

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 EDITION; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA, NEVADA", 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 PAGE, 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 SEARCH 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 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 TYPE CURB.
8. AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
9. APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
10. 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 CONTRACTOR'S EXPENSE.
11. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. 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 THE NEW CONSTRUCTION. THE 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 WESTERN TECHNOLOGIES INC. (PROJECT NO. 4125JMM035) DATED FEBRUARY 15, 1995 AND APPROVED BY THE CITY ENGINEER AS SHOWN ON THESE PLANS.
14. 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 EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
15. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ALL 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 C.L.V. BUILDING DEPARTMENT.
18. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY FIELD ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.
19. ALL GRADING, MATERIALS, AND CONSTRUCTION MUST CONFORM TO LATEST CONTRACT SPECIFICATIONS PREPARED BY THE KEITH COMPANIES - NEVADA, FOR THIS PROJECT

CITY OF LAS VEGAS 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 UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, IN ALL CASES. THESE STANDARDS SHALL SUPERCEDE THE UNIFORM STANDARD SPECIFICATIONS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATION BOOKS.
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 CONTROLLING AGENCY.
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, AND INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II GRAVEL.
5. ALL MANHOLES IN PAVED STREETS 80' R/W AND LARGER, SHALL HAVE CONCRETE COLLARS.
6. 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.
7. 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.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CONTROLLING AGENCY MUST BE 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. 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.

AC	ASPHALTIC CONCRETE	HT	HEIGHT	R/W	RIGHT OF WAY
ACP	ASBESTOS CEMENT PIPE	HORIZ	HORIZONTAL	S	SOUTH, SANITARY SEWER
ADJ	ADJUST, ADJUSTABLE	HP	HIGH POINT	SD	STORM DRAIN
BC	BEGINNING OF CURVE OR BACK OF CURB	I	IMPROVEMENTS	SHP	STEEL HIGH PRESSURE
		IRR	IRRIGATION	SHT	SHEET
BCR	BEGINNING OF CURB RETURN OR BACK OF CURB RADIUS	ICV	IRRIGATION CONTROL VALVE	SIS	SUMMERLIN IMPROVEMENT STANDARDS
		ID	INSIDE DIAMETER	SL	STREET LIGHT
BDRY	BOUNDARY	INV	INVERT ELEVATION	SLEEVE	SLEEVE
BEG	BEGIN	ISBC	ISLAND BACK OF CURB	ST	STREET
BM	BENCH MARK	LAT	LATERAL	STA	STATION
BSV	BACK OF SIDEWALK	LF	LINEAR FEET	STD	STANDARD
BVC	BEGINNING OF VERTICAL CURVE	LT	LEFT, LIGHT	STL	STEEL
C & G	CURB AND GUTTER	MAX	MAXIMUM	SW	SIDEWALK
CF	CURB FACE	MH	MANHOLE	T	TANGENT DISTANCE
CIP	CAST IRON PIPE	MIN	MINIMUM	TEL	TELEPHONE
CL	CENTERLINE	NO	NUMBER	TC	TOP OF CURB
CL DR	CORRUGATED METAL PIPE	OC	ON CENTER	TD	TOP OF CONCRETE
CMP	CONCRETE	OD	OUTSIDE DIAMETER	TMH	TOP OF MANHOLE
CONC	CONSTRUCT, CONSTRUCTION	P	POINT OF CURVATURE	TW	TOP OF WALL
CONST	DEPRESSED CURB	PC	POINT OF COMPOUND CURVE	TRANS	TRANSITION
DC	DROP INLET	PCC	POINT OF CONCRETE CURVE	TSC	TRAFFIC SIGNAL CONDUIT
DI	DIAMETER	PG	PRESSURE GAGE	TSV	TOP OF SIDEWALK
DIP	DUCTILE IRON PIPE	PKWY	PARKWAY	VC	VERTICAL CURVE
DL	DAYLIGHT LINE	PI	POINT OF INTERSECTION	VCP	VITRIFIED CLAY PIPE
DMH	DROP MANHOLE	R OR PL	PROPERTY LINE	VERT	VERTICAL
EC	END OF CURVE	PP	POWER POLE	VG	VALLEY GUTTER
ECR	END OF CURB RETURN	PRC	POINT OF REVERSE CURVE	W	WEST, WATER
ELEV	ELEVATION	PRDP	PROPOSED	W/W	WITH
EP	EDGE OF PAVEMENT	PT	POINT OF TANGENT	W/O	WITHOUT
EVC	END OF VERTICAL CURVE	PVC	POLYVINYL CHLORIDE PIPE		
EXIST	EXISTING	PVI	POINT OF VERTICAL INTERSECTION		
FFE	FINISH FLOOR ELEVATION	PVMT	PAVEMENT		
FG	FINISH GRADE	Q	RATE OF FLOW		
FH	FIRE HYDRANT	R	RADIUS		
FL	FLOW LINE	RCP	REINFORCED CONCRETE PIPE		
G	GAS	RG	ROUGH GRADE ELEVATION		
GB	GRADE BREAK	RT	RIGHT		
FS	FINISH SURFACE				

LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES:

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, 48 HOURS NOTICE SHALL BE GIVEN TO THE LVVWD 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 THE LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS AND THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (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 OFFSITE IMPROVEMENT, 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 (2) INCHES 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, VALLEY AND CURB GUTTERS.
8. THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND SANITARY OR STORM SEWER LINE CROSS:
A. MINIMUM EIGHTEEN (18) INCH 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 (4) INCH CONCRETE (MINIMUM)
C. SLEEVING WITH POTABLE WATER SUPPLY QUALITY PIPE.

- EACH PROVISION MUST EXTEND ALONG THE SANITARY OR STORM SEWER, ON EITHER SIDE OF THE MAIN, A MINIMUM 10 FOOT DISTANCE PERPENDICULAR TO THE WATER MAIN EXTERIOR.
9. WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX (6) INCH DIAMETER OR LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN IN ACCORDANCE WITH STANDARD PLATE NO. 27.
10. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD'S DISTRIBUTION SYSTEM.
11. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICKUP.
12. CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10 PM AND 6 AM, SUNDAY THROUGH THURSDAY. CIRCUMSTANCES MAY REQUIRE TEMPORARY SERVICE FEEDS BE INSTALLED, WITHOUT LVVWD REIMBURSEMENT. ANY TEMPORARY SERVICE FEED MUST HAVE PRIOR LVVWD APPROVAL.
13. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD'S PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

BENCHMARK:

BM NO. 32 0LVWD 3155 ELEV. 2778.501 (NGVD29)
RIVET AND PLATE IN TOP OF CURB ON CHARLESTON BOULEVARD
1446' WEST OF FORT APACHE ROAD, NORTH CURB LINE.
NGVD29 = 2.45' - NAVD88

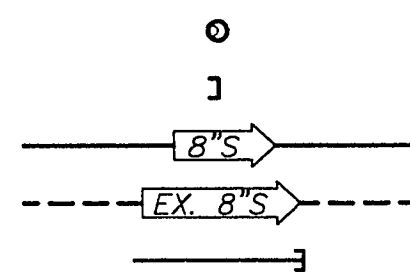
BASIS OF BEARING:

CL OF CHARLESTON BLVD. BETWEEN SOUTH 1/4 CORNER OF SECTION 31 AND SOUTHEAST 1/4 CORNER OF SECTION 31 TOWNSHIP 20S RANGE 40E
N 89° 40' 03" E

ABBREVIATIONS

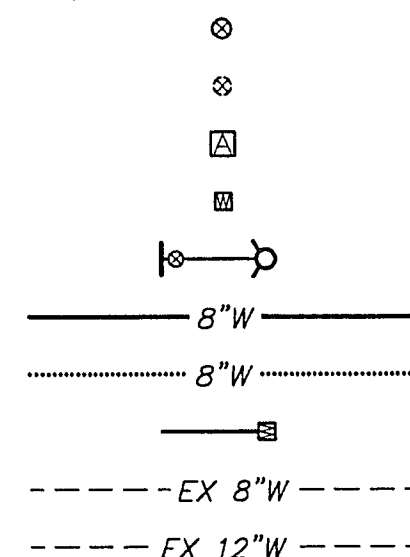
UTILITIES

SEWER



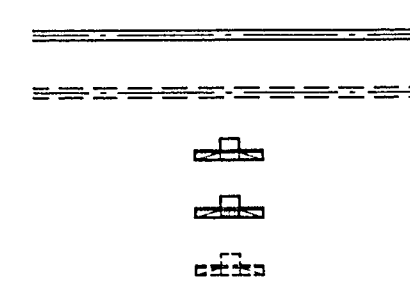
PROPOSED 4 FT DIA. SEWER MANHOLE
CAP
PROPOSED 8" SEWER MAIN
EXISTING 8" SEWER MAIN
PROPOSED 4" SEWER SERVICE LATERAL

