

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SUMMERLIN IMPROVEMENT STANDARDS AS APPROVED BY THE CITY COUNCIL ON NOVEMBER 18 1993 AS SIGNED BY THE CITY OF LAS VEGAS ON FEBRUARY 2 1993. 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; 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".
- THE EXISTENCE OF ANY 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.
- 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 P.S.I. MINIMUM @ 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.
- AC PAVEMENT TO BE 1/2" 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 OF LESS THAN FIVE TENTHS OF ONE PERCENT 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 AT THE EXPENSE OF THE CONTRACTOR.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED AS SHOWN ON PLANS PER SUMMERLIN STD. DRAWING NO. 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 SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR OR EXISTING PAVEMENT CONDITION REQUIRES 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 ACCORD, WITH N.E.S. STATUTE NO. 625.550.
- 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.
- 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.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

CONSTRUCTION SURVEY:

- GRADES ARE GIVEN FROM TOP OF STAKES OR NAILS. THE CONTRACTORS ARE CAUTIONED TO OBSERVE THE FOLLOWING RULES IN USING THE GRADE STAKES GIVEN BY THIS OFFICE. THREE (3) CONSECUTIVE POINTS THAT ARE SHOWN TO BE ON THE SAME RATE OF SLOPE MUST BE USED IN COMMON IN ORDER THAT ANY VARIATION OUT OF A PERFECT STRAIGHT GRADE MAY BE DETECTED IN CASE ANY SUCH DISCREPANCY IS FOUND, THE SAME MUST BE REPORTED, OTHERWISE THIS OFFICE WILL NOT BE RESPONSIBLE FOR ANY ERROR IN THE GRADE OF THE FINISHED WORK.
- THESE PLANS SHALL BE ON THE JOBSITE AT ALL TIMES.

WATER NOTE

THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATERLINES HAVE BEEN UNCOVERED UNTIL THE WATERLINES BEEN INSPECTED BY THE LAS VEGAS VALLEY WATER DISTRICT. THE WATER DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER LINES.

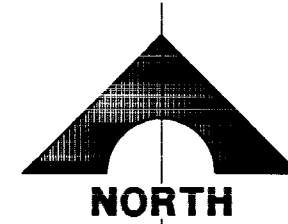
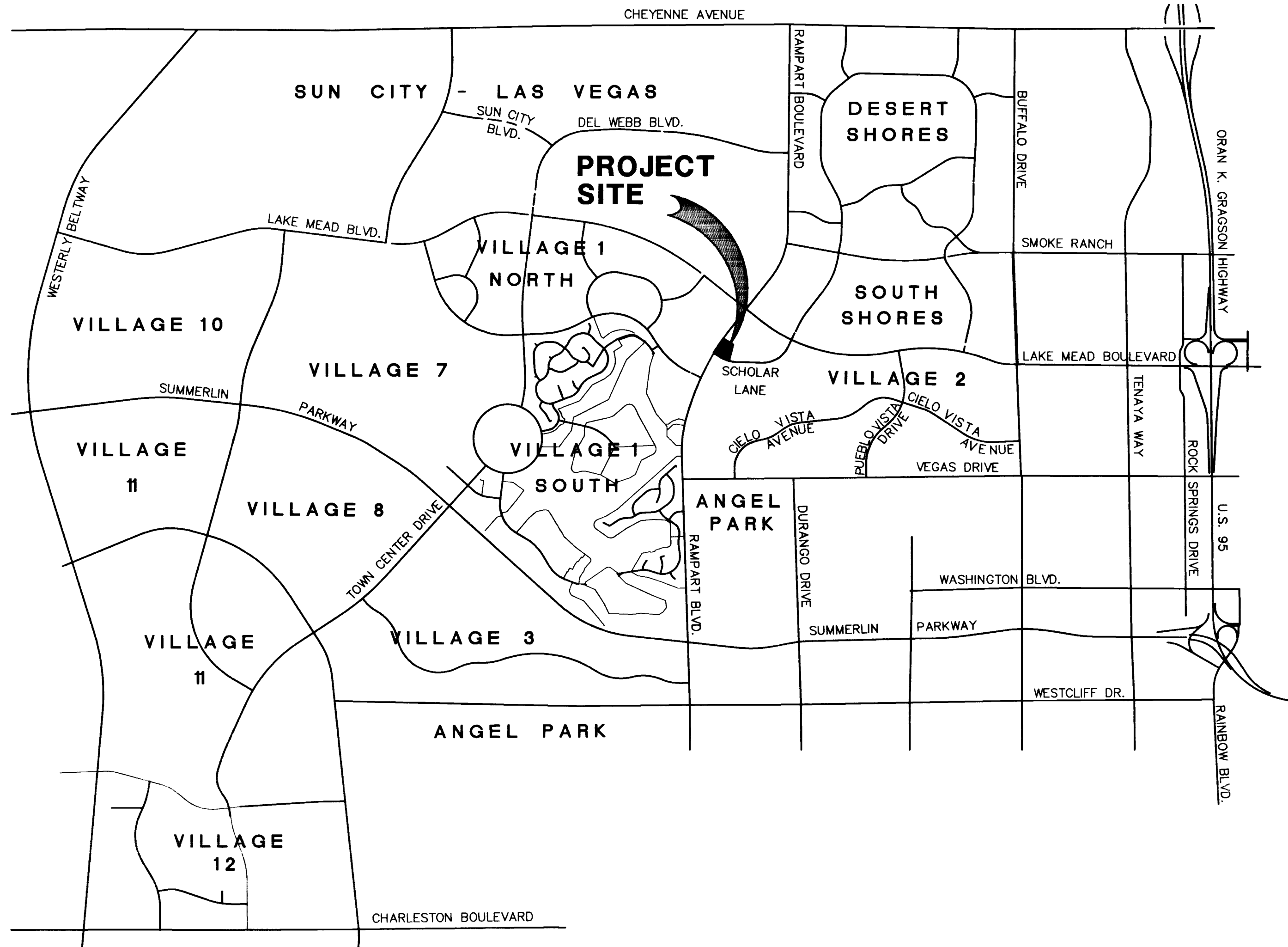
SEWER NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN & CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE 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 SDR35 SPECIFICATIONS, 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. CONNECTION 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 GLASS "A" CONTRACTORS.
- 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. 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.

