

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 ISSUE; SUMMERLIN'S IMPROVEMENT STDS. SIGNED BY CLV 2/2/93 AND SUMMERLIN'S DEVELOPMENT STDS.; 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 AND 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 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 COSTS 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 OR 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 QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
6. PERMITS ARE REQUIRED FOR ANY 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 CURB.
8. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION EXCEPT AT SIDEWALK RAMPS. FINISH GRADE PAVEMENT AT CROSS GUTTERS TO BE 1/4" ABOVE LIP PER S.I.S. S-64.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
10. CURB & GUTTER WITH A GRADE OF LESS THAN 0.50% FOR 'L' CURB AND 0.60% FOR 30" ROLL CURB SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
11. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING S-77. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
12. 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 SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
13. 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.
14. EXACT LOCATION OF ALL SAW CUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
15. 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.
16. 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.
17. WALL NOTES:
- A. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 - B. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.
19. IF THE SEWER MAIN IS OVER THE WATER MAIN, OR LESS THAN 18 INCHES UNDER THE WATER MAIN, THEN CONCRETE ENCASE THE SEWER MAIN TO FEET ON BOTH SIDES OF THE WATER MAIN, OR USE WATER QUALITY SEWER PIPE.

REVISED 12/92 013M

DEVIATIONS FROM STANDARDS

- NON-COMPLIANCE WITH SUMMERLIN STD. DWG. #DC-1 REQUIRING 50' MINIMUM LENGTH OF TANGENT AT INTERSECTION APPROACHES OF RESIDENTIAL STREETS.
- GREATER THAN 3 PERCENT AT INTERSECTIONS OF AMERICAN FALLS AVE. & MADISON TAYLOR ST. AND HORSESHOE FALLS AVE. & MADISON TAYLOR ST. AND WARWICK FALLS AVE. & MADISON TAYLOR ST.

