertical tolerances and degrees of compaction, in the areas indicated:
 - A. Horizontal Vertical Compaction
 - A. Pavement Area Subgrade 0.1' + 0.0' to -0.1' As indicated on plan
 - B. Engineered Fill 0.5' + 0.1' to -0.1' Minimum of 90% or as shown on Plans
- Compaction Testing will be performed by the owner or his representative and copies of test results will be provided to the City.
7. All cut and fill slopes shall be protected until effective erosion control has been established.
8. The use of potable water without a special permit for building or construction purposes including consolidation of backfill or dust control is prohibited. The Contractor shall obtain all necessary permits for construction water.
9. The Contractor shall maintain the streets, sidewalks and all other public right-of-way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be promptly removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.
10. In the event that any temporary construction item is required that is not shown on these drawings, the owner agrees to provide and install such item at his own expense and at the direction of the City Engineer. Temporary construction includes ditches, berms, road signs and barricades, etc.

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CONSTRUCTION AND GRADING NOTES

SEE CONSTRUCTION IMPROVEMENT DRAWINGS FOR ADDITIONAL NOTES

ABBREVIATIONS / LEGEND

SEE CLV STD PLAN AND DESIGN LAYOUT FOR ADDITIONAL ABBREVIATIONS

BCR	BACK OF CURB RETURN	MVC	MIDDLE OF VERTICAL CURVE
BSW	BACK OF SIDEWALK	NG	NATURAL GROUND
BW	BLOCK WALL FINISHED GRADE	PCVC	POINT OF COMPOUND VERTICAL CURVE
CL	CENTERLINE	PRVC	POINT OF REVERSE VERTICAL CURVE
ECR	END OF CURB RETURN	PVI	POINT OF VERTICAL INTERSECTION
ELEV	ELEVATION	STA	STATION
EX	EXISTING	SVRE	SIGHT VISIBILITY RESTRICTION EASEMENT
FF	FINISHED FLOOR	TRW	TOP OF RETAINING WALL
HP	HIGH POINT	WF	WALL FOOTING
LP	LOW POINT		

DEVIATION FROM STANDARD

1. MODIFIED ENTRY STREET SECTION PER S-12 FROM 54' TO 57' WITH NO CL CROWN-ALL CROSSFALL
2. PAD ELEVATIONS EXCEED 8' FROM TOP OF CURB ON LOTS 6, 7, 8, 9, 83, 84, 85, 86, 87 AND 88
3. MODIFIED RESIDENTIAL STREET MINIMUM CL RADIUS FROM 300' TO 39.50' ON DEL CLIFFS AROUND PARK
4. MODIFIED RESIDENTIAL STREET SECTION FROM 40' TO 39' W/ROLL CURB IN PLACE OF "L" CURB
5. EMERGENCY EGRESS/INGRESS EASEMENT AT END OF THE PUBLIC RIGHT OF WAY PRIVATE STANDARD S-42 IN PUBLIC STREET
6. MODIFIED DRAIN INLET TYPE "C" 20.5' WITH 7 GRATES
7. DEVIATION FROM STANDARD ON K VALUES FOR CREST AND SAG VERTICAL CURVES ON SANDY GROVE, DELL CLIFFS AND ALCOVE FALLS.
8. SLOPE THROUGH AN INTERSECTION DEVIATION FROM STANDARD ON DELL CLIFFS AVENUE
9. NO TANGENT SECTIONS BETWEEN REVERSE VERTICAL CURVES ON DEL CLIFFS AVENUE

BASIS OF BEARING

NORTH 15'23"46" EAST BEING THE BEARING OF THE CENTERLINE OF ANASAZI DRIVE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 74, PAGE 70 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT

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