

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 11/18/93. "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST EDITION. THE "UNIFORM STANDARD SPECIFICATIONS 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 SHEET AS "DEVIATIONS FROM STANDARDS".
- 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 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 UP 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.R.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.

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.
- POLYVNYL (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 CLASS "A" CONTRACTORS.
- THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION 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.

- WHEELCHAIR RAMP AT CURB RETURNS.

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.
W	WATER LINE
S	SEWER LINE WITH MANHOLE
---	SEWER LATERAL
○	GATE VALVE
---	1 1/4" PVC CONDUIT (STREET LIGHTS)
P.B.	NO. 3 1/2 CONCRETE PULL BOX W/METAL COVER
○	STOP SIGN
L	STREET SIGN
⊗	S.P.O.C. (SERVICE POINT OF CONNECTION)
⊠	IRRIGATION ELECTRICAL METER

- 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
- 1 INDICATES CURVE NUMBER
- 3 CONSTRUCTION NOTE
- INDICATES SEWER MANHOLE IN PROFILE
- INDICATES STORM DRAIN MANHOLE IN PROFILE
- 7C EXIST. SPOT ELEVATION

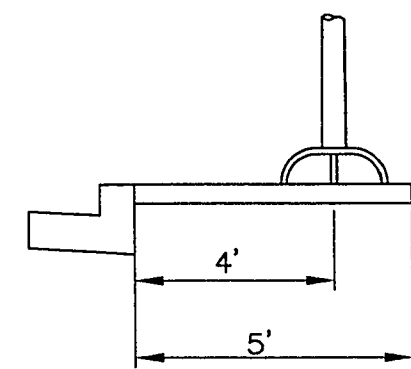
EMBANKMENT

TOP
PROPOSED
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

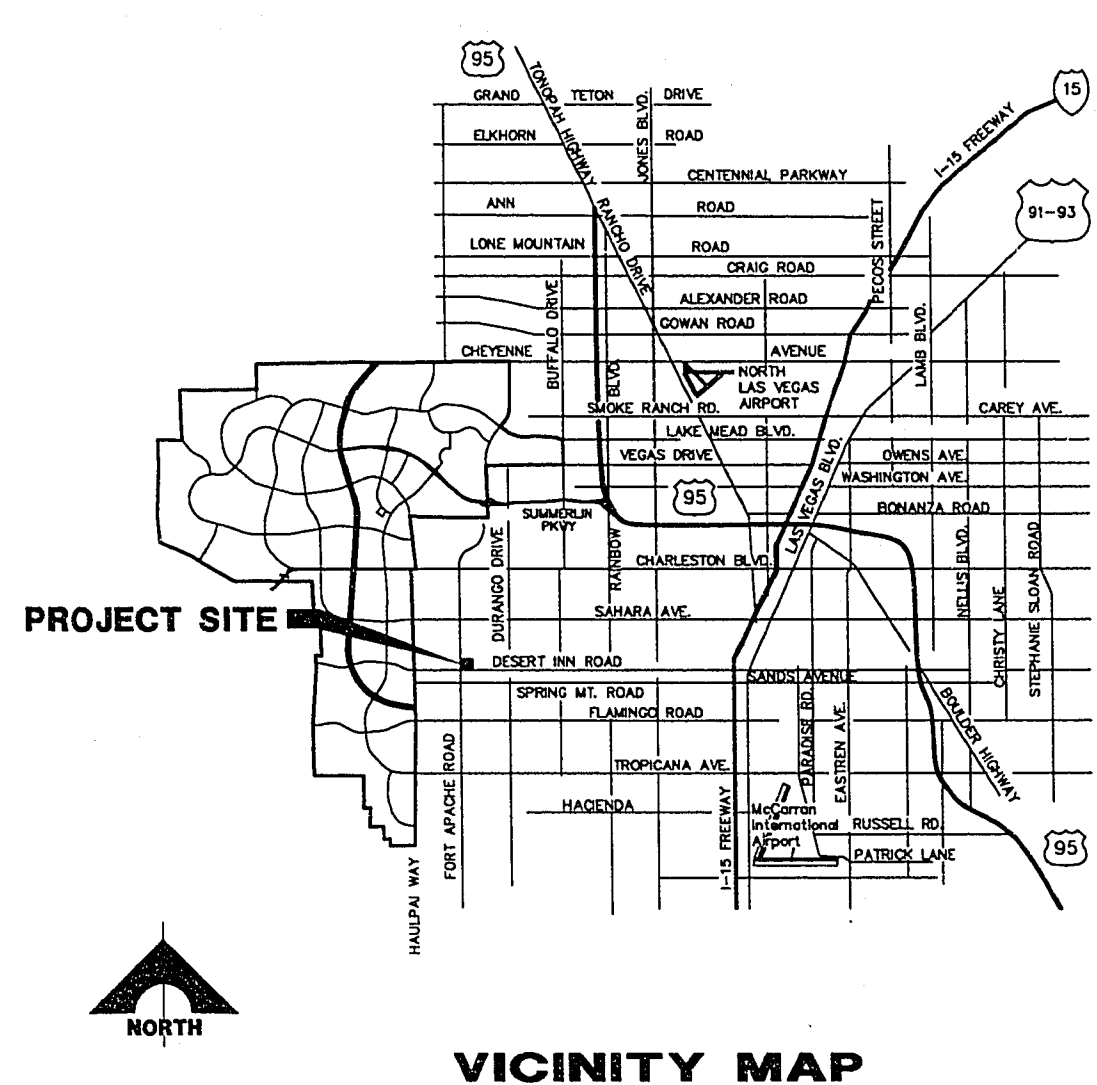
NOTE: LEGEND & ABBREVIATIONS IN THE "SUMMERLIN IMPROVEMENT STANDARDS", LATEST EDITION, WILL BE UTILIZED FOR ANY LEGEND & ABBREVIATION REQUIRED WHICH ARE NOT SHOWN.