DEVIATIONS FROM STANDARD DWGS.

- NONE

PROJECT LOCATION



LOCATION MAP

LOCAL BENCHMARKS				
MON. NO.	STREET NAME	COORDINATES		DESCRIPTION
		NORTHING	EASTING	
9	SUMMERLIN PARKWAY	521893.7445	583726.2303	CONC. MON. W/2" B.C.
10	TOWN CENTER DRIVE	523816.2240	582461.3559	2" BC IN CURB
				ELEV.
				2758.50
				2745.40

LEGEND & ABBREVIATION

----	RIGHT OF WAY LINE
----	EASEMENT LINE
8" W	EXIST. WATER LINE
8" S	EXIST. SEWER LINE
	FIRE HYDRANT W/LEAD AND G.V.
	WATER LINE
	SEWER LINE WITH MANHOLE
	SEWER LATERAL
	GATE VALVE
	1 1/4" PVC CONDUIT (STREET LIGHTS)
	NO. 3 1/2 CONCRETE PULL BOX W/METAL COVER
	STOP SIGN
	STREET SIGN
	S.P.O.C. (SERVICE POINT OF CONNECTION)
	IRRIGATION ELECTRICAL METER
	C.O.T.G. (CLEANOUT TO GRADE)
	1 DETAIL DRAWING NUMBER
	1 DRAWING NUMBER FOR DETAIL DRAWN ON SAME SHEET
	1 DRAWING NUMBER FOR DETAIL WITH REFERENCE TO THE SHEET IT IS DRAWN ON
	C1 INDICATES CURVE NUMBER
	3 CONSTRUCTION NOTE
	INDICATES SEWER MANHOLE IN PROFILE
	INDICATES STORM DRAIN MANHOLE IN PROFILE
	(60.5) EXIST. SPOT ELEVATION

NOTE: LEGEND & ABBREVIATIONS IN THE "SUMMERLIN IMPROVEMENT STANDARDS", LATEST EDITION, WILL BE UTILIZED FOR ANY LEGEND & ABBREVIATION REQUIRED WHICH ARE NOT SHOWN.