OWNER/DEVELOPER

HOWARD HUGHES PROPERTIES
3800 HOWARD HUGHES PARKWAY
LAS VEGAS, NEVADA 89109

WOODSIDE HOMES OF NEVADA, INC.
1900 EAST FLAMINGO ROAD SUITE 252
LAS VEGAS, NEVADA 89119

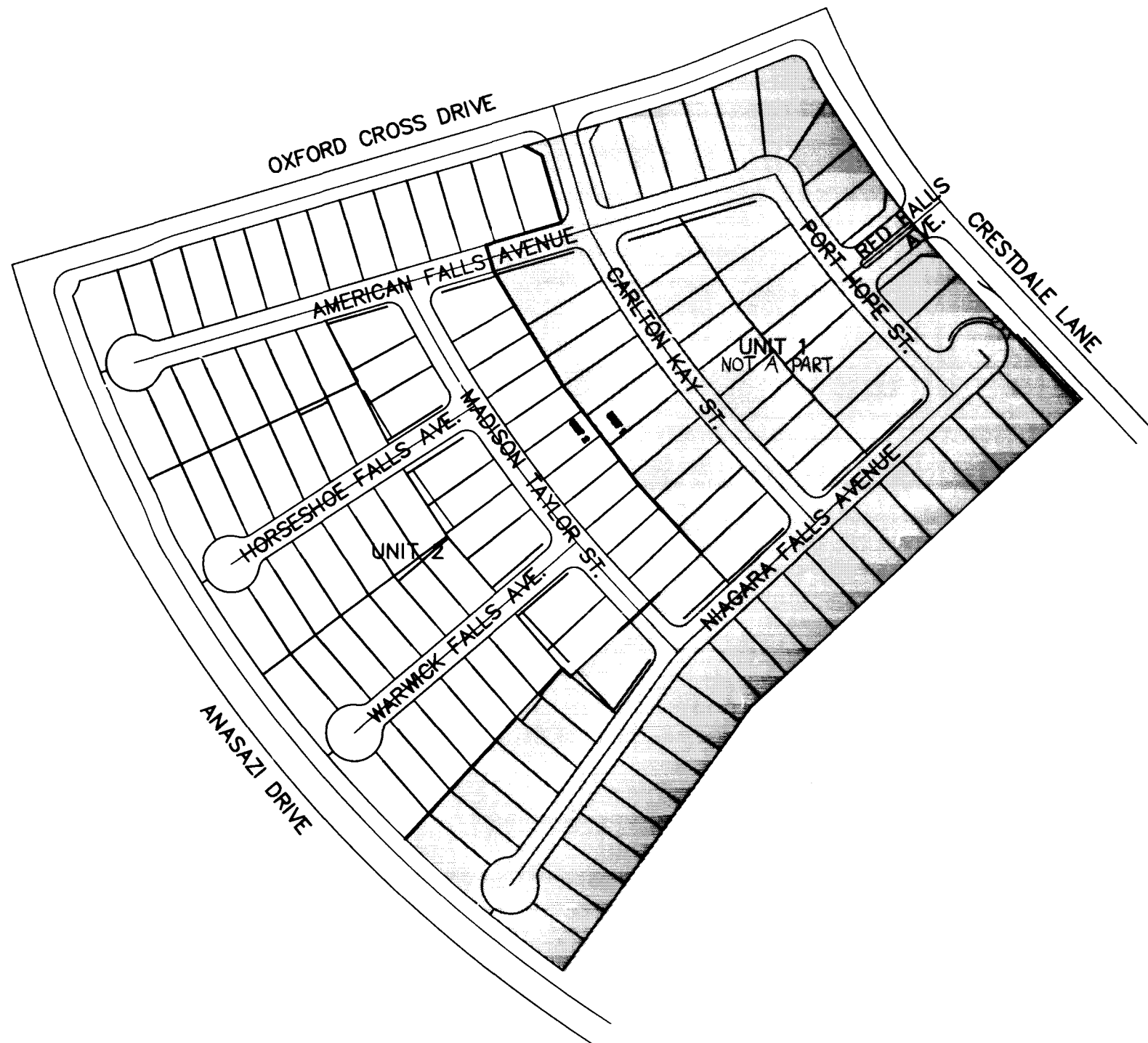
BENCHMARK

BM #11 STATION 0LV00 1954
RIVET & PLATE IN TOP OF CURB
NW SIDE OF TOWN CENTER DR.
& SO. CIRCLE ISLAND.
PROJECT DATUM ELEVATION = 2725.923' (NGVD 29).
EQUATION TO NAVD 88 DATUM:
2725.923' + 2.148' = 2728.371' = 831.6074M.

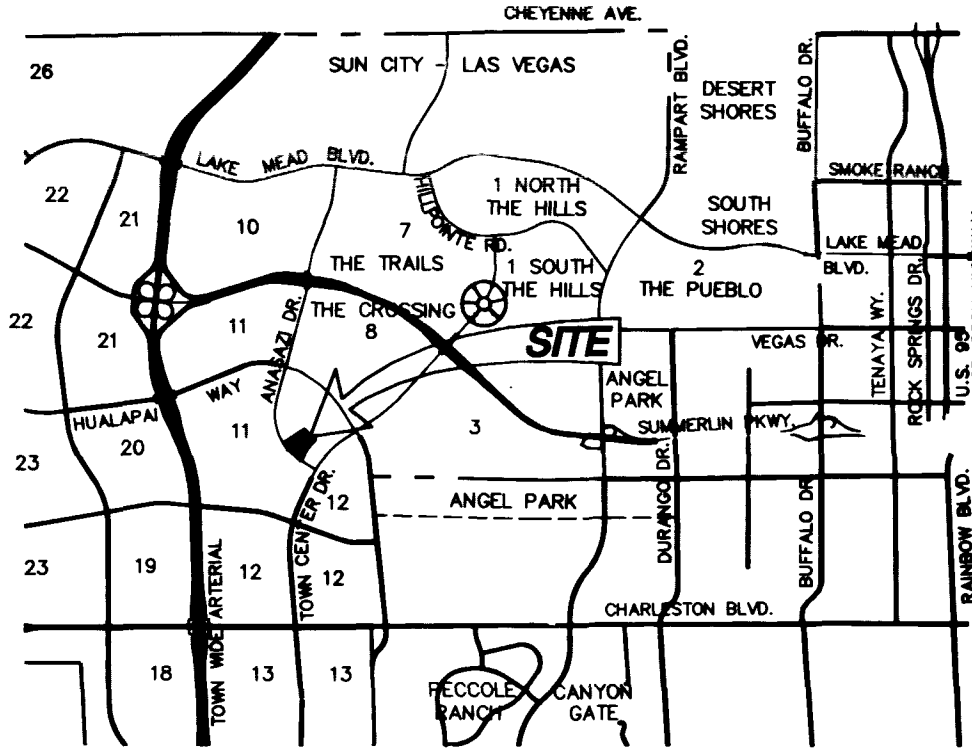
LEGAL DESCRIPTION

LOT 6, BLOCK "C" THE CROSSING AT SUMMERLIN
VILLAGE 8, UNIT 3, BK. 69, PG. 99

DISCOVERY POINTE
UNIT 2
IMPROVEMENT PLANS
FOR
WOODSIDE HOMES
IN
CITY OF LAS VEGAS
STATE OF NEVADA



SITE PLAN



SUMMERLIN

VICINITY MAP
N.T.S.