TYPICAL ST. LIGHT LOCATION

NOT TO SCALE

- ALL STREET LIGHTING INSTALLATION EXCEPT AS NOTED ON THE STREET LIGHTING PLANS SHALL CONFORM TO THE IMPROVEMENT STANDARDS, DEPARTMENT OF PUBLIC WORKS, CITY OF LAS VEGAS, NEVADA, AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA.
- ALL HAND HOLE COVERS MUST BE INSTALLED, POLE CAPS POURED AND PULL BOX LIDS BOLTED DOWN PRIOR TO ENERGIZING CIRCUIT. ALL WIRE MUST HAVE THW INSULATION.



VICINITY MAP

INDEX OF DRAWINGS

NO.	TITLE & DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	HORIZONTAL CONTROL PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	DETAILS

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (1/4) SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, BEING A SUBDIVISION OF A PORTION OF LOT 1 AS SHOWN BY MAP THEREOF ON FILE BOOK 73, PAGE 90 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY NEVADA.

APPROVALS

CITY OF LAS VEGAS

" 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 IN FAVOR OF THE SUMMERLIN IMPROVEMENT STANDARDS AND SPECIFICATIONS ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATION FROM STANDARDS" CLARK COUNTY AREA NEVADA."

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

9-6-96
DATE

AGENCIES

L.V. VALLEY WATER DISTRICT	(SEE SHEET C-4)
REVIEWED BY	DATE
NEVADA POWER CO.	8-15-96
REVIEWED BY	DATE
SPRINT	8-14-96
REVIEWED BY	DATE
SOUTHWEST GAS CORP.	8-14-96
REVIEWED BY	DATE

BENCHMARK

STATION 1LV107SES, RIVET & PLATE IN TOP OF CURB, NW RETURN OF DESERT INN ROAD AND FORT APACHE ROAD
ELEVATION:
2730.26 (632.1847 METERS) 1988 DATUM

Avoid cutting underground utility lines. If a utility is cut, call before you dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

OAKMONT RETIREMENT COMMUNITY
OAKMONT - FORT APACHE ROAD
GENERAL NOTES

SHEET

C2

OF 6 SHEETS

398.048D

NOTED: 07/30/96
DWG=CALC-DWG

31-8-41 107-V2574