WATER



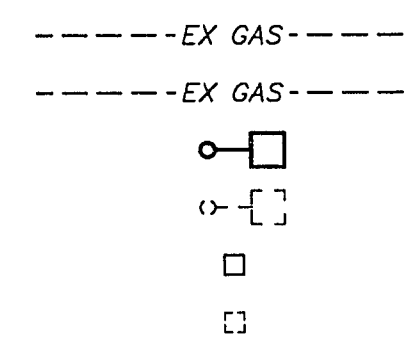
PROPOSED 8" GATE VALVE
EXISTING GATE VALVE
PROPOSED AIR VAC/AIR RELEASE VALVE
PROPOSED WATER METER
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED 8" WATER MAIN
PROPOSED 8" WATER MAIN
PROPOSED WATER SERVICE LATERAL WITH METER
EXISTING 8" WATER MAIN
EXISTING 12" WATER MAIN

DRAINAGE



PROPOSED STORM DRAIN LATERAL
EXISTING STORM DRAIN LATERAL
PROPOSED TYPE "A" DROP INLET
PROPOSED TYPE "B" DROP INLET
EXISTING DROP INLET

OTHER UTILITIES



EXISTING GAS LINE
STREET LIGHT CONDUIT
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
PROPOSED PULLBOX
EXISTING PULLBOX

DRAFTING



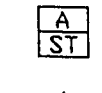
DRAWING DETAIL
DRAWN ON SAME SHEET



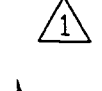
DRAWING DETAIL
REFERENCE TO THE SHEET
IT IS DRAWN ON



CONSTRUCTION NOTE NUMBER
CONSTRUCTION TYPE (I.E. ST, SD, W, S)



REMOVAL NOTE NUMBER



REVISION



DIRECTION OF SECTION VIEW



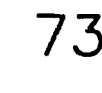
PROPOSED TYPE III MONUMENT



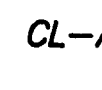
PROPOSED DRIVEWAY LOCATION



PROPOSED PAD ELEVATION



PROPOSED LOT NUMBER



COMMON LOT DESIGNATION



PROPOSED SIDEWALK/WALKWAY



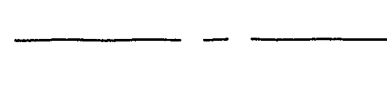
PROPOSED SCARP (2:1 SLOPE MAX)



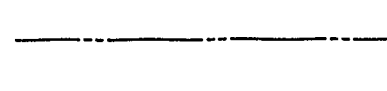
PROPOSED SCREEN WALL



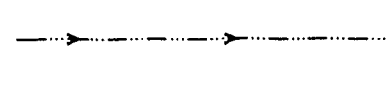
PROPOSED RETAINING WALL



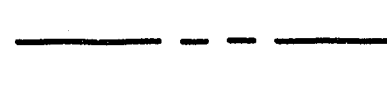
PROPOSED STREET CENTER LINE



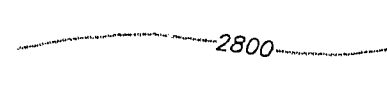
PROPOSED STREET OFFSET CROWN LINE



PROPOSED GRADING SWALE



PARCEL BOUNDARY LINE



EXISTING CONTOUR LINE

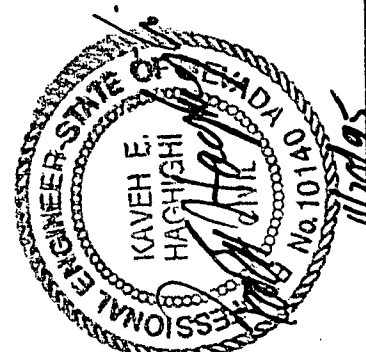
APPROVALS:

AGENCIES

FIRE MARSHALL 8-14-95
DATE
LAS VEGAS VALLEY WATER DISTRICT 8-9-95
DATE
NEVADA POWER CO. 8-14-95
DATE
SPRINT CENTRAL TELEPHONE - NEVADA 8-14-95
DATE
SOUTHWEST GAS CORP. 8-9-95
DATE

Proj 7257
CON 102413

BS-138-32-NW 107-V2527



THE KEITH COMPANIES, NEVADA
ENGINEER
PLANNING
CIVIL ENGINEERING
SURVEYING
LAND SURVEYING
DEVELOPER
PUBLIC WORKS
WATER RESOURCES

SENIOR TOUR PLAYERS
PECCOLE RANCH GOLF COURSE - CLUB HOUSE
GENERAL NOTES, ABBREVIATIONS
LEGEND AND APPROVALS

SHEET NO.:
CG-2
2 OF 4 SHEETS