QUANTITY ESTIMATE

DESCRIPTION	PRIVATE	PUBLIC
2" ASPHALTIC CONCRETE	SY	8672 SY±
3" ASPHALTIC CONCRETE	SY	SY
4" ASPHALTIC CONCRETE	SY	SY
ASPHALTIC CONCRETE	SY	SY
3/4" OPEN GRADE	SY	SY
TYPE I AGGREGATE BASE	CY	CY
TYPE II AGGREGATE BASE	CY	1343 CY±
24" 'L' TYPE CONCRETE CURB AND GUTTER (6" FACE)	LF	3897 LF±
24" 'L' TYPE CONCRETE CURB AND GUTTER (8" FACE)	LF	LF
18" 'L' TYPE CONCRETE ISLAND CURB AND GUTTER	LF	LF
24" ROLL TYPE CONCRETE CURB AND GUTTER	LF	LF
30" ROLL TYPE CONCRETE CURB AND GUTTER	LF	LF
12" 'A' TYPE CONCRETE CURB AND GUTTER	LF	LF
TACK-ON CURB	LF	LF
2' CONCRETE SWALE	SF	SF
COMMERCIAL CONCRETE DRIVEWAY APPROACH	SF	SF
8' CONCRETE VALLEY GUTTER	SF	1268 SF±
CONCRETE VALLEY GUTTER	SF	SF
4" CONCRETE SIDEWALK	SF	4362 SF±
SIDEWALK UNDERDRAIN	SF	EA
HANDICAP RAMP	EA	6 EA
CONCRETE DRIVEWAY APPROACH		3640 SF±

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- COVER SHEET
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- ROUGH GRADING PLAN
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- MASTER UTILITY PLAN
- UTILITY DETAILS AND NOTES
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- STREET/SEWER PLAN & PROFILE - AMERICAN FALLS AVENUE
- STREET/SEWER PLAN & PROFILE - HORSESHOE FALLS AVENUE
- STREET/SEWER PLAN & PROFILE - WARWICK FALLS AVENUE
- PLAN & PROFILE DETAILS & NOTES

BASIS OF BEARINGS

THE BEARING ALONG THE CENTERLINE OF OXFORD CROSS DRIVE BETWEEN ANASAZI DRIVE & CRESTDALE LANE AS SHOWN ON SHEET 7 OF THE SUMMERLIN VILLAGE 8 - THE CROSSING - UNIT NO. 3 FINAL MAP IN BOOK 69 PAGE 99 OF PLATS ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BEARING: NORTH 73°38'33" EAST.

APPROVALS

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 SUMMERLIN IMPROVEMENT STANDARDS & SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

[Signature] 6-27-96
CITY OF LAS VEGAS, CITY ENGINEER
DENNIS ANDERSON, P.E.

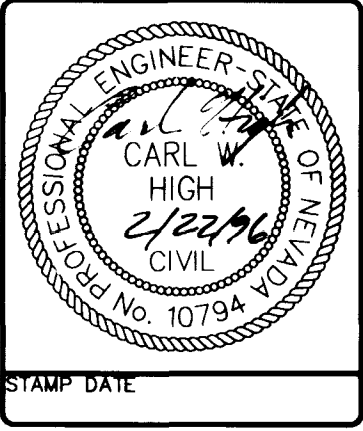
[Signature] 2/6/96
SUMMERLIN
GERALD M. ROBBINS
DATE

NOTICE TO CONTRACTOR !

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 SHOWN IN THEIR PROPER LOCATION.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

NO.	DATE	BY	REVISION DESCRIPTION



SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

5405 W. VEGAS DRIVE
LAS VEGAS, NEVADA 89108
(702) 648-9700

COVER SHEET

DISCOVERY POINTE

UNIT 2

TITLE

PROJECT

WORK ORDER NO. 950303

DESIGN BY: C.H.

DATE: 05/06/96

SCALE: NONE

CADFILE: DPCOV-2.DWG

SHEET 1 OF 13 SHEETS

107Y-4471-2