EMBANKMENT

TOP

 BOTTOM

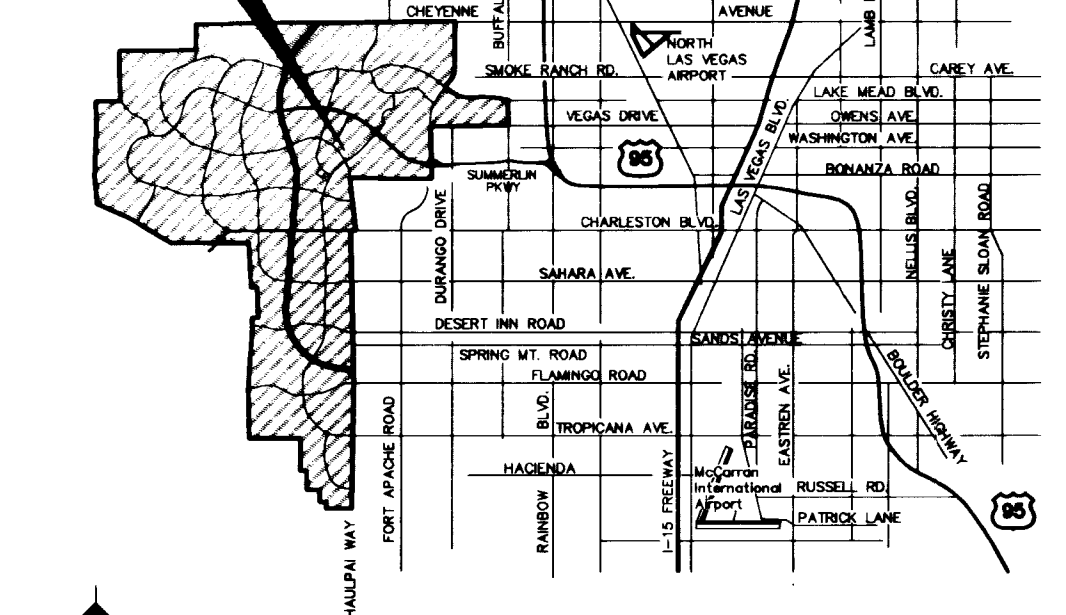
 BY SEPARATE CONTRACT

 EXISTING

ABBREVIATION

I = IMPROVEMENTS
 W = WATER
 S = SEWER
 SD = STORM DRAIN
 SL = STREET LIGHTING
 SIG = TRAFFIC SIGNAL
 SMH = SEWER MANHOLE
 SDMH = STORM DRAIN MANHOLE
 CLV = CITY OF LAS VEGAS
 LVVWD = LAS VEGAS VALLEY WATER DISTRICT

PROJECT SITE



VICINITY MAP

INDEX OF DRAWINGS

NO.	TITLE & DESCRIPTION
C1	COVER SHEET
C2	GENERAL NOTES
C3	HORIZONTAL CONTROL
C4	UTILITY PLAN
C5	GRADING PLAN
C6	DETAIL SHEET

LEGAL DESCRIPTION

THAT PORTION OF LOT 2 OF "AMENDED SUMMERLIN VILLAGE 2 COMMERCIAL CENTER", A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 53, PAGE 87 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (N 1/4) OF SECTION 20, TOWNSHIP 20, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

OWNERS

CRESCENT DEVELOPMENT COMPANY
 7250 PEAK DRIVE, SUITE 200
 LAS VEGAS, NV. 89128

APPROVALS

CITY OF LAS VEGAS
 DENNIS ANDERSON, P.E.
 CITY ENGINEER
 CITY OF LAS VEGAS, NEVADA
 APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS 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 STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA/NEVADA.
 SUMMERLIN
 JEFF D. RHODES, AIA
 CHAIRMAN SUMMERLIN COMMERCIAL/DESIGN REVIEW COMMITTEE
 7-16-98
 6-30-98

AGENCIES

L.V. VALLEY WATER DISTRICT	(SEE SHEET C-4)	REVIEWED BY	DATE
C.L.V. FIRE DEPARTMENT	(SEE SHEET C-4)	REVIEWED BY	DATE
NEVADA POWER CO.	<i>See Signature</i>	REVIEWED BY	6-19-98
SPRINT	<i>See Signature</i>	REVIEWED BY	6-19-98
SOUTHWEST GAS CORP.	<i>See Signature</i>	REVIEWED BY	6-30-98

BASIS OF BEARING

NORTH: 88°27'29" WEST FOR THE CENTERLINE OF SCHOLAR LANE AS SHOWN BY MAP ON FILE IN BOOK 53, PAGE 87 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS BENCH MARK ILV00 2004
 ELEVATION = 2585.244 (787.984 METERS - 1988 DATUM)
 FOUND 2x2 ALUM. PLATE WITH RIVET IN THE TOP OF CURB AT THE NORTHEAST CORNER RETURN @ INTERSECTION OF RAMPART & SCHOLAR LANE.

Avoid cutting underground utility lines. It's costly.
Call before you Dig.
 1-800-227-2600
 UNDERGROUND SERVICE ALERT (USA)

CRESCENT DEVELOPMENT COMPANY
 ASSISTED CARE FACILITY

GENERAL NOTES

SHEET
C2

SHT 2 OF 6

